



MEMORANDUM

TO: Board of County Commissioners

FROM: Audrey Stuart, Associate Planner

DATE: December 29, 2025

SUBJECT: January 7th Deliberations for RV Park Text Amendment

The Board of County Commissioners ("Board") held a public hearing on October 22, 2025, to consider a request for a Text Amendment (file no. 247-25-000106-TA) to allow recreational vehicle (RV) parks as a conditional use in the Tumalo Commercial District. The Board is scheduled to deliberate on January 7, 2026, in consideration of this request.

I. BACKGROUND

The applicant is requesting amendments to Chapter 18.67 of Deschutes County Code, to allow an 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 only 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 to modify the purpose statement of the Tumalo Commercial District to include the travel needs of people passing through the area. The proposal includes 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 the road will not be unreasonably impacted. Lastly, 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. 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 Text Amendment 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 incorporated into the applicant’s proposed Code language, which is included as Exhibit 1.

III. 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.

On September 3, 2025, the Board voted to initiate a *de novo* review of the subject application and a public hearing was held on October 22, 2025. The written comment period ended on November 12, 2025, and this application is ready for Board consideration. 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>

IV. NEXT STEPS

If the Board determines that additional deliberations are necessary, staff will work with the Board to schedule a future meeting for continued deliberations. If the Board concludes their deliberations during the January 7, 2026, meeting, the Board may then vote on whether to approve or deny the Text Amendment. If the Board renders a vote during the January 7, 2026, meeting, staff will coordinate with the Board to return for a future meeting to review the draft decision, draft ordinance and relevant exhibits. If appropriate, the first reading of the ordinance can be initiated at that time.

ATTACHMENT(S):

1. Proposed Code language
2. Decision matrix