



Minutes

**DESCHUTES COUNTY PLANNING COMMISSION
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OREGON, 97703
JULY 11, 2024 – 5:30 P.M.**

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I. Call to Order

Chair Toni Williams called the meeting to order at 5:30 pm. Planning Commissioners present in-person: Vice Chair Jessica Kieras, Susan Altman, Matt Cyrus, Kelsey Kelley, and Mark Stockamp, Chair Toni Williams in remote attendance. Staff present: Nicole Mardell, Senior Planner; Will Groves, Planning Manager; Peter Gutowsky, Director; Stephanie Marshall, Senior Assistant Legal Counsel.

II. Approval of Minutes

June 13, and June 27, 2024, minutes approved unanimously.

III. Public Comment

None

IV. Action Items

Public Hearing: Mini-Storage in the MUA-10 Zone Adjacent to Hwy 97 (247-24-000044-TA), Nicole Mardell

Commissioner Disclosures: Commissioner Stockamp disclosed prior work with applicant's attorney on unrelated matter, could move forward in reviewing the proposal without any conflicts of interest.

Nicole Mardell, Senior Planner, provided an overview of the legislative text amendment application from Schwabe, Williamson & Wyatt to allow mini-storage as a conditional use in certain areas of the MUA-10 zone adjacent to Hwy 97:

- Within 2,500 ft of an Urban Growth Boundary (UGB).
- Adjacent to Hwy 97.
- Between 10-35 acres in size.
- Approximately 50 properties eligible under proposed criteria.
- 12 properties located in Redmond Urban Reserve Area; applicant intends to exclude these.
- Mini-storage already conditionally permitted in several other County zones.
- Agency comments received from City of Redmond and Oregon Department of Transportation.
- Comment received from Central Oregon LandWatch in opposition.

Applicant testimony provided by Ken Kataroff (Schwabe, Williamson & Wyatt):

- Proposal allows new rural economic opportunity while maintaining compatibility through conditional use process.
- Mini-storage supports rural storage needs, is less impactful than other allowed MUA-10 uses.
- Addressed Goal 14 concerns – other zones allow the use, determined to be rural.
- Addressed concerns raised by Central Oregon LandWatch.
- Landscape Management zone – Highway 97 already impacted visually by existing development.

Public testimony:

- Doug White spoke in opposition, raised concerns about process and compatibility with rural areas.
- Aaron Lafkey spoke in support as representative of Cramer Farms, represented by the applicant, described changed character of area over time and limited impacts of proposal.

Key discussion:

- Commissioners asked applicant and staff about:
 - Notification process for legislative amendments.
 - Rationale for 10-acre parcel size limits.
 - Compatibility with MUA-10 zone purpose.
 - Goal 14 (urbanization) consistency
- Staff responded to questions about existing mini-storage facilities in county.

Chair Williams closed the public testimony portion of the hearing. Commissioner Altman motioned to close the oral record and leave the written record open until 4:00 pm on Thursday, July 18, 2024, requesting written rebuttal from applicant. Seconded by Commissioner Cyrus. Motion passed unanimously. Staff noted submission requirements for written comments during open record period.

V. Planning Commission and Staff Comments

Will Groves updates:

- Upcoming wildfire risk mapping release and presentations.
- Ongoing work on House Bill 3197 clear and objective standards.
- Upcoming housekeeping code amendments.
- Current planning workload and staffing challenges.

Nicole Mardell:

- Comprehensive Plan update deliberations schedule with Board of County commissioners.

Peter Gutowsky Updates:

- Fort Thompson property campground feasibility roundtable discussion on July 30.
- Upcoming Board hearing on psilocybin service center application at Juniper Preserve.
- Fall Planning Commission retreat planning, potentially focused on South County.
- Community Development Department budget and staffing updates.

Vice Chair Kieras noted she will be absent for the next meeting.

VI. Adjourn

Chair Williams adjourned the meeting at 6:44 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.