



Minutes

DESCHUTES COUNTY PLANNING COMMISSION
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OREGON, 97703
JANUARY 25, 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

I. Call to Order

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

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

II. Approval of Minutes – January 11, 2024

Commissioner Hovekamp motioned to approve minutes; Vice-Chair Kieras seconded. Unanimous vote to approve minutes.

III. Public Comment

None

IV. Action Items

1. Deliberations: RV's as Rental Dwellings Text Amendments (Tanya Saltzman, Senior Planner)

- Tanya presented a summary of the memo of activities which will be conveyed to the Board of County Commissioners (BOCC).
- Chair Williams discussed consensus for proceeding with No vote or further discussion prior to the direction to BOCC. Commission chose to further discuss the following items:
 - 1) Minimum acreage, sewered lots, variances, Deschutes River Woods, infrastructure issues.
Motion: Commissioner Hovekamp moved that minimum acreage recommendation be one acre, Commissioner Kelley seconded. Vote: Unanimous yes.
 - 2) Wildfire protection standards, defensible space standards, fire district recommendations.
Motion: Vice Chair Kieras moved to adopt fire protection standards recommendations by fire districts, Commissioner Altman seconded. Vote: Unanimous yes.
 - 3) Special setbacks, screening requirements, distance to primary dwelling.
Motion: Commissioner Altman moved to adopt requiring setbacks closer to primary dwelling than lot line, Commissioner Hovekamp seconded. Vote: Yes = Commissioners Altman, Hovekamp, Williams, No = Commissioners Kelley, Kiera, Cyrus. Motion does not pass.
Motion: Vice Chair Kieras moved to that no additional setbacks be required, Commissioner Cyrus seconded. Vote: Unanimous vote yes.
 - 4) Maximum acreage
Motion: Commissioner Kelley moved to have no maximum acreage requirement for RV rentals, Vice Chair Kieras seconded. Vote: Yes = Commissioners Kelley, Kieras, Cyrus, Williams, No = Commissioners Altman, Hovekamp.
 - 5) Limit the number of permits issued for first two years.
Motion: None made.
 - 6) Distance to Urban Growth Boundary (UGB).

- Motion:** None made.
- 7) Exclude Wildlife Area Combining zone from program.
Motion: Commissioner Hovekamp moved to exclude Wildlife Area Combining zone from program, Commissioner Altman seconded. Vote: Yes = Commissioners Altman, Hovekamp, No = Commissioners Kelley, Kieras, Cyrus, Williams.
- 8) Require System Development Charges (SDC's) or high permit fees to offset increased service needs, renewable/annual permit.
Motion: Vice Chair Kieras moved to recommend to BOCC to explore funding mechanisms to support services and infrastructure, Commissioner Cyrus seconded. Vote: Unanimous yes.
- 9) Suggest BOCC pause review until Accessory Dwelling Units (ADU's) fully implemented.
Motion: None made.

2. Deliberations: Deschutes County 2040 Comprehensive Plan Update *(Nicole Mardell, Senior Planner)*

- Nicole presented an overview of status and deliberation options.
- Matt Hastie, MIG consultant appeared via Zoom for further discussion.
- Chair Williams began discussion of matrix items:
 - 1) Goals, polices, narratives, Chapter 1 – Targeted support for youth populations.
Discussion: no changes needed.
Motion: None made.
 - 2) Add policy to limit Planning Commission membership to residents of unincorporated areas.
Discussion: no changes needed.
Motion: None made.
 - 3) Three Rivers area specific policies be added to plan.
Discussion: no changes needed.
Motion: None made.
 - 4) Should policy language prioritize use of incentives over regulations.
Discussion: amend policy 2.1.1 as follows: Balance the consideration of private property rights and the economic impacts of land use decisions on property owners with incentives to preserve agricultural and forest land, wildlife habitat, ground and surface water resources, wetlands, riparian areas, open areas and other community goals identified in the Comprehensive Plan.
Motion: None made, majority agreement.
 - 5) Should additional policy language address enforcement of existing codes and laws.
Discussion: no changes needed.
Motion: None made.
 - 6) Should Central Oregon LandWatch (COLW) recommended edits be integrated into Agriculture and Forestry purpose statements.
Discussion: no changes needed.
Motion: None made.
 - 7) Should COLW recommended edits relating to coordination with Federal agencies be integrated into purpose statements.
Discussion: staff supportive with removal of “excessive” term before road networks.
Motion: Commissioner Hovekamp moved to integrate COLW recommended edits to Policy 2.2.6 “Collaborate with federal agencies on land management issues including homelessness, wildlife habitat restoration, water quality, road networks, energy projects, the impacts of recreation and the expansion of sustainable recreation opportunities. Commissioner Kelley seconded. Vote: Unanimous yes.
 - 8) Incorporate changes to further limit rezoning of farmland.
Discussion: interest in exploring topic in further detail through community discussion and development of requirements. Would like to emphasize to the board for consideration. No changes needed.
Motion: None made.
 - 9) Policy language pertaining to flexibility for income producing supplementary activities on farmland be strengthened.
Discussion: Existing language ok, not interested in specific reference to commercial energy projects.

Motion: Commissioner Hovekamp moved to amend policy 3.2.6 to “Continue to review and revise county code as needed and consistent with state rules, and regulations to permit alternative and supplemental farm activities that are compatible with farming, such as agritourism or other small scale sustainable activities”. Strike renewable commercial energy projects. Commissioner Cyrus seconded. Vote: Commissioners Kelley, Altman, Hovekamp, Cyrus = yes, Chair Williams = abstained.

V. Planning Commission and Staff Comments

Peter Gutowsky explained that Commissioner Trowbridge resigned 1/15/24. Recruitment for an At-Large commissioner living outside a city limit posted 1/17 through 2/9/24. March interviews, on-board new commissioner end March. Commissioner Hovekamp is looking forward to Planning Commission involvement.

Chair Williams discussed the opportunity to employ abbreviated Roberts Rules due to the size of the group. Peter Gutowsky advised that Land Use Board of Appeals remanded the modification of the Thornburgh Final Master Plan, will likely be appealed to the Court of Appeals.

VI. Adjourn

The meeting was adjourned at 9:22 pm.

Respectfully submitted by,

Tracy Griffin

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