

Minutes

DESCHUTES COUNTY PLANNING COMMISSION  
DESCHUTES SERVICES CENTER 1300  
NW WALL STREET, BEND, OREGON, 97703  
JUNE 13, 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 with Nathan Hovekamp 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

May 23, 2024, minutes approved unanimously.

III. Public Comment

None

IV. Action Items


Public Hearing: Mini-Storage in the MUA-10 Zone Adjacent to Hwy 20 (247-24-000044-TA), Nicole Mardell


Nicole Mardell, Senior Planner, provided an overview of the legislative text amendment application from Eastside Bend, LLC to allow mini-storage as a conditional use in certain areas of the MUA-10 zone adjacent to Hwy 20:


- Within 2,500 ft of an Urban Growth Boundary. (UGB).
- Adjacent to Hwy 20.
- Between 10-35 acres in size.
- Currently 3 properties eligible under proposed criteria.
- Mini-storage already conditionally permitted in several other County zones.
- Agency comments received from Oregon Department of Transportation, Bend Parks & Rec., and Bend Fire.
- One public comment received expressing concern about urban uses on rural land.

Applicant testimony provided by Matt Robinson, Reid Stapleton (DOWL planners), Michael McGean (legal counsel), and property owner Gary Miller:

- Provided background on proposal.

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- Proposal allows new rural economic opportunity while maintaining rural character through conditional use process and siting limitations.
- Mini-storage supports rural and recreational storage needs, is a good transitional use near UGB's.
- Applicant prefers conditional use vs permitted outright to ensure compatibility and allow for greater public participation in reviewing the layout, screening, and landscaping.
- Mr. Miller owns 2 of 3 eligible properties, envisions max. 15-acre development for mini-storage use.

Key discussion:

- Commissioner Hovekamp disclosed his role on the Bend Parks & Rec board.
- Commissioners asked applicant about:
  - Rationale for Hwy 20 adjacency requirements vs other roads.
  - Rationale for 10-acre minimum parcel size.
  - Applicant consideration of Bend Parks & Rec. request for trail easements.
  - Why legislative process was chosen over quasi-judicial zone change.
  - Ownership of 3<sup>rd</sup> eligible property.
- Staff responded to questions about noticing requirements for legislative amendments.

Commissioner discussion with staff:

- Implications of removing Hwy 20 adjacency requirement.
- Legislative vs quasi-judicial amendment process and noticing.

Chair Williams closed the public testimony portion of the hearing. Commissioner Cyrus motioned to close the oral record and leave the written record open until 4:00 pm on Thursday, June 27, 2024. Seconded by Commissioner Hovekamp. Motion passed unanimously. Staff noted submission requirements for written comments during open record period.

Preparation for Public Hearing: Mini-Storage in the MUA-10 Zone Adjacent to Hwy 20 (247-24-000044-TA), Nicole Mardell

Nicole Mardell, Senior Planner, provided an overview of a separate legislative text amendment application (File #247-23-000732-TA) to allow mini-storage in MUA-10 zones adjacent to Hwy 97:

- Similar to Hwy 20 proposal but applicable to Hwy 97, 10-30 acres in size.
- Approximately 50 properties could be eligible, including some in Redmond's Urban Reserve Area.
- City of Redmond requests exclusion of urban reserve properties; applicant intends to revise proposal.
- Public Hearing to be held on June 27, 2024.

Commissioners asked staff to:

- Include questions from Hwy 20 proposal for applicant to address at Hwy 97 hearing.
- Research how many existing mini-storage facilities have an on-site caretaker residence.
- Inquire with applicant on which specific properties they represent.

V. Planning Commission and Staff Comments

Will Groves updates:

- Board of County Commissioners recent work session on RV Dwelling text amendment.
- Pending deliberation on the Comprehensive Plan Update.
- Recent increase in ADU applications.

Peter Gutowsky Updates:

- Approval of department's FY '25 work plan.
- Petition for new sewer district in Tumalo.

- Anticipated draft wildfire risk map from Department of Forestry in July.

Commissioner Cyrus shared observations about Dept. of Forestry wildfire risk mapping open house, expressing concerns with methodology.

Commissioner Hovekamp commented on the recent article regarding RV's as permanent dwellings, noting lack of reference to the Planning Commission's recommendation against allowing them and encouraging media coverage of commission proceedings.

VI. Adjourn

Chair Williams adjourned the meeting at 7:06 pm.

Respectfully submitted by,

Tracy Griffin

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