



Minutes

**DESCHUTES COUNTY PLANNING COMMISSION
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OREGON, 97703
JANUARY 23, 2025 – 5:30 P.M.**

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I. Call to Order

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

II. Public Comment

No public comments were received on non-agenda items.

III. Action Items

1. Greater Sage-Grouse / 2024 Mapping Update

Presenter: Nicole Mardell, Senior Planner

Senior Planner Nicole Mardell provided an overview of the Greater Sage-Grouse 2024 mapping updates, explaining that the Oregon Land Conservation and Development Commission voted to approve revised habitat boundaries for Greater Sage-Grouse. Overall, the county is seeing a decrease in habitat by approximately 27,353 acres. Measure 56 Notice was sent to property owners in December.

The Chair inquired whether any action was required from the Planning Commission. Mardell clarified that the updates were mandated by state law, and a public hearing before the Board of County Commissioners (BOCC) was scheduled for February 5, 2025, to formally adopt the new maps.

Outcome: The Planning Commission acknowledged the updates but did not take formal action, as the changes were required by state law.

2. Deliberations: Clear and Objective Housing Text Amendments

Presenter: Kyle Collins, Associate Planner

Associate Planner Kyle Collins presented updates to the Clear and Objective Housing Text Amendments, focusing on revisions to definitions, dimensional standards, and accessory uses. The changes aimed to provide clearer lot size and dimensional requirements, refine definitions in the Deschutes County Zoning Code, and update regulations for accessory uses, including accessory structures and home occupations.

A Commissioner asked whether the proposed amendments were expected to significantly increase housing supply. Collins affirmed that by simplifying the approval process and removing discretionary barriers, the amendments would theoretically support the development of more housing units.

Following discussion, the Chair called for a motion.

Motion: Commissioner Kieras moved to recommend approval of the text amendments to the BOCC. The motion was seconded by Commissioner Williams.

Vote: Unanimous, motion passed 7 – 0.

IV. Planning Commission and Staff Comments

Staff Comments:

- Staff outlined upcoming agenda items:
- Clear and Objective Standards – Phase 2
- Groundwater Protection in South Deschutes County (February 27, 2025, meeting)
- Community Development Work Plan Review (March 2025)
- The February 13, 2025, meeting was cancelled due to a lack of scheduled items.

Commissioner Comments:

- Commissioner Hovekamp noted that future code amendments may involve more substantive policy discussions, particularly regarding land-use compatibility and environmental regulations.

V. Adjourn

Chair Cyrus adjourned the meeting at 6:32 pm.

Respectfully submitted by,

Tracy Griffin

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