



Mailing Date:
Thursday, January 26, 2023

COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

HEARING FORMAT

The Deschutes County Hearings Officer will conduct the public hearing described below by video and telephone. If participation by video and telephone is not possible, in-person testimony is available. Options for participating in the public hearing are detailed in the Public Hearing Participation section.

PROJECT DESCRIPTION

FILE NUMBERS: 247-22-000573-ZC / 247-22-000574-PA

**SUBJECT PROPERTIES/
OWNER:**

Mailing Name: LAST RANCH LLC
Map and Taxlot(s): 161226B000101 / 161226B000700 / 161226B000800
Account(s): 180410 / 132961 / 132960
Situs Address(es): No Situs Address / 64994 Deschutes Market Road,
Bend, OR 97701 / 64975 Deschutes Pleasant Road, Bend, OR 97701

APPLICANT: Mark Rubbert, Last Ranch, LLC

REQUEST: The applicant requests approval of a Comprehensive Plan Amendment to change the designation of the properties from Agricultural (AG) to Rural Industrial (RI) and a corresponding Zone Change to rezone the properties from Exclusive Farm Use (EFU) to Rural Industrial (RI).

LOCATION: Deschutes Services Building, Barnes & Sawyer Rooms, 1300 NW Wall Street, Bend, OR 97703 & Zoom

HEARING DATE: Tuesday, March 21, 2023

HEARING START: 6:00 pm

STAFF PLANNER: Caroline House, Senior Planner
Phone: 541-388-6667
Email: Caroline.House@deschutes.org

RECORD:

Record items can be viewed and downloaded from:

<https://www.deschutes.org/cd/page/247-22-000573-zc-247-22-000574-pa-last-ranch-llc-comprehensive-plan-amendment-zone-change>



Scan this code using a smartphone camera app and a direct link to the website listed above will load.

STANDARDS AND APPLICABLE CRITERIA

Deschutes County Code (DCC)

Title 18, Deschutes County Zoning Ordinance:

Chapter 18.04, Title, Purpose, and Definitions

Chapter 18.16, Exclusive Farm Use Zones (EFU)

Chapter 18.84, Landscape Management Combining Zone (LM)

Chapter 18.100, Rural Industrial Zone

Chapter 18.120, Exceptions

Chapter 18.136, Amendments

Title 22, Deschutes County Development Procedures Ordinance

Deschutes County Comprehensive Plan

Chapter 2, Resource Management

Chapter 3, Rural Growth Management

Appendix C, Transportation System Plan

Oregon Administrative Rules (OAR) - Chapter 660

Division 12, Transportation Planning

Division 15, Statewide Planning Goals

Division 33, Agricultural Land

Oregon Revised Statutes (ORS)

Chapter 215.010, Definitions

Chapter 215.211, Agricultural Land, Detailed Soils Assessment

PUBLIC HEARING PARTICIPATION

- If you wish to provide testimony during the public hearing, please contact the staff planner by 4 pm on Monday, March 20, 2023. Testimony can be provided as described below.
- Members of the public may listen, view, and/or participate in this hearing using Zoom. Using Zoom is free of charge. To login to the electronic meeting online using your computer, copy this link: <https://us02web.zoom.us/j/86861203215>. Using this option may require you to download the Zoom app to your device.
- Members of the public can access the meeting via telephone, dial 1-669-444-9171. When prompted, enter the following Webinar ID: 868-6120-3215.
- Written comments can also be submitted to the record. Please see the Document Submission section below for details regarding written submittals.
- If participation during the hearing by video and telephone is not possible, the public can provide testimony in person at 6 pm in the Barnes and Sawyer Rooms of the Deschutes Services Center, 1300 NW Wall Street, Bend.

All documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost at the Deschutes County Community Development Department (CDD) at 117 NW Lafayette Avenue. Seven (7) days prior to the public hearing, a copy of the staff report will be available for inspection at no cost at CDD and on the websites listed above. Copies of all documents, evidence and the staff report can be purchased at CDD for (25) cents a page.

ALL INTERESTED PERSONS MAY APPEAR, BE HEARD, BE REPRESENTED BY COUNSEL, OR SEND WRITTEN SIGNED TESTIMONY. ANY PARTY TO THE APPLICATION IS ENTITLED TO A CONTINUANCE OF THE INITIAL EVIDENTIARY HEARING OR TO HAVE THE RECORD LEFT OPEN IN ACCORDANCE WITH SECTION 22.24.140 OF THE DESCHUTES COUNTY CODE.

Failure to raise an issue in person at a hearing or in writing precludes appeal by that person to the Land Use Board of Appeals (LUBA), and that failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to LUBA based on that issue.

Deschutes County encourages persons with disabilities to participate in all programs and activities. This event/location is accessible to people with disabilities. If you need accommodations to make participation possible, please contact the staff planner identified above.

DOCUMENT SUBMISSION

Any person may submit written comments on a proposed land use action. Documents may be submitted to our office in person, U.S. mail, or email.

In Person

We accept all printed documents.

U.S. Mail

Deschutes County Community Development
Planning Division, Caroline House
P.O. Box 6005
Bend, OR 97708-6005

Email

Email submittals should be directed to Caroline.House@deschutes.org.

Limitations

- Deschutes County does not take responsibility for retrieving information from a website link or a personal cloud storage service. It is the submitter's responsibility to provide the specific information they wish to enter into the record. We will print the email which includes the link(s), however, we will not retrieve any information on behalf of the submitter.
- Deschutes County makes an effort to scan all submittals as soon as possible. Recognizing staff availability and workload, there is often a delay between the submittal of a document to the record, and when it is scanned and uploaded to Accela Citizen Access (ACA) and Deschutes County Property Information (DIAL).
- To ensure your submission is entered into the correct land use record, please specify the land use file number(s).
- For the open record period after a public hearing, electronic submittals are valid **if received by the County's server** by the deadline established for the land use action.
- IF YOU WISH TO BE NOTIFIED OF ANY DECISION RELATED TO THIS APPLICATION, YOU MUST PROVIDE A MAILING ADDRESS.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

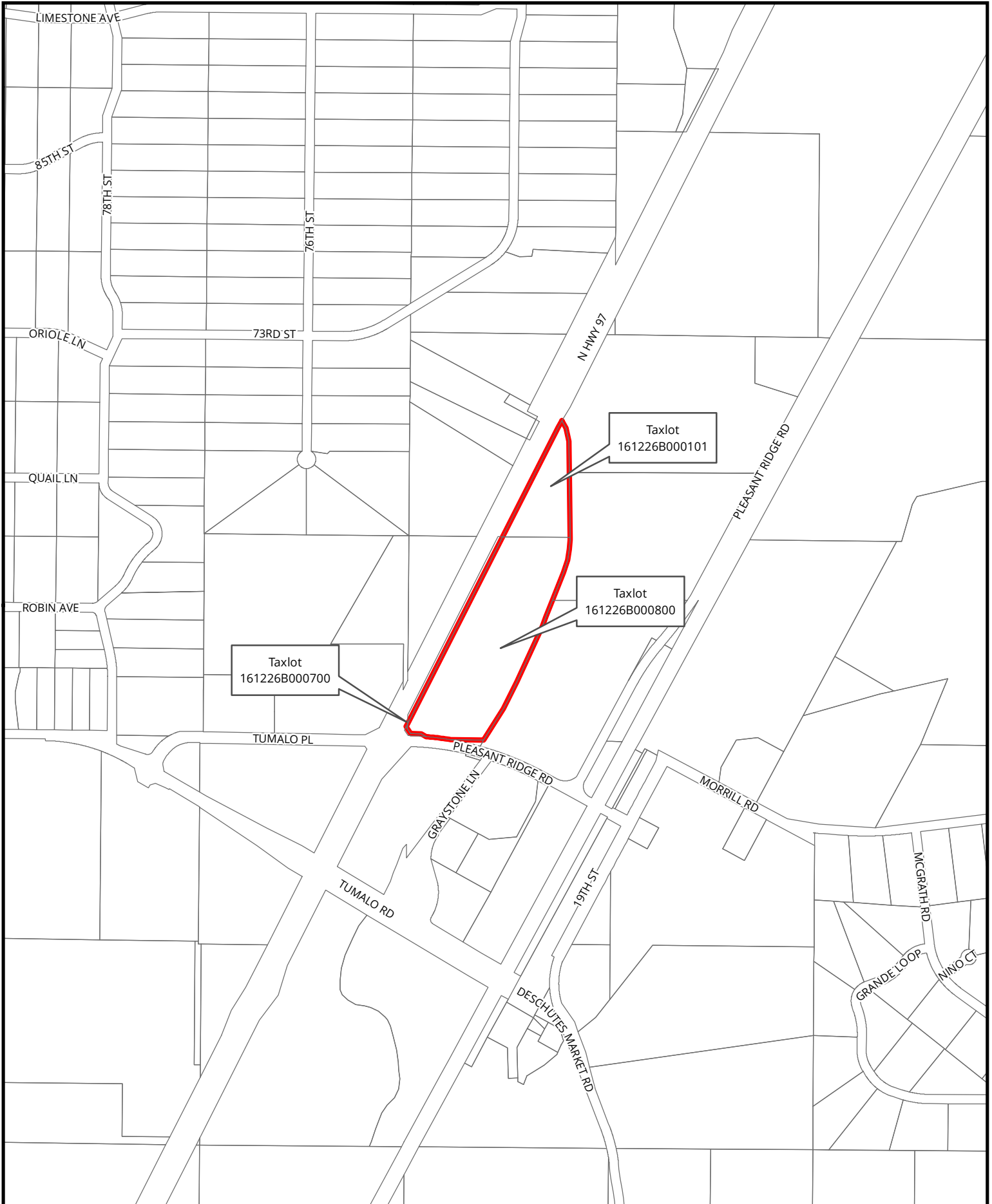
This Notice was mailed pursuant to Deschutes County Code Chapters 22.20 and 22.24.



247-22-000573-ZC / 247-22-000574-PA



Location Map



owner	agent	inCareOf	address	cityStZip	type	cdd id
911			20355 POE SHOLES DR., STE. 300	Bend, OR 97701	NOPH	22-573-ZC / 22-274-PA
BEND FIRE DEPT.	JASON BOLEN		ELECTRONIC	Bend, OR 97702	NOPH	22-573-ZC / 22-274-PA
BEND / LA PINE SCHOOL DIST.			520 NW WALL ST.	Bend, OR 97701	NOPH	22-573-ZC / 22-274-PA
BEND METRO PARKS & REC.	Kelsey Schwartz		ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
BNSF RAILWAY - ASSISTANT DIR., PUBLIC PROJECTS			740 CARNEGIE DRIVE	San Bernadino, CA 92408	NOPH	22-573-ZC / 22-274-PA
CASCADE NATURAL GAS CO.			64500 O.B. RILEY RD., SUITE 2	Bend, OR 97703	NOPH	22-573-ZC / 22-274-PA
CENTRAL ELECTRIC CO-OP			P.O. BOX 846	Redmond, OR 97756	NOPH	22-573-ZC / 22-274-PA
CENTURYLINK			135 SE 5TH ST.	Bend, OR 97702	NOPH	22-573-ZC / 22-274-PA
CENTRAL OREGON IRRIGATION DIST.	KELLY O'ROURKE / CRAIG HORRELL		ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
DESCHUTES CO. ASSESSOR			ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
DESCHUTES CO. BUILDING SAFETY			ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
DESCHUTES CO. ENVIRONMENTAL SOILS DIV.			ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
DESCHUTES CO. ROAD DEPT.			ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
DESCHUTES CO. SHERIFF	CODY SMITH				NOPH	22-573-ZC / 22-274-PA
DESCHUTES CO. SR. TRANS. PLANNER	SHANE NELSON		63333 HWY 20 WEST	Bend, OR 97701	NOPH	22-573-ZC / 22-274-PA
DESCHUTES CO. SURVEYOR	PETER RUSSELL		ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
DEPT. ENV. QUALITY (DEQ)	KEVIN SAMUEL / JOHN MC COY		ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
DEPT. OF LAND CONSERV. & DEVEL.	LARRY BROWN / Scott Rochette		ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
DEPT. OF LAND CONSERV. & DEVEL.			1011 SW EMKAY DR., SUITE 108	Bend, OR 97702	NOPH	22-573-ZC / 22-274-PA
DEPT. OF STATE LANDS (DSL-OWNED PROPERTY)	Shawn Zumwalt		635 CAPITOL ST. NE, #150	Salem, OR 97301-2540	NOPH	22-573-ZC / 22-274-PA
DEPUTY STATE FIRE MARSHAL	CALEB BARNES		ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
MIDSTATE ELECTRIC			1345 NW WALL ST., SUITE 202	Bend, OR 97701	NOPH	22-573-ZC / 22-274-PA
OR DEPT. OF AG LAND USE PLANING COORD.	JIM JOHNSON		P.O. BOX 127	La Pine, OR 97739	NOPH	22-573-ZC / 22-274-PA
OREGON DEPT. OF WATER RESOURCES	Kyle Gorman		635 CAPITOL ST NE	SALEM, OR 97301	NOPH	22-573-ZC / 22-274-PA
OREGON DEPT OF FISH & WILDLIFE	ANDREW WALCH		ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
OREGON PARKS & REC, REG. 4	TINSLEY Bridget		ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
PACIFIC POWER & LIGHT			328 N.E. WEBSTER ST.	BEND, OR 97701	NOPH	22-573-ZC / 22-274-PA
PROPERTY ADDRESS COORDINATOR			ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
REDMOND FIRE & RESCUE	Tom Mooney / Wade Gibson		ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
WATERMASTER - DISTRICT 11	Sam VanLingham		ELECTRONIC		NOPH	22-573-ZC / 22-274-PA
Mark Rubbert, Last Ranch, LLC			915 SW Rimrock Way #201-166	Redmond, OR 97756	NOPH	22-573-ZC / 22-274-PA
Patricia A. Kiewer, MPA			60465 Sunridge Drive	Bend, OR 97702	NOPH	22-573-ZC / 22-274-PA
Gary Kitzrom	G-Sea Growing Soils Env. Associates		PO Box 225	Winchester, OR 97495	NOPH	22-573-ZC / 22-274-PA
Central Oregon LandWatch	Carol Macbeth		2843 NW Lolo Drive	Bend, OR 97703	NOPH	22-573-ZC / 22-274-PA
Harry & Bev Fagen			53 NW Tumalo Ave	Bend, OR 97703	NOPH	22-573-ZC / 22-274-PA
WILLAMETTE GRAYSTONE INC		ATTN TAX DEPARTMENT	5 CONCOURSE PKY #1900	ATLANTA, GA 30328	NOPH	22-573-ZC / 22-274-PA
ACETI, ANTHONY J			21235 TUMALO PL	BEND, OR 97703	NOPH	22-573-ZC / 22-274-PA
DESCHUTES COUNTY		C/O PROPERTY MANAGEMENT	PO BOX 6005	BEND, OR 97708-6005	NOPH	22-573-ZC / 22-274-PA
MCCAULEY, JOHN M			64970 DESCHUTES PLEASANT RIDGE RD	BEND, OR 97701	NOPH	22-573-ZC / 22-274-PA
LAST RANCH LLC			PO BOX 768	ROUNDUP, MT 59072	NOPH	22-573-ZC / 22-274-PA
IRWIN, R BRADLEY & KATHLEEN K			740 NE 1ST	BEND, OR 97701	NOPH	22-573-ZC / 22-274-PA
RAY, CAMERON			65137 N HWY 97	BEND, OR 97701	NOPH	22-573-ZC / 22-274-PA
LAST RANCH LLC			915 SW RIMROCK WAY #201-166	REDMOND, OR 97756	NOPH	22-573-ZC / 22-274-PA
LAND SUPREMACY LLC		C/O MOLLY R ANDEREGG	65147 N HWY 97	BEND, OR 97701	NOPH	22-573-ZC / 22-274-PA
STATE OF OREGON HWY DIVISION			4040 FAIRVIEW INDUSTRIAL DR SE #MS 2	SALEM, OR 97302-1142	NOPH	22-573-ZC / 22-274-PA
DESCHUTES COUNTY		C/O PROPERTY MANAGEMENT	PO BOX 6005	BEND, OR 97708-6005	NOPH	22-573-ZC / 22-274-PA
JACK ROBINSON & SONS INC			PO BOX 5006	BEND, OR 97708	NOPH	22-573-ZC / 22-274-PA
STATE OF OREGON HWY DIVISION			4040 FAIRVIEW INDUSTRIAL DR SE #MS 2	SALEM, OR 97302-1142	NOPH	22-573-ZC / 22-274-PA
STATE OF OR					NOPH	22-573-ZC / 22-274-PA
DESCHUTES COUNTY		C/O PROPERTY MANAGEMENT	PO BOX 6005	BEND, OR 97708-6005	NOPH	22-573-ZC / 22-274-PA
SCHUEPBACH, SETH R			65140 76TH ST	BEND, OR 97703	NOPH	22-573-ZC / 22-274-PA
BRENDA CHAPIN REVOCABLE TRUST	CHAPIN, BRENDA RAE TRUSTEE		18160 COTTONWOOD RD ##115	BEND, OR 97707-9317	NOPH	22-573-ZC / 22-274-PA

