



Minutes

DESCHUTES COUNTY PLANNING COMMISSION
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OREGON, 97703
JANUARY 9, 2025 – 5:30 P.M.

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I. Call to Order

Chair Toni Williams called the meeting to order at 5:30 p.m. Planning Commissioners present in person: Chair Williams, Vice Chair Jessica Kieras, Kelsey Kelley, Susan Altman, Nathan Hovekamp, Matt Cyrus and Mark Stockamp. Staff present: Peter Gutowsky, Community Development Director; Will Groves, Planning Manager; Kyle Collins, Associate Planner.

II. Election of Chair and Vice Chair

- **Chair Election:** Commissioner Altman nominated Commissioner Cyrus for Chair, citing his experience in conducting public meetings and familiarity with Robert's Rules of order. The nomination was seconded. The motion carried with six votes in favor and one abstention from Commissioner Cyrus.
- **Vice Chair Election:** Commissioner Cyrus nominated Commissioner Altman for Vice Chair, highlighting her organizational skills and experience. The motion was seconded and passed with six votes in favor and one abstention from Commissioner Altman.

III. Approval of Minutes

The minutes from December 12, 2024, meeting were reviewed. Corrections noted by Vice Chair Altman were addressed. The corrected minutes were approved by a vote of 5-0, with two abstentions from Commissioners who were not present at that meeting.

IV. Public Comment

No public comments were received on non-agenda items.

V. Action Items

1. **Public Hearing: Clear and Objective Housing Text Amendments**

- **Presenter:** Kyle Collins, Associate Planner
- **Discussion:** Kyle Collins introduced file number 247-24-000705-TA, proposing amendments to establish "clear and objective" standards for housing development. Key highlights:
 - Definitions: Clarified terms related to housing to ensure consistency across county regulations.
 - Dimensional Standards: Revised to provide clear guidance on setbacks, height limitations, and lot coverage.
 - Accessory Uses: Added clarity to distinguish accessory dwelling units from other accessory structures.

- Commissioners expressed interest in balancing regulatory simplicity with property owners' flexibility.
- One public comment was received from Nunzie Gould. Ms. Gould expressed reservations around the scale of the proposed amendments and general concerns around balancing the need for housing development with other issues such as housing affordability and natural resource management.
- The Commissioners closed the hearing and oral record but left the written record open until close of business (4pm PST) on January 16, 2025. The Commissioners set deliberations on the proposal for January 23, 2025.

VI. Planning Commission and Staff Comments

- **Staff Comments:**
 - Kyle Collins announced that subsequent hearings on the proposed text amendments would be scheduled over the coming months.
 - Will Groves updated the Commission on:
 - The proposed RV's as rental dwellings text amendments.
 - The Newberry Country Plan
 - Rulemaking from DLCD associated with farm and forest lands.
 - Potential standards for future urban expansions in the City of Bend.
 - Updates to medical hardship dwelling standards
 - Upcoming childcare text amendments
 - Kyle Collins updated the Commission on the release of the State Wildfire Hazard map by the Oregon Department of Forestry, described the appeals process for affected property owners and outlined the next legislative steps regarding wildfire hazard mitigation measures
 - Peter Gutowsky updated the commission on upcoming appeals concerning the comprehensive plan.
- **Commissioner Remarks:**
 - Commissioners commended the clarity of the housing amendments presentation.

VII. Adjourn

Chair Cyrus adjourned the meeting at 7:43 pm.

Respectfully submitted by,

Tracy Griffin

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