



MEMORANDUM

TO: Board of County Commissioners

FROM: Nathaniel Miller, AICP, Associate Planner

DATE: May 28, 2025

SUBJECT: Deliberations: A Plan Amendment and Zone Change (File nos. 247-24-000404-PA, 405-ZC).

The Board of County Commissioners ("Board") will conduct Deliberations on May 28, 2025, to consider a request for a Comprehensive 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. A location map is included as **Attachment A**.

I. BACKGROUND

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 of a 7-day *New Evidence and Testimony* phase, 7-day *Rebuttal* phase, and a 7-day *Applicant's Final Legal Argument* phase. The Open Record period closed at 4:00pm on April 23, 2025.

The attached Decision Matrix (**Attachment B**) is designed to assist the Board in their deliberations. It focuses on the contested aspects of the application and that require Board determinations or interpretations. There are six key issues identified in testimony and materials that are related to approval criteria for the subject applications.

II. SUMMARY

Please see the Decision Matrix for Issue items and summaries.

III. RECORD

At the hearing, the applicant submitted written testimony and provided oral testimony, but did not raise new issues. A new letter of objection from an opponent was also submitted during the hearing. These submittals can be accessed on the project website and record located at the link below.

Staff notes that the Planning Division received the following submittals during the Open Record Period:

BOCC Hearing – New Evidence & Testimony

2025-04-08 M. Stockamp, Eden Central Properties LLC

BOCC Hearing – Rebuttal Testimony

2025-04-16 D. Peschka - Letter to Commissioner Adair

BOCC Hearing – Applicant’s Final Legal Argument

2025-04-16 D. Peschka 3 Letters to Deschutes County Commissioners

2025-04-23 J. Hicks - Applicant’s Final Legal Arguments

Staff notes that Applicant’s Final Legal Argument Phase is reserved exclusively for the applicant and requests the Board address applicability of the letters received by Ms. Peschka that were received within this phase.

The record for file nos. 247-24-000404-PA, 405-ZC is as presented at the following Deschutes County Community Development Department website:

<https://www.deschutes.org/cd/page/247-24-000404-pa-405-zc-bend-park-and-recreation-district-bprd-comprehensive-plan-amendment>

Attachment A: Location Map

Attachment B: Decision Matrix