



## COMMUNITY DEVELOPMENT

### Minutes

DESCHUTES COUNTY PLANNING COMMISSION

DESCHUTES SERVICES CENTER

1300 NW WALL STREET, BEND, OREGON, 97703

JULY 24, 2025 – 5:30 P.M.

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#### I. Call to Order

Chair Matt Cyrus called the meeting to order at 5:30 p.m. Planning Commissioners present in person: Chair Matt Cyrus, Vice Chair Susan Altman, Kelsey Kelley, Jessica Kieras, Nathan Hovekamp. Present via Zoom: Mark Stockamp. Absent: Toni Williams. Staff present: Peter Gutowsky, Community Development Department (CDD) Director, Nicole Mardell, Senior Planner, Tanya Saltzman, Senior Planner, Kyle Collins, Senior Planner.

#### Approval of Minutes

The Planning Commission (PC) reviewed the minutes from the July 10, 2025, meeting.

Motion: Commissioner Kelley moved to approve the minutes. Vice Chair Altman seconded the motion.

Vote: The motion passed unanimously.

#### II. Public Comment

None.

#### III. Action Items

##### 1. **Public Hearing: Property Line Adjustment / Minor Variance Text Amendments, File no. 247-25-000399-TA**

**Presenter: Nicole Mardell, Senior Planner**

Nicole presented the proposed text amendments to simplify the property line adjustment process by aligning local code with state standards. The amendments would remove local criteria for lot line adjustments involving parcels smaller than the minimum lot size and directly apply state standards. Key points from the presentation:

- The proposal removes the 10% area reduction limitation for substandard lots.
- Aligns local code with Oregon Revised Statutes (ORS) 92.192 requirements.
- Addresses longstanding concerns from property owners about overly restrictive local requirements.

- The Board of County Commissioners (BOCC) directed staff to prioritize this amendment following testimony during the CDD work plan review.

Nicole noted that only one public comment was received from Adam Smith, who supported the amendments but could not attend the hearing.

Public Testimony: None

Motion: Commissioner Kelley moved to close the public hearing and commence deliberations. Commissioner Hovekamp seconded the motion.  
Vote: Motion passed unanimously.

Deliberations: Commissioners found the amendments straightforward and supported aligning local code with state mandates.

Motion: Commissioner Kelley moved to close deliberations and recommended adoption of the proposed text amendments to the BOCC. Commissioner Stockamp seconded the motion.  
Vote: Motion passed unanimously.

**2. Deliberations: Dark Skies Text Amendments, File no. 247-25-000377-TA**

Presenter: Tanya Saltzman, Senior Planner

Tanya led the PC through deliberations. The written record was held open until July 16, 2025, following the July 10, 2025, public hearing. Summary of testimony received:

- 13 individuals provided written testimony, all generally supportive of the amendments.
- Key suggestions included:
  - Revising the definition of light trespass for easier daytime enforcement.
  - Adjusting holiday lighting exemption periods.
  - Recommendations from Dark Sky Oregon for amber lighting and specific color temperatures.
  - Greenhouse lighting regulations similar to marijuana facility requirements.
  - Implementation of lighting plan reviews and inspections.

Commissioner Williams, absent from the meeting, submitted written comments supporting the amendments and emphasizing educational efforts.

Key deliberation points.:

- Commissioners discussed modifying the light trespass definition to allow identification during daylight hours.
- Support was expressed for greenhouse lighting regulations.
- Discussion of reducing the non-conformance period from 5 years to 3 years.
- Strong interest in pursuing Dark Sky certification for Deschutes County.

Motion: Commissioner Hovekamp moved to recommend approval of the Dark Skies text amendments as drafted and recommend the County work towards Dark Sky certification over the next 5 years. Commissioner Kelley seconded the motion.

Motion amendment: Chair Cyrus moved to amend the recommendation to reduce the non-conformance period from 5 years to 3 years. Vice Chair Altman seconded the motion.

Vote on amended motion: Motion passed unanimously.

Vote on original motion as amended: Motion passed unanimously.

**3. Work Session: Text Amendments for Repeal of the State Wildfire Hazard Map**

Presenter: Kyle Collins, Senior Planner

Kyle presented housekeeping amendments necessary to align local code with the recent repeal of the State Wildfire Hazard Map. The amendments remove references to the hazard map in the rural accessory dwelling unit provisions of the county code. Key points:

- Senate Bill 83 repealed the State Wildfire Hazard Map and was signed by the Governor on July 24, 2025.
- Local code must be updated to remove references to the now-repealed map.
- The BOCC directed staff to develop a scope of work for potential local adoption of wildfire mitigation standards.
- Public hearing scheduled with the BOCC on August 13, 2025.

No formal action was required as this was a work session.

**IV. Planning Commission and Staff Comments**

Nicole provided an update on the status of the 2040 Comprehensive Plan, including reopening of the written record until August 1, 2025, to address LUBA's Destiny Court decision regarding minimum lot sizes.

Peter Gutowsky provided updates on:

- Multiple items moving forward to the BOCC based on PC recommendations.
- Upcoming projects including Terrebonne Community Plan update and wildfire mitigation standards.
- Staff availability constraints due to upcoming leaves.
- Potential panel discussion on water resources or regional housing for late August or early September.

Commissioner Stockamp suggested exploring fire safety measures on county-owned properties.

Commissioner Hovekamp expressed interest in the PC having final authority on routine text amendments to reduce the BOCC workload.

**V. Adjournment**

Chair Cyrus adjourned the meeting at 7:35 pm.

Respectfully submitted by Tracy Griffin

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