



MEMORANDUM

TO: Deschutes County Planning Commission
FROM: Nicole Mardell, AICP, Senior Planner
DATE: August 1, 2024
SUBJECT: Deliberations: Hwy 97 Mini-Storage Text Amendment

On August 8, 2024, the Deschutes County Planning Commission will conduct deliberations on an applicant-initiated text amendment to allow mini-storage as a conditional use in certain areas of the Multiple Use Agricultural (MUA-10) Zone. The file number associated with the application is 247-23-000732-TA.

I. BACKGROUND

In October 2023, the applicant Schwabe, Williamson, and Wyatt, applied for a legislative amendment related to mini-storage in the MUA-10 zone. The applicant submittal revised application materials in November 2023 and May 2024. Attached to this memo are the applicant's proposed amendments (Attachment A), proposed findings (Attachment B), and a map of eligible properties (Attachment C). The proposed amendments would add self-storage as a conditional use in the zone, if the following siting criteria are met:

- The property is at least 10 acres in size and no greater than 30 acres in size
 - (multiple contiguous parcels may be considered in the aggregate to meet the requirements of this section);
- Adjacent to State Highway 97; and
- Within 2,500 feet of an urban growth boundary (UGB).

In addition to these locational criteria, future applications would also need to comply with requirements for 18.128 Conditional Uses, including the general compatibility standards (18.128.015) and specific requirements for mini-storage uses (18.128.300) related to screening, parking, and landscaping (Attachment D).

The Post-Acknowledgement Plan Amendment (PAPA) notice to the Department of Land Conservation and Development (DLCD) was sent on April 18, 2024. Staff presented information on the proposed

amendments at a Planning Commission work session on June 13, 2024¹. The Planning Commission had scheduled a public hearing on June 27² although the hearing was continued to July 11³ due to a lack of quorum. Following public testimony, the Commission closed the oral portion of the hearing and left the record open until July 18 at 4:00 p.m.

The record, which contains all memoranda, notices, and written testimony received, is available at the following website: www.deschutes.org/Hwy97Storage

II. SUMMARY OF TESTIMONY

Notice of the public hearing was sent to agencies on May 8, 2024. Comments from the following agencies were received:

- Oregon Department of Transportation (ODOT): noted that access would need to be addressed at the time of individual property development, if the amendment moved forward. Requested additional transportation analysis and trip generation rates for mini-storage facilities.
- City of Redmond: sought clarification regarding properties that may be eligible for the proposed text amendment that are in the Redmond Urban Reserve Area (RURA). This area is intended to be an urban holding zone and identifies priority lands for future urban growth boundary expansions.

One member of the public provided oral testimony during the hearing, expressing concern regarding the proposal and expressed concerns regarding compliance with Goal 14, limiting urban uses on rural land.

Two written comments were received. Central Oregon Landwatch raised additional concerns regarding compliance with Comprehensive Plan goals and policies, Statewide Planning Goal 5, and compatibility with the zone's purpose statement. An additional comment expressed opposition due to aesthetics of storage facilities and lack of need for facilities in rural areas.

During the hearing, the applicant clarified they are amending the proposal to exclude RURA properties. The applicant provided additional information during the open record period following the hearing, including a transportation analysis and additional findings related to issues raised in public comment.

III. FORMAT FOR DELIBERATIONS

The deliberations matrix (Attachment E) provides an outline of key issues and decision points for discussion. As the proposal is an applicant-initiated text amendment, the applicant bears the responsibility for demonstrating compliance with all applicable criteria. Staff recommends the Commission evaluate the proposal as drafted by the applicant, without any additional modifications or revisions. Unlike staff-led text amendments which are iterative, the applicant has submitted a specific proposal to be evaluated.

¹ <https://www.deschutes.org/bc-pc/page/planning-commission-49>

² <https://www.deschutes.org/bc-pc/page/planning-commission-52>

³ <https://www.deschutes.org/bc-pc/page/planning-commission-53>

In addition to the recommendation, staff will gather comments from Commissioners to share with the Board during their hearing process.

VI. NEXT STEPS

At the conclusion of the meeting, the Commission can:

- Continue deliberations to a subsequent meeting;
- Close deliberations and propose a recommendation during this meeting.

Ultimately, the Planning Commission will provide a recommendation to the Board. Options include:

- Recommend approval of amendments as drafted;
- Recommend denial of amendments;
- Other.

Attachments:

- A. Proposed Text Amendments
- B. Proposed Finding
- C. Eligible Property Map
- D. Conditional Use Standards
- E. Decision Matrix