



MEMORANDUM

TO: Deschutes County Board of Commissioners (“Board”)
FROM: Nicole Mardell, AICP, Senior Planner
DATE: October 23, 2024
SUBJECT: Deliberations: Mini-Storage in MUA-10 Zone Adjacent to Hwy 97

On October 30, 2024, the Board 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. All record materials can be found on the project website: www.deschutes.org/Hwy97Storage.

There is a separate applicant-initiated text amendment to allow mini-storage along Highway 20, which is not associated with this application.

I. PROPOSAL

In October 2023, Schwabe, Williamson, and Wyatt applied for a legislative amendment related to mini-storage in the Multiple Use Agricultural – 10 Acre Minimum (MUA-10) zone. 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 applicant proposes to add mini-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;
- Within 2,500 feet of an urban growth boundary (UGB); and
- The property is not within an urban reserve area¹.

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.

¹ The applicant amended their proposal to include this criterion during the Planning Commission review process.

II. BACKGROUND

The Post-Acknowledgement Plan Amendment (PAPA) notice to the Department of Land Conservation and Development (DLCD) was sent on April 18, 2024. Notice of the public hearing was sent to agencies on May 28, 2024, and posted in the Bend Bulletin on June 10 and again on September 11, 2024.

Staff presented information on the proposed amendments at a Planning Commission work session on June 13, 2024². The Planning Commission had scheduled a public hearing on June 27³ although the hearing was continued to July 11⁴ 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 Planning Commission held deliberations on August 8⁵ and voted 4-0 to approve the amendments, adding criteria to exclude properties in urban reserve areas from eligibility.

The Board of County Commissioners held a public hearing on September 25, 2024⁶. At the conclusion of the hearing, the Board closed the oral portion of the hearing and left the written record open until October 9, 2024, to solicit comments from City of Bend and City of Redmond planning staff. Each city provided its thoughts on adding criteria related to coordination with cities, including mailed notice and an invitation to a pre-application meeting. The City of Bend expressed support for the additional criteria. The City of Redmond noted the criteria are not necessary, as its urban reserve areas are excluded from eligibility. Two public comments in support of the proposal were also received during the open record period.

III. FORMAT FOR DELIBERATIONS

The Board will deliberate on the proposed legislative text amendment request. If the Board finds that additional deliberations are necessary, the Board may schedule a future date for continued deliberations. If the Board finds no additional deliberations are necessary, the Board may then vote on the proposal.

The deliberations matrix (Attachment D) provides a thorough review of key issues and decision points for discussion. The Board can view the entirety of the record on the project website.

V. NEXT STEPS

At the conclusion of the meeting, the Board may choose to:

- Continue deliberations to a subsequent meeting; or
- Vote on whether to approve, deny, or amend the proposal.

Attachments:

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|-----------------------------|--------------------------|
| A. Proposed Text Amendments | C. Eligible Property Map |
| B. Proposed Finding | D. Decision Matrix |

² <https://www.deschutes.org/bc-pc/page/planning-commission-49>

³ <https://www.deschutes.org/bc-pc/page/planning-commission-52>

⁴ <https://www.deschutes.org/bc-pc/page/planning-commission-53>

⁵ <https://www.deschutes.org/bc-pc/page/planning-commission-54>

⁶ <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-195>