



Minutes

**DESCHUTES COUNTY PLANNING COMMISSION
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OREGON, 97703
JULY 25, 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

Chair Toni Williams called the meeting to order at 5:30 pm. Planning Commissioners present in-person: Chair Williams, Mark Stockamp, Susan Altman, Nathan Hovekamp, and Kelsey Kelley. Staff present: Nicole Mardell, Senior Planner; Will Groves, Planning Manager; and Peter Gutowsky, Director.

II. Approval of Minutes

July 11, 2024, minutes approved unanimously.

III. Public Comment

None

IV. Action Items

Deliberations: Hwy 20 Mini-Storage Text Amendment (247-24-000044-TA), Nicole Mardell

Nicole Mardell, Senior Planner, presented the proposal noting it is an applicant-initiated proposal to allow mini-storage facilities in the MUA-10 zone along Highway 20, subject to certain siting criteria, those being that the property is at least 10 acres in size, no greater than 35 acres, adjacent to Hwy 20 and within 2,500 feet of an Urban Growth Boundary (UBG).

Nicole noted a separate application for a similar proposal along Hwy 97. Deliberations must be based on the specific record for 247-24-000044-TA.

Public Hearing background:

- Held on June 13th, record kept open until June 20th, 2024.
- Received 3 public comments from
 1. Bend Parks and Recreation
 2. Oregon Department of Transportation
 3. Bend Fire and Rescue
- Two additional public comments raised concerns about:
 1. Compliance with Goal 14 (separation between urban and rural uses).
 2. Goal 5 EC Analysis for Landscape Management zone along Hwy 20.
 3. Applicant's compliance with county's comprehensive plan goals and policies.

Applicant provided additional testimony and a transportation analysis during the open record period.

The Planning Commission will make a recommendation to the Board of County Commissioners (BOCC) to approve or deny the proposal as drafted by the applicant. Staff will also collect general comments to share with the Board.

Commission deliberation: The Chair proposed an initial roll call vote on whether to review the matrix before detailed discussion. Initial roll call:

- In favor of approving: Commissioners Stockamp and Kelley
- In favor of rejecting: Commissioners Altman and Hovekamp
- Undecided: Chair Williams

Key discussion:

Item 1: Compatibility with MUA10 zone purpose.

- Commissioner Stockamp (in favor): Discussed limited traffic impacts and compatibility with other conditional uses in MUA-10 zone. Could be a good transition between rural and urban lands. The City is growing east and north, low impact and amount of traffic is compelling to allow it.
- Commissioner Kelley (in favor): agree with Stockamp, low impact use and compatible with other uses in the area. On the edge of the city, would be different if it were an island among other rural zones.
- Commissioner Hovekamp (against): Zone aspires to have greater protection of views, concerned with hardscaping acres of land that was recently rezoned to MUA-10 from Exclusive Farm Use (EFU).
- Commissioner Altman (against): Questions the commercial use for the MUA-10 zone and doesn't provide for a natural or gradual progression to more rural lands.

Vote on Item 1:

- For: Commissioners Stockamp, Kelley, Chair Williams
- Against: Commissioners Altman and Hovekamp
- Result: 3-2 the use is compatible with the purpose of the MUA-10 zone.

Item 2: Compliance with county's Comprehensive Plan goals and policies.

- Commissioner Hovekamp (against): Believes goal 1 isn't met as landowners aren't properly notified through the legislative process, feels it's a runaround of the system. Goal 5 isn't met, not in alignment with protecting open space and purpose of MUA-10 zone.
- Commissioner Altman (against): Agrees with Commissioner Hovekamp, same concerns, lack of transparency for neighboring landowners during the process. Only benefits the applicant.

Vote on item 2:

- For: Commissioners Stockamp and Kelley
- Against: Commissioners Altman, Hovekamp, and Chair Williams
- Result: 3-2 the proposal does not comply with goals and policies of the Comprehensive Plan.

General comments:

- Not much land can be used for mini-storage in the county, this is an option to have more storage with limited impact to land.
- Both sides are compelling – there is ambiguity in case law on whether the use is urban or rural. Since we allow it in the Rural Industrial/Commercial zones, it's a rural use.
- Limited transportation impacts.
- This is a proposal based on land costs and availability outside the UGB, cheaper to build than in the City. Definition of sprawl and will cause leapfrog development.

- Didn't see a compelling reason to allow. The applicant stated it'd be for rural residents but didn't make sense for someone in rural county to essentially drive back to the fringe of town when they're headed the opposite way for recreation. Would primarily be used by city residents and would lead to commercialization of the zone.
- Goal 5 – this does the opposite of protecting natural resources and open spaces.
- Not much traffic or noise once the storage units are filled, but the process isn't transparent for neighbors. They'll be blindsided once development begins.

Final recommendation: The Planning Commission voted 3-2 to recommend denial of the application to the BOCC.

V. Planning Commission and Staff Comments

Will Groves updates:

- Provided updates on Senate Bill 80 draft State Wildfire Hazard Mapping rules.
- Discussed clear and objective code updates.

Nicole Mardell:

- Announced deliberations for Hwy 97 proposal scheduled for August 8, 2024, meeting.

Peter Gutowsky Updates:

- Announced roundtable discussion on Fort Thompson property scheduled for Tuesday, July 30, 2024, at 5:30 pm.
- Provided updates on Oregon Wildfire Hazard Map, Supreme Court decision on homelessness, and county landfill siting process.

VI. Adjourn

Chair Williams adjourned the meeting at 6:20 pm.

Respectfully submitted by,

Tracy Griffin

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