



Minutes

**DESCHUTES COUNTY PLANNING COMMISSION
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OREGON, 97703
DECEMBER 12, 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

MINUTES OF THE DESCHUTES COUNTY PLANNING COMMISSION MEETING DISCLAIMER : THESE MINUTES ARE DERIVED FROM AN AUTOMATED TRANSCRIPTION SERVICE AND HAVE BEEN SUMMARIZED THROUGH AN AUTOMATED PROCESS. WHILE THEY ARE GENERALLY BELIEVED TO BE ACCURATE, THEY MAY NOT CAPTURE THE FULL CONTEXT OR NUANCES OF THE DISCUSSIONS THAT TOOK PLACE. INTERESTED PARTIES ARE ENCOURAGED TO REFER TO THE OFFICIAL VIDEO RECORDING OF THE HEARING TO CONFIRM SPECIFIC TOPICS, DISCUSSIONS, OR ISSUES ADDRESSED DURING THE MEETING.

I. Call to Order

Chair Toni Williams called the meeting to order at 5:30 p.m. Planning Commissioners present included Chair Williams, Jessica Kieras, Susan Altman, Nathan Hovekamp, and Mark Stockamp. Staff present included Peter Gutowsky, Community Development Director; Will Groves, Planning Manager; Kyle Collins, Associate Planner; Nicole Mardell, Senior Planner; and Tanya Saltzman, Senior Planner.

II. Approval of Minutes

The minutes from August 8, August 22, September 26, and October 10, 2024, were presented for approval. Chair Williams proposed a blanket approval process due to varied attendance across meetings. The minutes were unanimously approved as presented.

III. Public Comment

No public comments were received on non-agenda items.

IV. Action Items

1. Work Session: Clear and Objective Housing Text Amendments

- **Presenter:** Kyle Collins
- **Summary:** Collins introduced proposed amendments to Deschutes County Code to align with House Bill 3197, requiring "clear and objective" housing development standards effective July 1, 2025. Key amendments include:
 - Definitions: Revised to ensure consistency and remove ambiguity.
 - Dimensional Standards: Clear guidelines for height, setbacks, and lot coverage.
 - Accessory Uses: Clarified standards to distinguish between accessory structures and dwelling units.
- Commissioners expressed interest in balancing regulatory clarity with flexibility for property owners. Collins emphasized that the proposed changes are policy-neutral and aim to streamline housing development reviews.

2. Newberry County Plan / 2025 Update

- **Presenter:** Nicole Mardell, Senior Planner
- **Summary:** Mardell outlined initial steps for updating the Newberry Country Plan, focusing on natural resources, natural hazards, and housing. This winter, the background sections of the

document will be updated and community outreach activities are expected to occur in early summer. Staff will return in the spring with additional information.

3. Rural Housing Profile

- **Presenter:** Tanya Saltzman, Senior Planner
- **Summary:** Saltzman presented findings from the 2024 Rural Housing Profile, which analyzes housing trends in unincorporated areas. The report examines factors affecting housing availability, including demographic patterns and vacant lands, and outlines potential policy responses, including incentive programs and zoning adjustments.
- Commissioners discussed strategies to address affordability challenges, particularly for middle-income residents.

4. Dark Skies Project Update

- **Presenter:** Tanya Saltzman, Senior Planner
- **Summary:** Saltzman provided an update on the Dark Skies Initiative, highlighting progress in drafting a model ordinance to reduce light pollution. The initiative aims to protect nighttime environments while ensuring safety and community compatibility.
- Commissioners discussed the balance between reducing light pollution and accommodating rural residents' needs for security lighting.

V. Planning Commission and Staff Comments

• **Staff Comments:**

- Peter Gutowsky provided an update on upcoming public hearings related to the Clear and Objective Housing Text Amendments.
- Nicole Mardell noted the Deschutes 2040 Comprehensive Plan was appealed by Central Oregon LandWatch to the Land Use Board of Appeals (LUBA). The Board of County Commissioners voted to deny the applicant-initiated text amendments to allow mini-storage in the MUA-10 zone. Two new code amendments are forthcoming, related to medical hardship dwellings and land divisions adjacent to urban growth boundaries.

• **Commissioner Remarks:**

- Emphasized the importance of community outreach in the Newberry Country Plan update.
- Chair Williams requested additional resources for promoting the Dark Skies Initiative.

VI. Adjourn

Chair Williams adjourned the meeting at 7:15 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.