



MEMORANDUM

TO: Board of County Commissioners

FROM: Audrey Stuart, Associate Planner

DATE: October 15, 2025

SUBJECT: October 22nd Public Hearing for RV Park Text Amendment

The Board of County Commissioners ("Board") will conduct a public hearing on October 22, 2025, to consider a Text Amendment (file no. 247-25-000106-TA) impacting the Tumalo Commercial District.

I. BACKGROUND

The applicant is requesting amendments to Chapter 18.67 of Deschutes County Code, to allow a recreational vehicle (RV) park as a conditional use in the Tumalo Commercial District. The applicant proposes the following siting standards for new RV parks in this zone:

- a. The area of the parcel(s) proposed for development shall exceed 2.3 acres but no more than 5 acres;
- b. The parcel(s) shall all be located in a sewer district or confirmation shall be provided that a sewerage system that can serve the proposed sewage flow from the Recreational Vehicle Park is both legally and physically available; and
- c. The single parcel or at least one of the contiguous parcels under common ownership shall be adjacent to State Highway 20.

Based on these proposed siting standards there appears to be one property that could qualify for an RV park, which is a 5.8-acre group of taxlots owned by the applicant. Staff notes the Text Amendment does not approve the establishment of an RV park on a specific property, and any future proposal would undergo a site-specific review through a Conditional Use Permit and Site Plan Review.

The applicant also proposes new road access standards that would apply to RV parks in the Tumalo Commercial District. Currently DCC 18.128.170 applies to RV parks in all zones and requires the property to be accessed by a road that is classified as an arterial or collector. The applicant proposes an exception to allow an RV park in the Tumalo Commercial District to be accessed by a local road if the developer can demonstrate that road will not be unreasonably impacted. In addition, the

applicant proposes language requiring quiet hours and clarifying that the RV park will not create permanent residential dwellings.

Currently, DCC 18.67.040(C)(8) allows for the continued use or expansion of a manufactured home or RV park that existed as of 1996, but does not allow for the creation of a new RV park in the Tumalo Commercial District. The proposed Text Amendment is limited to the Tumalo Commercial District and would not modify the standards that apply to RV parks in other zones.

II. PUBLIC COMMENTS

Seventy-six (76) written comments were submitted prior to the initial public hearing before the Hearings Officer. Eight members of the public testified in opposition at the Hearings Officer hearing. The written record was left open following the close of that hearing, and 36 comments were submitted during this open record period. Since the Hearings Officer recommendation was mailed on September 3, 2025, staff has received 16 additional written comments.

The public comments are in opposition and general themes include road capacity and traffic safety; impacts to the Deschutes River; impacts to the rural nature of Tumalo; conformance with the Tumalo Community Plan; and impacts to surrounding properties such as noise and increased crime.

III. HEARINGS OFFICER RECOMMENDATION

The Deschutes County Hearings Officer held a public hearing on May 9, 2025, and following the hearing the written record was left open until July 28, 2025. On September 3, 2025, the Hearings Officer issued a recommendation for approval of the proposed Plan Amendment and Zone Change evaluating compliance with all applicable review criteria. The Hearings Officer recommended a minor wording change to replace “sewer district” with “sanitary district or sanitary authority” to better align with language used in State regulations. The Hearings Officer’s proposed edits are included in Exhibit B of the Hearings Officer Recommendation.

IV. BOARD CONSIDERATION

The request includes an amendment to Deschutes County Code, which can only be modified by an ordinance from the Board. Therefore, the Board is required to take action on this application. Per DCC Section 22.20.040(D), the review of this application is not subject to the 150-day review period typically associated with land use decisions. The record for this file is available through the following link:

<https://www.deschutes.org/cd/page/247-25-000106-ta-tumalo-rv-park-text-amendment>

V. NEXT STEPS

At the conclusion of the public hearing, the Board can choose one of the following options:

- Continue the hearing to a date and time certain;
- Close the oral portion of the hearing and leave the written record open to a date and time certain;

- Close the hearing and commence deliberations; or
- Close the hearing and schedule deliberations for a date and time to be determined.

ATTACHMENT(S):

1. Location Map
2. Hearings Officer Recommendation—includes proposed Code language as 'Exhibit A'