



**MEMORANDUM**

**TO:** Deschutes County Board of Commissioners (Board)

**FROM:** Nathaniel Miller, Associate Planner

**DATE:** June 11, 2025

**SUBJECT:** Consideration of First Reading of Ordinance 2025-010 – A Plan Amendment and Zone Change (file nos. 247-24-000404-PA, 405-ZC).

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The Board of County Commissioners (Board) will consider a first reading of Ordinance 2025-010 on June 11, 2025, for a Plan Amendment and Zone Change (File nos. 247-24-000404-PA, 247-24-000405-ZC). The subject property is located southeast of the City of Bend and is approximately 279 acres. The property is addressed at 60725 Arnold Market Road, Bend.

**I. BACKGROUND**

The applicant and property owners, Bend Park & Recreation District (BPRD), requests approval of a Comprehensive Plan Amendment to change the designation of the subject property (+/- 279 Acres) from Agricultural (AG) and Surface Mining (SM) to Rural Residential Exception Area (RREA). The applicant also requests a corresponding Zone Change to rezone the subject property from Exclusive Farm Use – Tumalo/ Redmond/ Bend subzone (EFU-TRB) and Surface Mining (SM) to Rural Residential (RR10). The property is comprised of approximately 105 acres of SM Zone and 174 acres of EFU Zone. The applicant asks that Deschutes County change the zoning and the plan designations because the subject property does not qualify as “agricultural land” under Oregon Revised Statutes (ORS) or Oregon Administrative Rules (OAR) definitions, and there are no active mining operations at the former surface mine site.

A public hearing was conducted by a Hearings Officer on November 12, 2024. On January 8, 2025, the Hearings Officer issued a recommendation of approval for the proposed Plan Amendment and Zone Change. On April 2, 2025, the Board held a public hearing to hear additional testimony on the applications. The Board established an Open Record Period after the hearing which closed at 4:00pm on April 23, 2025. On May 28, the Board deliberated to approve the requests, with a unanimous vote in favor of the subject applications.

## **II. NEXT STEPS / SECOND READING**

The Board is tentatively scheduled to conduct the second reading of Ordinance 2025-010 on June 25, 2025, fourteen (14) days following the first reading.

### **ATTACHMENTS:**

#### **1. Draft Ordinance 2025-010 and Exhibits**

Exhibit A: Legal Descriptions

Exhibit B: Proposed Plan Amendment Map

Exhibit C: Proposed Zone Change Map

Exhibit D: Comprehensive Plan Section 23.01.010, Introduction

Exhibit E: Comprehensive Plan Section 5.12, Legislative History

Exhibit F: Hearings Officer Recommendation