



Minutes

**DESCHUTES COUNTY PLANNING COMMISSION
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OREGON, 97703
SEPTEMBER 26, 2024 – 5:30 P.M.**

THIS MEETING WAS CONDUCTED IN PERSON, ELECTRONICALLY, AND BY PHONE. IT WAS AUDIO AND VIDEO RECORDED AND CAN BE ACCESSED AT THE DESCHUTES COUNTY MEETING PORTAL WEBSITE WWW.DESCHUTES.ORG/MEETINGS

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I. Call to Order

Chair Toni Williams called the meeting to order at 5:30 pm. Planning Commissioners present in-person: Nathan Hovekamp, Mark Stockamp, Kelsey Kelley, Susan Altman and Matt Cyrus. Staff present: Nicole Mardell, Associate Planner; Audrey Stuart, Associate Planner; Will Groves, Planning Manager; and Peter Gutowsky, Director.

II. Approval of Minutes

Commissioner Cyrus motioned to approve the August 8, 2024, minutes, Commissioner Altman seconded. Minutes approved five votes in favor, one abstained (5-0).

III. Public Comment

Nunzie Gould provided comments and requested the Planning Commission and Board of County Commissioners (BOCC) conduct thorough community engagement for all text amendments, including holding meetings in areas in different parts of the county.

IV. Action Items

Floodplain Ordinance – 2016 Biological Opinion Update, Nicole Mardell, Senior Planner

- Nicole Mardell provided a detailed update on the forthcoming changes to the county's floodplain ordinance due to the 2016 Biological Opinion (BiOp) released by the National Marine Fisheries Service, which impacts the National Flood Insurance Program (NFIP) in Oregon.
- Nicole explained that the updates are required due to a federal lawsuit against the Federal Emergency Management Agency (FEMA), which found that the existing NFIP regulations were harming endangered species and their habitats. FEMA has directed the county to select a Pre-Implementation Compliance Measure as a short-term remedy to address the issue.
- Three options for compliance were presented:
 1. Prohibit all development in the floodplain;
 2. Adopt FEMA's model floodplain ordinance;
 3. Require a floodplain habitat assessment for each development proposal.
- Nicole noted that the county staff in the memorandum recommended adopting the model ordinance due to its clarity and efficiency for both the county and property owners. In the past week, significant concerns regarding all the measures have been raised from jurisdictions in Oregon. Staff is monitoring the process although text amendments will likely occur in 2025 after concerns have been addressed by FEMA.

- The Planning Commission discussed concerns about inaccurate mapping, specifically mentioning areas like the Three Sisters Irrigation District that have been piped and should not be considered floodplains. Commissioner Cyrus offered that a habitat assessment approach might be useful in those unique situations. Commissioners suggested delaying the adoption of the new standards until more clarity is obtained from FEMA and the state.
- Commissioner Altman asked about outreach plans for affected property owners. Nicole confirmed that outreach would include direct mailings to affected property owners, public hearings, and collaboration with irrigation districts and state agencies. The Department of Land Conservation and Development noted that a Measure 56 notice would be required.
- The Commissioners requested to participate in the review of the process and approach if possible, once additional information is received.

Deschutes County 2040 Action Plan Review, Nicole Mardell, Senior Planner

- Nicole presented an overview of the Deschutes County 2040 Action Plan which is a draft document summarizing the steps the county will take to implement the goals and policies set forth in the Deschutes County 2040 Comprehensive Plan.
- The Action Plan is divided into five sections: code updates, education and outreach, specialty projects, lobbying and coordination. Nicole emphasized that this plan will not be formally adopted but will serve as a reference for developing annual work plans.
- The Commissioners reviewed the document and provided feedback on various strategies. Nicole noted that the feedback received was fairly unanimous and there weren't any major areas of disagreement. She asked if the Planning Commission would be comfortable moving the document forward to the BOCC for review. The Commissioners unanimously agreed to forward their recommendations on the revised plan to the BOCC.

V. Planning Commission and Staff Comments

Nicole provided an update on the status of the Comprehensive Plan and applicant initiated mini-storage amendments. She noted that the City of La Pine will be holding a Community Summit for La Pine 2045 on October 3, 2024.

Will Groves noted challenges with staffing levels.

Peter Gutowsky advised the next meeting will be a joint work session with the BOCC on October 10, 2024. He also noted that a retreat would likely occur in spring 2025 and provided updates on state rulemaking for farm and forest zones and cultural resources.

VI. Adjourn

Chair Williams adjourned the meeting at 7:24 pm.

Respectfully submitted by,

Tracy Griffin

All materials including (but not limited to) video, presentations, written material and submittals are subject to the County Retention Policy. The meeting was conducted in a hybrid format, adhering to the guidelines set by the Deschutes County Planning Commission for public engagement and meeting conduct.