



Mailing Date:
Monday, September 30, 2024

COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

HEARING FORMAT

The Deschutes County Hearings Officer will conduct the hybrid public hearing described below. Options for participating in the public hearing are detailed in the Public Hearing Participation section.

PROJECT DESCRIPTION

FILE NUMBERS: 247-24-000392-PA, 393-ZC

APPLICANT/OWNER: Cascades Academy of Central Oregon

ATTORNEY FOR APPLICANT: Tia M. Lewis, Schwabe, Williamson & Wyatt, P.C.

PROPOSAL: Plan Amendment (PA) to change the designation of the Subject Property from Surface Mine (SM) and Agriculture (AG) to Rural Residential Exception Area (RREA). Zone Change (ZC) from Surface Mining (SM) and Exclusive Farm Use (EFU) to Multiple Use Agricultural (MUA10).

SUBJECT PROPERTY: The proposal includes the seven (7) properties listed below.

- 64325 OB Riley Rd; Assessor map 17-12-06, tax lot 301;
- 64345 OB Riley Rd; Assessor map 17-12-06, tax lot 300;
- 64375 OB Riley Rd; Assessor map 17-12-06, tax lot 302;
- 64385 OB Riley Rd; Assessor map 17-12-06B, tax lot 100
- No address; Assessor map 16-12-31D, tax lot 4200;
- No address; Assessor map 16-12-31D, tax lot 4300; and
- 64411 OB Riley Rd; Assessor map 16-12-31D, tax lot 4400.

HEARING DATE: Thursday, November 14, 2024

HEARING START: 1:00 pm

STAFF PLANNER: Nicole Mardell, AICP, Senior Planner – Long Range
nicole.mardell@deschutes.org 541-317-3157

RECORD: Record items can be viewed and downloaded from:
<https://bit.ly/CascadesAcademy>

You can also scan the QR Code to access the webpage:



SCAN ME

TIME LIMITS

The Deschutes County Planning Division has set the following time limits for testimony at the hearing:

- Applicant: 30 minutes
- Public Agencies: 10 minutes
- General Public: 3 minutes
- Applicant Rebuttal: 10 minutes

Please note, the above time limits can be modified or eliminated by the Hearings Officer at their discretion.

STANDARDS AND APPLICABLE CRITERIA:

Title 18 of the Deschutes County Code, the County Zoning Ordinance:

- Chapter 18.04, Title, Purpose, and Definitions
- Chapter 18.16, Exclusive Farm Use Zones (EFU)
- Chapter 18.32, Multiple Use Agricultural (MUA10)
- Chapter 18.52, Surface Mining (SM)
- 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 and Guidelines
- Division 23, Procedures and Requirements for Complying with Goal 5
- 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 November 13, 2024. Testimony can be provided as described below.

- Testimony can be provided in person at 1 pm in the Barnes and Sawyer Rooms of the Deschutes Services Center, 1300 NW Wall Street, Bend.
- 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://bit.ly/CascadesAcadZoom>. 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 1 669 900 9128. When prompted, enter the following Webinar ID: 836 0247 0284.
- Written comments can also be submitted to the record. Please see the Document Submission section below for details regarding written submittals.

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, Nicole Mardell
P.O. Box 6005
Bend, OR 97708-6005

Email

Email submittals should be directed to Nicole.mardell@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.

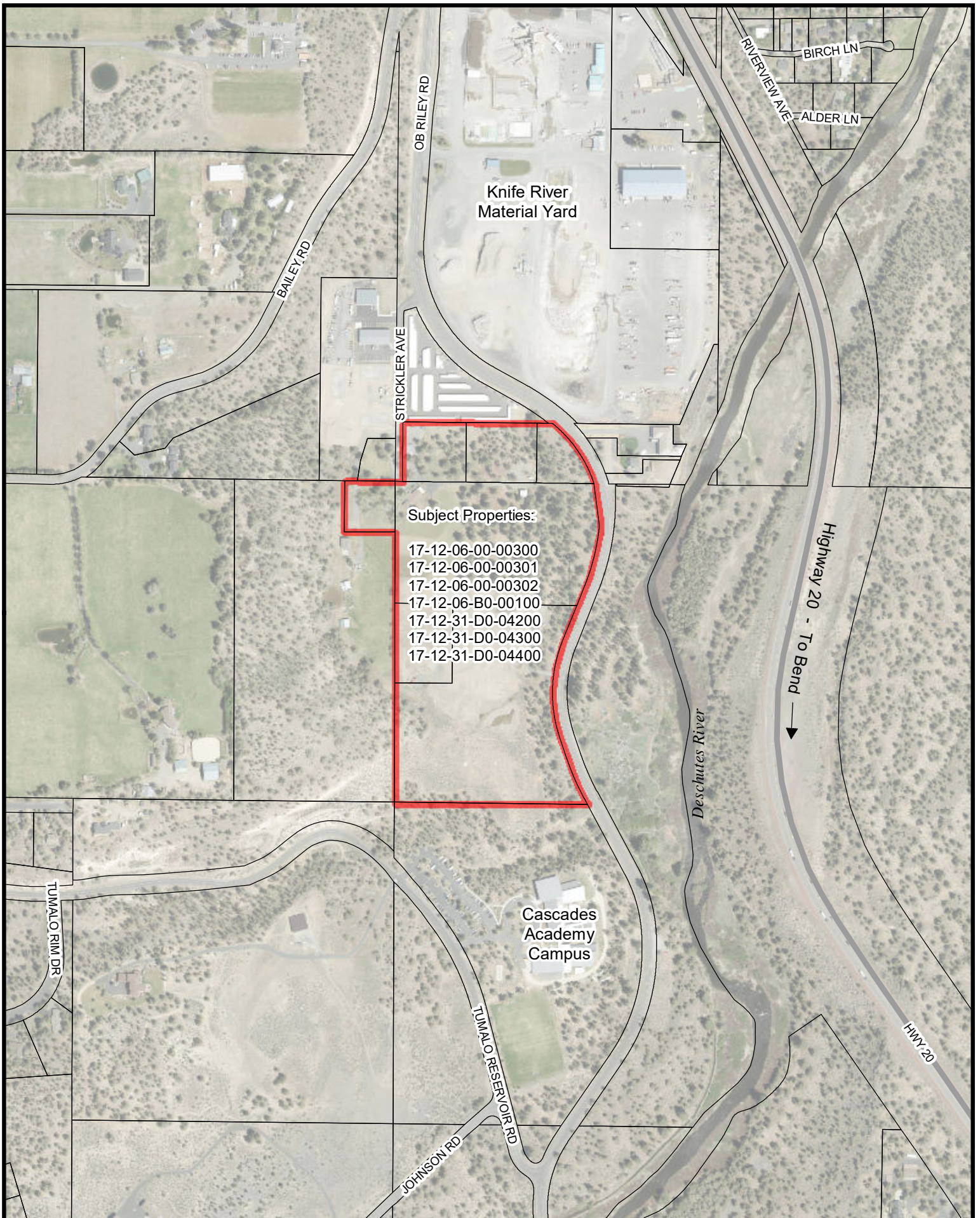
NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

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



Location Map

1" = 500'



Subject Properties:

- 17-12-06-00-00300
- 17-12-06-00-00301
- 17-12-06-00-00302
- 17-12-06-B0-00100
- 17-12-31-D0-04200
- 17-12-31-D0-04300
- 17-12-31-D0-04400

owner	agent	inCareof	address	cityStZip	type	cdd id	email
BEND FIRE DEPT.	Jeff Bond / Jason Bolen		ELECTRONIC		NOPH	24-392-PA, 393-ZC	jbond@bendoregon.gov; jbolen@bendoregon.gov
DEPT. OF GEOLOGY & MINERAL IND.	Bob Houston		229 BROADALBIN ST, SW	Albany, OR 97321	NOPH	24-392-PA, 393-ZC	
DEPUTY STATE FIRE MARSHAL	Clara Butler		1345 NW WALL ST., SUITE 202	Bend, OR 97701	NOPH	24-392-PA, 393-ZC	clara.butler@osfm.oregon.gov
DESCHUTES CO. ASSESSOR			ELECTRONIC		NOPH	24-392-PA, 393-ZC	
DESCHUTES CO. BUILDING SAFETY	Randy Scheid		ELECTRONIC		NOPH	24-392-PA, 393-ZC	Randy.Scheid@deschutes.org
DESCHUTES CO. ONSITE WASTEWATER	Todd Cleveland		ELECTRONIC		NOPH	24-392-PA, 393-ZC	Todd.Cleveland@deschutes.org
DESCHUTES CO. PROPERTY ADDRESS COORDINATOR	Tracy Griffin		ELECTRONIC		NOPH	24-392-PA, 393-ZC	Tracy.Griffin@deschutes.org
DESCHUTES CO. ROAD DEPT.	Cody Smith / Quinn Shubert		ELECTRONIC		NOPH	24-392-PA, 393-ZC	Cody.Smith@deschutes.org; quinn.shubert@deschutes.org
DESCHUTES CO. SR. TRANS. PLANNER	Tarik Rawlings		ELECTRONIC		NOPH	24-392-PA, 393-ZC	Tarik.Rawlings@deschutes.org
TUMALO IRRIGATION DISTRICT			64697 COOK AVE.	BEND, OR 97703	NOPH	24-392-PA, 393-ZC	
TUMALO TOWN DIST. IMPROVEMENT CO.			64682 COOK AVE., #54	BEND, OR 97701	NOPH	24-392-PA, 393-ZC	ttdic2@gmail.com
PINE CONE VENTURES LLC			PO BOX 5276	BEND, OR 97708	NOPH	24-392-PA, 393-ZC	
CASCADES ACADEMY OF CENTRAL OREGON			19860 TUMALO RESERVOIR RD	BEND, OR 97703	NOPH	24-392-PA, 393-ZC	
RILEY, CALEB & KELSEY			64682 COOK AVE ##19	BEND, OR 97703	NOPH	24-392-PA, 393-ZC	
MICHAEL RESNICK REVOCABLE TRUST	RESNICK, MICHAEL TTEE		64495 BAILEY RD	BEND, OR 97703	NOPH	24-392-PA, 393-ZC	
CASCADES ACADEMY OF CENTRAL OREGON		C/O DARREN HANSEN	19860 TUMALO RESERVOIR RD	BEND, OR 97703	NOPH	24-392-PA, 393-ZC	
HOUGH, WILLIAM & BONNIE			19701 RIDGEWOOD DR	BEND, OR 97703	NOPH	24-392-PA, 393-ZC	
CASCADES ACADEMY OF CENTRAL OREGON INC		C/O DARREN HANSEN	19860 TUMALO RESERVOIR RD	BEND, OR 97703	NOPH	24-392-PA, 393-ZC	
ZUBER LIVING TRUST	ZUBER, LEX G & PATRICIA C TTEES		19715 TUMALO RESERVOIR RD	BEND, OR 97703	NOPH	24-392-PA, 393-ZC	
TRIPOLAY INVESTMENTS LLC		C/O DAVE MILLER	64440 BAILEY RD	BEND, OR 97703	NOPH	24-392-PA, 393-ZC	
OREGON PARKS & RECREATION DEPARTMENT			725 SUMMER ST #SUITE C	SALEM, OR 97301	NOPH	24-392-PA, 393-ZC	
CASCADES ACADEMY OF CENTRAL OREGON INC			19860 TUMALO RESERVOIR RD	BEND, OR 97703	NOPH	24-392-PA, 393-ZC	
RICE, RITA L		%ALLEN RITA L (A)	64455 OB RILEY RD	BEND, OR 97703	NOPH	24-392-PA, 393-ZC	
MARIA LINDA ZAMUDIO-LEON TRUST	ZAMUDIO-LEON, MARIA LINDA TTEE		64682 COOK AVE	BEND, OR 97703	NOPH	24-392-PA, 393-ZC	
BARTA, CRAIG S			5119 GLENWOOD DR	KLAMATH FALLS, OR 97603	NOPH	24-392-PA, 393-ZC	
WESTON INVESTMENT COMPANY INC		C/O JOSEPH WESTON (A)	2154 NE BROADWAY ST #200	PORTLAND, OR 97232	NOPH	24-392-PA, 393-ZC	
RBL RE1 LLC			1175 NW COLUMBIA ST	BEND, OR 97703	NOPH	24-392-PA, 393-ZC	
KNIFE RIVER CORPORATION NORTHWEST			32260 OLD HIGHWAY 34	TANGENT, OR 97389	NOPH	24-392-PA, 393-ZC	
Tia M. Lewis	Schwabe, Willimanson & Wyatt, P.C.		360 SW Bond St, Suite 500	Bend, OR 97702	NOPH	24-392-PA, 393-ZC	