



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: June 12, 2024

SUBJECT: Public Hearing: Comprehensive Plan Amendment and Zone Change request for property on the northeast corner of the Deschutes Junction Highway 97 overpass

RECOMMENDED MOTIONS:

First, hold the public hearing. Thereafter, either continue the public hearing to a date certain, close the oral portion of the record and leave the written record open for a certain period, or commence deliberations.

BACKGROUND AND POLICY IMPLICATIONS:

A public hearing before the Board of County Commissioners ("BOCC") is scheduled on June 12, 2024, for a Comprehensive Plan Amendment and Zone Change request. The subject properties are located at the northeast corner of the Deschutes Junction Highway 97 overpass (location map attached to the staff memorandum). The applicant requests approval of a Comprehensive Plan amendment to change the designation of the subject properties from Agricultural ("AG") to Rural Industrial ("RI") and a corresponding Zone Change to rezone the subject properties from Exclusive Farm Use ("EFU") to Rural Industrial ("RI"). No exceptions to the Statewide Planning Goals are requested.

The BOCC hearing will be the second of two required hearings for this proposal. The first hearing was held on March 21, 2023, before a Deschutes County Hearings Officer. The Hearings Officer found the applicant demonstrated compliance with all applicable standards except the requirements of Statewide Planning Goal 5 related to protected scenic resources. For this reason, the Hearings Officer recommended the BOCC deny the applicant's requests unless the applicant subsequently demonstrates compliance with Goal 5.

BUDGET IMPACTS:

None

ATTENDANCE:

Caroline House, Senior Planner
Anthony Raguine, Principal Planner
Legal Counsel