



Minutes

**DESCHUTES COUNTY PLANNING COMMISSION
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OREGON, 97703
MAY 23, 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 Nathan Hovekamp with Mark Stockamp 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

Commissioner Kieras moved to approve the April 25, 2024 minutes. Commissioner Altman seconded the motion. The motion carried 6-0 with Commissioner Williams abstaining as she was not present at the April 25th meeting.

III. Public Comment

None

IV. Action Items

Work Session in Preparation for a Public Hearing: Hwy 20 Mini-Storage Text Amendments (247-24-000044-TA), Nicole Mardell:

Nicole Mardell, Senior Planner, provided background on the applicant-initiated text amendment to allow mini-storage as a conditional use on certain Multiple Use Agricultural (MUA-10) properties adjacent to Highway 20. Key points included:

- The proposal is to allow mini-storage, including watercraft and RV storage, as a conditional use on MUA-10 parcels that are 10-35 acres in size, within 2,500 feet of an urban growth boundary (UGB), and adjacent to Highway 20.
- Staff estimates three properties on the east side of Bend's UGB would currently be eligible based on the proposed criteria. Additional properties could potentially become eligible in the future if the UGB expands or through reconfiguration of multiple parcels.
- Mini-storage is currently allowed in 6 other zoning districts, primarily in unincorporated communities and rural commercial/industrial zones, with additional regulations to maintain rural character such as square footage maximums and setbacks.

Two agency comments were received - Bend Park & Recreation District requested an easement for a future trail, and Oregon Department of Transportation (ODOT) noted potential spacing standards for highway access points that would need to be evaluated at the development stage.

One public comment expressed concern about Goal 14 and urban uses on rural land.

The Planning Commission had an extensive discussion with staff, covering topics such as:

- Potential Dolan issues with requiring trail easements. Stephanie Marshall advised waiting to see the applicant's response before analyzing in depth.
- Reasons for pursuing a text amendment vs zone change. Staff suggested the applicant address this at the hearing.
- Vacancy rates and community need for additional mini-storage. Staff will ask applicant to address.
- Potential for future subdivision and mixed uses on the properties.
- Public notice requirements for text amendments.
- Compatibility with the purpose statement of the MUA zone.
- Outdoor storage limitations and concerns about adequate fire access.
- Requests for information on eligible properties if the Highway 20 criteria was broadened.

Commissioners recognized the proposal was specifically tailored to a small number of properties and discussed whether it was more of a "project" serving the applicant's interests vs a broader community need. They requested additional information from the applicant on several questions raised.

Staff emphasized the Planning Commission's role is to provide a recommendation to the Board of County Commissioners (BOCC), which could range from approval, approval with additional conditions or denial. The public hearing is scheduled for June 13, 2024.

V. Planning Commission and Staff Comments

Peter Gutowsky, Community Development Director:

- Welcomed Commissioner Mark Stockamp.
- Noted Commissioner Altman's reappointment to a second term.
- Discussed the county's transition to official email addresses for Planning Commissioners.
- Provided an update on the Community Development Department's proposed budget and fee increases for FY 2024-25.
- Announced a June 3rd public meeting in Redmond on the state's draft wildfire risk map.
- Shared information on a \$20 million EPA Community Change grant application the county is pursuing for the La Pine area to address septic upgrades, defensible space, air quality and domestic well issues.

Nicole Mardell provided an update on the county's comprehensive plan, noting the BOCC held four hearings in April and May with the written record open until May 30th. Over 300 public comments have been received so far. Deliberations are expected to begin in June.

VI. Adjourn

Chair Williams adjourned the meeting at 6:50 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.