



MEMORANDUM

TO: Deschutes County Planning Commission
FROM: Nicole Mardell, AICP, Senior Planner
DATE: July 18, 2024
SUBJECT: Deliberations: Hwy 20 Mini-Storage Text Amendment

On July 25, 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 247-24-000044-TA.

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. 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 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 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 May 23, 2024¹. The Planning Commission held a public hearing on June 13² and left the written record open until June 20 at 4:00 p.m.

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

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

The record, which contains all memoranda, notices, and written testimony received, is available at the following website: www.deschutes.org/Hwy20Storage

II. SUMMARY OF TESTIMONY

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

- Bend Parks and Recreation District: recommended an additional criterion be added to require easements for mapped park and trail projects as part of mini-storage development.
- 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.
- Bend Fire & Rescue: responded to a Commission question regarding existing conditional use standards for access related to mini-storage facilities.

Two public comments were received. Each expressed concern regarding the proposal and expressed concerns regarding compliance with Goal 14, limiting urban uses on rural land. 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.

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.

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