



MEMORANDUM

TO: Deschutes County Planning Commission

FROM: Nicole Mardell, AICP, Senior Planner
Will Groves, Planning Manager

DATE: May 15, 2024

SUBJECT: Preparation for Public Hearing: Mini-Storage in MUA-10 Zone Adjacent to Hwy 20

Staff will present proposed text amendments to the Planning Commission on May 23, 2024, in preparation for a June 13, 2024, public hearing concerning applicant-initiated legislative amendments to allow mini-storage as a conditional use on certain MUA-10 properties adjacent to State Highway 20 (file no. 247-24-00044-TA).

All record materials can be found on the project website: www.deschutes.org/Hwy20Storage

I. BACKGROUND

In January 2024, the applicant Eastside Bend LLC, applied for a legislative amendment related to mini-storage in the Multiple Use Agricultural – 10 Acre Minimum (MUA-10) zone. 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 35 acres in size (multiple contiguous parcels may be considered in the aggregate to meet the requirements of this section);
- Adjacent to U.S. Hwy 20; and
- Within 2,500 feet of an urban growth boundary (UGB).

In addition to these siting criteria, the applicant is proposing mini-storage as a conditional use in the zone, which includes additional requirements such as standards for landscaping and outdoor lighting. These conditions are discussed in greater detail below.

II. PROPOSAL

Staff has provided the applicant's proposed amendments to DCC Sections 18.32 in Attachment A. The applicant, in this case, Eastside Bend LLC, has provided findings included as Attachment B, which summarize the amendments and provides analysis of the Statewide Planning Goals, applicable policies of the Deschutes County Comprehensive Plan, and relevant state law.

Staff estimates three properties on the east side of Bend’s UGB would be eligible for the amendments based on the siting criteria provided by the applicant (Attachment C). Staff notes that one of the criteria allows for multiple contiguous properties to be combined to meet the acreage requirement in the siting criteria, which could potentially allow for additional properties to be eligible.

III. MINI-STORAGE IN OTHER ZONES

Mini-storage is defined in the Deschutes County Code as “commercial development of multiple storage units for rental to the public”.¹ The table below summarizes the existing zones in which the use is allowed and related siting standards or requirements.

Zone	Standards / Requirements
Unincorporated Communities	
Terrebonne Commercial (TeC)	Conditional use, limited to buildings not exceeding 4,000 square feet of floor space with no exterior displays or storage of industrial equipment, vehicles, or products.
Terrebonne Commercial - Rural (TeCR)	Conditional use, limited to buildings not exceeding 10,000 square feet of floor space. Additional compatibility, traffic, and parking requirements. Additional requirements for large scale use if over 4,000 square feet.
Terrebonne Industrial (Tul)	Allowed subject to site plan review, not to exceed 40,000 square feet of floor area. 50-foot setback from residential properties. Maximum 45-foot height adjacent to residential properties. Design and compatibility criteria.
Sunriver Business Park (SUBP)	Conditional use, limited to buildings not exceeding 20,000 square feet of floor area. Additional limitations related to traffic and screening. Additional setbacks required when adjacent to residential uses.
Other Zones	
Rural Commercial (RC)	Conditional use, limited to 2,500 square feet in Spring River, 35,000 square feet in other RC zoned areas. Additional setbacks required when adjacent to farm and forest land.
Rural Industrial (RI)	Conditional use, limited to 7,500 square feet. Requirements related to traffic, parking, ingress/egress, screening, hours of operation. Additional setbacks required when adjacent to residential uses.

With the exception of the Terrebonne Industrial zone, mini-storage is generally allowed through a conditional use permit in Deschutes County. Although each zone applies specific standards, the following are required for all mini-storage facilities allowed conditionally.

¹ 18.04 Definitions

Deschutes County Code – Title 18 County Zoning

Chapter 18.128 Conditional Use

18.128.300 Mini-Storage Facility

- A. *Each individual space for rent or sale shall be less than 1,000 square feet.*
- B. *Mini-storage shall be limited to dead storage. Outside storage shall be limited to boats, recreational vehicles and similar vehicles placed within designated spaces on an all-weather surfaced area which is surrounded by a sight-obscuring fence at least six feet in height.*
- C. *Yards shall be permanently landscaped.*
- D. *Yard dimensions adjacent to residential zones shall be the same as required yards within the residential zone.*
- E. *Parking shall be provided for office space associated with the mini-storage facility at one (1) space for every 300 square feet of office space. A minimum of two (2) parking spaces shall be provided for all mini-storage facilities regardless of office size.*
- F. *All structures shall be fenced and visually screened.*
- G. *Traffic lanes shall be 12 feet wide with an additional 10-foot parking lane, except where the traffic lane does not serve the storage units. All areas provided for vehicle access, parking and movement shall be improved to minimum public road standards.*
- H. *A residence for a caretaker or 24-hour on-site manager is permitted.*
- I. *There shall be only one access from each adjacent street.*
- J. *Outside lighting, including shading to prevent glare on adjacent properties, may be required for safety and security purposes.*

The criteria above are focused on ingress, egress, characteristics of the use, and screening. General standards pertaining to conditional uses also require the proposal to demonstrate that the site is suitable for the proposed use and compatible with existing and projected uses on surrounding properties.

IV. NEXT STEPS

The Planning Commission will ultimately provide a recommendation to the Board of County Commissioners on the proposed amendments. The Planning Commission could choose to approve the amendments as drafted, revise the amendments to include additional siting criteria or conditions to mitigate the use, or deny the amendments.

A public hearing with the Planning Commission is scheduled for June 13, 2024.

Attachments:

- A. Proposed Text Amendments – DCC Chapters 18.32
- B. Proposed Findings
- C. Eligible Property Map