



Minutes

**DESCHUTES COUNTY PLANNING COMMISSION
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OREGON, 97703
DECEMBER 14, 2023 – 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

I. Call to Order

Chair Kieras called the meeting to order at 5:30 pm. Planning Commissioners present in-person: Vice Chair Hovekamp, Susan Altman, Kelsey Kelley, Matthew Cyrus. Commissioners present via Zoom: Toni Williams, Patrick Trowbridge.

Staff present: Peter Gutowsky, Community Development Department (CDD) Director; Will Groves, Planning Manager; Nicole Mardell, Senior Planner; Tanya Saltzman, Senior Planner; Stephanie Marshall, Legal Counsel

II. Approval of Minutes – November 9, 2023

Commissioner Cyrus moved to approve the minutes. Commissioner Altman seconded. Vote: Yes – Commissioners Kelley, Altman, Hovekamp, Cyrus, Williams. Abstained: Chair Kieras. Minutes approved.

III. Public Comment

None

IV. Action Items

1. Continued Public Hearing: Deschutes County 2040 Comprehensive Plan Update (Nicole Mardell, Senior Planner)

- Nicole presented hearing opening statements.
- Public Testimony:
 1. Robin Vera – Plan should emphasize overall greater good for the majority of the residents of Deschutes County, minimize wildlife habitat fragmentation, farm and forest land protections, limit growth expansions, Transportation Plan, water conservation, residential urban growth, terminate short term rentals, no new destination resorts or expansions.
 2. Dorinne Tye – Transportation noise and pollution, need human and equitable solutions, avoid transportation red-lining.
 3. Nunzie Gould – Bend residents outside the city limits, urban growth rather than rural growth, need conservation and preservation within plan, wildlife habitat fragmentation, Tumalo community plan.

Motion: Commissioner Cyrus moved to close hearing, leave written record open through 4:00 p.m. December 28, 2023, commence pre-deliberation work session January 11, 2024, deliberation date to be determined. Commissioner Altman seconded. Vote: Yes – unanimous.

2. Continued Public Hearing: RV's as Rental Dwellings (SB 1013) (Tanya Saltzman, Senior Planner)

- Tanya presented hearing opening statements.
- Commissioners asked clarifying questions.
- Public Testimony:

1. Alan Shaw – Concerns about bandwidth of permitting process, RV’s being swapped out, code enforcement resources.
2. Ruby Swanson – Trash requirements, pets not allowed, road conditions and maintenance, property line setbacks.
3. Brenda Schwerin – Supportive for opportunity to allow tiny house RV’s in rural areas. Need more housing, tiny house RV advocate.
4. Alexis Stephens – Support RV’s as rental dwellings. Tiny house RV built to RV standards. Affordable housing option, no winter issues, holding tank sewer options, acreage minimums.
5. Christian Parsons – Support, previous tiny home RV dweller, created economic opportunities, allows affordable opportunity to live in Deschutes County, mutually beneficial financial agreement, good idea to have guidelines and rental agreement.
6. Jeffrey Hubley – Support proposal for more affordable housing, route for RV dwellers to live legally, RV definition, acreage minimum, streamlined permitting, trash requirements, rent limits.
7. Dorinne Tye – Supportive, needs defined controls for farm and rural protections, trash, livestock, capacity limits, affordability, road maintenance, staff and fees. Consulting with RV park managers for tenant maintenance?
8. Nunzie Gould – Requesting opportunity for public hearing when language of proposed text amendment is finished.
9. Patricia Lopez – Supportive of proposal, serious homeless problem and lack of affordable rentals, acreage minimums for south county.
10. Christina Colver – Supportive, acreage minimum, winterization.
11. Edgar Caballero - Minimum zoning setbacks are potential issue.

Commissioners asked further clarifying questions.

Motion: Commissioner Williams moved to close public hearing, leave written record open through December 28, 2023, commence pre-deliberation work session January 11, 2024, deliberation date to be determined. Commissioner Cyrus seconded. Vote: Yes – unanimous.

V. Planning Commission and Staff Comments

Peter: Recapped 2023 Planning Commission items: Amateur Radio Operating, Housekeeping amendments, Destination Resort amendments, Deschutes 2040 Comprehensive Plan, Mule Deer Inventory Update, FY 24 direction, 2024 Community Development Work Plan, departure of and introduction of two Commissioners, Planning Commission training, Conventional Housing Combining sub-zone, Transportation System Plan Update, Rural Accessory Dwelling Unit text amendments, Tumalo Community Plan, Planning Commission retreat, RV’s as Rental Dwellings testimonies.

On December 6, 2023, Board of County Commissioners (BOCC) adopted Safe Parking orders within Bend and Redmond urban growth boundaries (UGB) on land not in city limits. State law allows utilization of alternative sheltering opportunities other than cars under certain conditions. Additional order adopting safe parking for RV’s within 1 mile of Bend and Redmond UGB within specific zones under certain conditions.

In 2024 staff will be providing updates to BOCC regarding Oregon Dept. of Land Conservation and Development (DLCD) and Oregon Water Resources Dept. (OWRD) rulemaking. Implications likely in Deschutes County, including groundwater allocation. DLCD will revisit Goal 5 program pertaining to cultural resources. Multi-year effort by Land Conservation and Development Commission (LCDC) for a farm and forest improvements uses codification project. Also, DLCD commencing rulemaking for solar power generation facilities, predominantly eastern Oregon counties.

First meeting of January 2024, need to elect new Chair and Vice Chair.

Will: Before BOCC with 2024 Work Plan update, guidance includes allocating majority of resources to Clear and Objective updates, Newberry Country Plan update, Terrebonne Community Plan/Sanitary District discussion. Tracking the Dark Skies program.

Commissioner Cyrus discussed concerns about ODOT's criticism of Planning Commission's hearing and deliberation process for the Transportation Plan.

Commissioner Hovekamp discussed adherence to Roberts' Rules.

Chair Kieras discussed her thoughts on the benefits of adherence to Roberts' Rules.

Commissioner Altman asked about a student program for Planning engagement and education.

Commissioner Kelley also discussed student engagement.

All Commissioners expressed gratitude to constituents, colleagues and staff for the leadership and work done in 2023.

VI. Adjourn

The meeting was adjourned at 8:26 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.