



Minutes

DESCHUTES COUNTY PLANNING COMMISSION  
DESCHUTES SERVICES CENTER  
1300 NW WALL STREET, BEND, OREGON, 97703  
JUNE 12, 2025 – 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](http://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 Matt Cyrus called the meeting to order at 5:30 p.m. Planning Commissioners present in person: Chair Matt Cyrus, Kelsey Kelley, Nathan Hovekamp, Jessica Kieras, Toni Williams. Present via Zoom: Mark Stockamp. Absent: Vice Chair Susan Altman. Staff present: Peter Gutowsky, Community Development Department (CDD) Director, Will Groves, Planning Manager, Nicole Mardell, Senior Planner, Stephanie Marshall, Senior Assistant Legal Counsel.

II. **Approval of Minutes**

The Planning Commission (PC) reviewed the minutes from the May 8, 2025, meeting.

**Motion:** Commissioner Hovekamp moved to approve the minutes. Commissioner Kieras seconded the motion.

**Vote:** The motion passed unanimously.

III. **Public Comment**

None.

IV. **Action Items**

1. **Work Session: Farm and Forest Housekeeping Text Amendments**

**Presenter:** Nicole Mardell, Senior Planner

Nicole presented proposed housekeeping amendments to integrate rule changes from the State's Farm and Forest modernization code project into county code. The amendments ensure county code alignment with state rules that became effective January 1, 2025. Key updates from the state rulemaking include:

- **Farm impacts test standards** – Codified case law providing step-by-step guidelines for evaluating conditional uses in Exclusive Farm Use (EFU) zones.
- **Agritourism event standards** – Clarified evaluation criteria for determining if activities are incidental and subordinate to farm use.
- **Transportation facilities** – Clarified which facilities are subject to Farm and Forest impacts test.
- **Private parks definition** – Narrowed the scope to low-intensity outdoor recreational uses.

- **Home occupations** – Clarified that home occupations must be accessory to residential uses and cannot be more intensive than other allowed uses.
- **Replacement dwellings** – Modified requirements and aligned standards between Farm and Forest zones. The county’s approach references Oregon Revised Statutes and Oregon Administrative Rules directly rather than copying text, allowing automatic updates and state rules change.

Commissioner Hovekamp inquired about hyperlinks in the electronic code version for statute references. Staff confirmed the intention to include hyperlinks for user convenience.

Commissioner Williams commended staff for the approach of referencing state statutes directly.

Commissioner Stockamp sought clarification on the PC’s role, which staff confirmed was primarily to review for compliance rather than make policy decisions.

**Public Hearing Date:** June 26, 2025.

#### V. Planning Commission and Staff Comments

Will Groves:

- Comprehensive Plan 2040 reconsideration: The Board of County Commissioners (BOCC) voted 2-1 in June 11, 2025 to adopt the revised version with rural industrial and commercial policies reverted to 2011 language.
- First reading of adopting ordinance scheduled for June 25, 2025.
- Upcoming work: Clear and Objective packages for Goal 5 and subdivisions on track for June deadline.
- Dark skies work session scheduled for next meeting with July 10, 2025 hearing.
- Nicole Mardell beginning work on 10% minor variance for lot line adjustments.
- Kyle Collins working on final Clear and Objective module for multifamily housing.

Peter Gutowsky:

Legislate Updates:

- Senate Bill 83 (wildfire map repeal) and Senate Bill 75 (rural ADU fire hardening) remain in legislature.
- Senate Bill 1154 regarding groundwater quality areas of concern has applicability to Southern Deschutes County.
- Senate Bill 1129 regarding urban reserves signed by Governor Kotek, allows cities to discount built-out rural residential areas.

Budget Update:

- Fiscal Year 26 budget adoption scheduled for June 19, 2025.

Future Planning Initiatives:

- High Desert Zone concept to be introduced to BOCC for potential scope of work.
- Would address non-resource land amendments and rural development standards.
- Focus on wildfire resiliency, groundwater protection, and compatible development.
- Potential for cluster development, shared wells, and fire-hardened construction.

Commissioner Cyrus inquired about the differences between the High Desert Zone concept and existing MUA-10 zone. Peter explained it would be a comprehensive approach, addressing current controversial non-resource land amendments with enhanced development standards for resiliency.

Commission Hovekamp expressed interest in balancing development opportunities with preservation and protection values. He also suggested the PC could potentially take on routine code updates to improve efficiency.

Stephanie Marshall:

- Continuing work on comprehensive plan amendment and Clear and Objective packages.
- 710 Properties LUBA decision upholding county has been appealed to Oregon Court of Appeals with oral argument requested.

**VI. Adjourn**

Chair Cyrus adjourned the meeting at 6:45 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.*