



## 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 20

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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 247-24-000044-TA. All record materials can be found on the project website: [www.deschutes.org/Hwy20Storage](http://www.deschutes.org/Hwy20Storage).

There is a separate applicant-initiated text amendment to allow mini-storage along Highway 97, which is not associated with this application.

### I. PROPOSAL

In January 2024, Eastside Bend LLC 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 and no greater than 35 acres (multiple contiguous parcels may be considered in the aggregate to meet the requirements of this section);
- Adjacent to U.S. Highway 20; 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.

## 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 8, 2024 and posted in the Bend Bulletin on May 29 and again on August 14, 2024.

Staff presented information on the proposed amendments at a Planning Commission work session on May 23, 2024<sup>1</sup>. The Planning Commission held a public hearing on June 13<sup>2</sup> and left the written record open until June 20 at 4:00 p.m. The Planning Commission held deliberations on July 25<sup>3</sup>, ultimately voting 3-2 to recommend denial of the proposed amendments.

The Board of County Commissioners held a public hearing on August 28, 2024<sup>4</sup>. At the conclusion of the hearing, the Board closed the oral portion of the hearing and left the written record open until September 11, 2024, to solicit comments from City of Bend planning staff. The City of Bend provided a “no comment” correspondence into the record. The applicant also provided additional information.

## 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;
- Vote on whether to approve, deny, or amend the proposal.

### Attachments:

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

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<sup>1</sup> <https://www.deschutes.org/bc-pc/page/planning-commission-48>

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

<sup>3</sup> <https://www.deschutes.org/bc-pc/page/planning-commission-55>

<sup>4</sup> <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-185>