



Minutes

**DESCHUTES COUNTY PLANNING COMMISSION
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OREGON, 97703
AUGUST 8, 2024 – 5:30 P.M.**

THIS MEETING WAS CONDUCTED IN PERSON, ELECTRONICALLY, AND BY PHONE. IT WAS AUDIO AND VIDEO RECORDED AND CAN BE ACCESSED AT THE DESCHUTES COUNTY MEETING PORTAL WEBSITE WWW.DESCHUTES.ORG/MEETINGS

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I. Call to Order

Vice Chair Jessica Kieras called the meeting to order at 5:30 pm. Planning Commissioners present in-person: Vice Chair Kieras, Mark Stockamp, Kelsey Kelley and Matt Cyrus. Staff present: Kyle Collins, Associate Planner; Nicole Mardell, Senior Planner; and Peter Gutowsky, Director.

II. Approval of Minutes

Commissioner Kelley motioned to approve the July 25, 2024 minutes, Commissioner Stockamp seconded. Minutes are approved.

III. Public Comment

None

IV. Action Items

Staff Update: Draft Statewide Wildfire Hazard Mapping and Rules Discussion, Kyle Collins, Associate Planner

- Kyle Collins provided an update on the draft statewide wildfire hazard map, emphasizing that the map was created following Senate Bill 762 in 2021. The map aims to guide new regulatory standards for development across Oregon, primarily concerning fire hardening and defensible space standards. The draft map has been released and the public comment period is open until August 18, 2024. The final map is expected by October 1, 2024, with new rules coming into effect in 2025.
- Commissioners discussed concerns regarding the potential impact of the map on insurance rates and development costs. Kyle clarified that the map's primary purpose is to guide development regulations and resource allocations rather than influence insurance rates directly.

Deliberations: Hwy 97 Mini-Storage Text Amendment, Nicole Mardell, Senior Planner

- Nicole Mardell, Senior Planner introduced the proposal, noting it is an applicant-initiated text amendment to allow mini-storage facilities in the MUA-10 zone along Highway 97, subject to specific siting criteria. The proposal includes criteria such as property size (10-30 acres), proximity to an Urban Growth Boundary (within 2,500 feet), and adjacent to Highway 97. The applicant also amended the proposal to exclude properties in an urban reserve area.

- Nicole noted a separate application for a similar proposal along Hwy 20. Deliberations must be on the specific record for 247-23-000732-TA.
- Public hearing background:
 - Held on July 11, record open until July 18, 2024.
 - Two agency comments – ODOT requesting additional transportation analysis (which applicant has provided) and City of Redmond expressing concern regarding urban reserve area properties (which the applicant has proposed to exclude from eligibility).
 - Three public comments expressing concern regarding Goal 14 urban uses on rural lands, impacts on Goal 5 scenic resource along Highway 97, general visual impact, and noncompliance with County Comprehensive Plan.
- Vice Chair Kieras asked Commissioners if they would like to share their initial thoughts on the proposal or review the matrix.
- Commissioner Cyrus made a motion to recommend approval of the amendments as drafted, with the additional criteria excluding urban reserve area properties. Commissioner Stockamp seconded.
- Commissioner Cyrus noted the MUA-10 zone is a transition zone, the location and specifics of the application make it appropriate for the zone in specific instances.
- Commissioner Stockamp noted the MUA-10 zone transitions between urban and rural uses, the proximity to the Urban Growth Boundary (UGB) would keep it in that transition area. Other conditional uses are more intensive that are currently allowed in the zone, not many employees or transportation trips, resulting in limited impact.
- Commissioner Kelley noted the use was acceptable with the close proximity to urban areas and on a highway. The land will eventually be in a UGB and will be developed into something else, mini-storage could be a temporary use while waiting for urbanization.
- Commissioner Kieras explained she read oppositional comments and testimony and thought some great points were made. She plans to support the amendment as it's a use that is not high intensity nor disruptive to neighbors, especially with the burden of the conditional use process. If the Planning Commission isn't open to this type of development so close to a UGB, would they be open to development anywhere?
- Commissioner Cyrus explained the text amendment is to allow an application, then the public process will begin. There isn't a need to get into the details at this stage.
- Vice Chair Kieras called for a vote. Commissioners Kelley, Stockamp, Kieras, and Cyrus vote to recommend approval 4-0.
- Vice Chair Kieras noted that the commission's decision should be communicated to the BOCC, highlighting the different makeup of the commission during this meeting compared to previous deliberations on a similar proposal for Highway 20.

V. Planning Commission and Staff Comments

Nicole Mardell provided updates on upcoming hearings, including the scheduled hearing before the Board of County Commissioners (BOCC) on August 28, 2024, for the Highway 20 proposal. She also mentioned ongoing work on the Comprehensive Plan, with a final review scheduled for August 19, 2024.

Peter Gutowsky announced an upcoming joint meeting with the BOCC scheduled for either October 10 or 24, 2024 for the Highway 20 proposal. He also advised that new email accounts for the Planning Commission would be distributed soon. Discussed the upcoming public hearing on housekeeping amendments at the next meetings.

VI. Adjourn

Vice Chair Kieras adjourned the meeting at 6:20 pm.

Respectfully submitted by,

Tracy Griffin

All materials including (but not limited to) video, presentations, written material and submittals are subject to the County Retention Policy. The meeting was conducted in a hybrid format, adhering to the guidelines set by the Deschutes County Planning Commission for public engagement and meeting conduct.