



Mailing Date:
Thursday, September 7, 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: 247-23-000470-TA

APPLICANT: City of Bend

PROPOSAL: Amendments to Deschutes County Code (DCC) Chapters 18.04, Title Purpose and Definitions, Chapter 18.76, Airport Development Zone, Chapter 18.80, Airport Safety Combining Zone, and Chapter 18.120, Exceptions. The proposed amendments will modify DCC to add a definition of an air traffic control tower, establish air traffic control towers as a use permitted outright in the Airport Development Zone, and modify the height limit so that air traffic control towers can be up to 115 feet in height.

LOCATION: The Airport Development (AD) Zone encompasses the Bend Municipal Airport, which includes the following addresses and tax lots:

- 63155 Gibson Air Rd – 1713200000200
- 63110 Powell Butte Hwy – 1713200000201
- 63205 Gibson Air Rd – 171317C000100
- 63482 Powell Butte Hwy – 1713170000200
- 22550 Nelson Pl – 1713200000202
- 63144 Powell Butte Hwy – 1713200000300

HEARING DATE: Monday, October 2, 2023

HEARING START: 6:00 pm

STAFF PLANNER: Audrey Stuart, Associate Planner
Audrey.stuart@deschutes.org, 541-388-6679

RECORD: Record items can be viewed and downloaded from:
<https://www.deschutes.org/cd/page/247-23-000470-ta-%E2%80%93-air-traffic-control-tower-text-amendment>

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:

Deschutes County Code (DCC)

- Title 18, Deschutes County Zoning Ordinance:
 - Chapter 18.04, Title, Purpose and Definitions
 - Chapter 18.76, Airport Development Zone
 - Chapter 18.80, Airport Safety Combining Zone (AS)
 - Chapter 18.120, Exceptions
 - Chapter 18.136, Amendments
- Title 22, Deschutes County Development Procedures Ordinance

PUBLIC HEARING PARTICIPATION

- If you wish to provide testimony during the public hearing, please contact the staff planner by 4 pm on October 1, 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/81473449695>. 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 1-312-626-6799. When prompted, enter the following Webinar ID: 814 7344 9695.
- 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, Audrey Stuart
P.O. Box 6005
Bend, OR 97708-6005

Email

Email submittals should be directed to Audrey.Stuart@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.

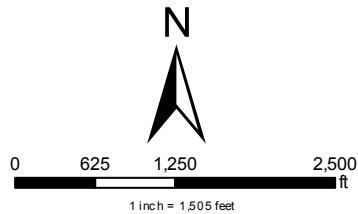
This Notice was mailed pursuant to Deschutes County Code Chapters 22.20 and 22.24.

Bend Municipal Airport Text Amendment

Land Use File #247-23-000470-TA



Date: 6/28/2023



owner	agent	inCareof	address	cityStZip	type	cdd id	email
BEND FIRE DEPT.	Jeff Bond / Jason Bolen		ELECTRONIC			NOPH 23-470-TA	jbond@bendoregon.gov; jbolen@bendoregon.gov
BEND MUNICIPAL AIRPORT (CITY OF BEND)	Airport Manger / Economic Development		P.O. BOX 431	Bend, OR 97709		NOPH 23-470-TA	
BLM, PRINEVILLE DIST. - DESCHUTES FIELD MGR.	Lisa Clark		ELECTRONIC			NOPH 23-470-TA	lmclark@blm.gov
CENTRAL OREGON IRRIGATION DIST.	Kelly O'Rourke, Craig Horrell		ELECTRONIC			NOPH 23-470-TA	LANDUSE@COID.ORG; CHORRELL@COID.ORG
DEPUTY STATE FIRE MARSHAL	Clara Butler		1345 NW WALL ST., SUITE 202	Bend, OR 97701		NOPH 23-470-TA	clara.butler@osp.oregon.gov
DESCHUTES CO. ASSESSOR			ELECTRONIC			NOPH 23-470-TA	
DESCHUTES CO. BUILDING SAFETY	Randy Scheid		ELECTRONIC			NOPH 23-470-TA	Randy.Scheid@deschutes.org
DESCHUTES CO. ONSITE WASTEWATER	Todd Cleveland		ELECTRONIC			NOPH 23-470-TA	Todd.Cleveland@deschutes.org
DESCHUTES CO. ROAD DEPT.	Cody Smith		ELECTRONIC			NOPH 23-470-TA	Cody.Smith@deschutes.org
DESCHUTES CO. SR. TRANS. PLANNER	Tarik Rawlings		ELECTRONIC			NOPH 23-470-TA	Tarik.Rawlings@deschutes.org
OREGON DEPT. OF AVIATION, PROJ. & PLANNING DIV.	Heather Peck/ Brandon Pike		ELECTRONIC			NOPH 23-470-TA	Heather.PECK@odav.oregon.gov; brandon.pike@odav.oregon.gov
	Century West Engineering	Tom Headley	1020 SW Elkay Drive #100	Bend, OR 97709		NOPH 23-470-TA	theadley@centurywest.com
City of Bend			710 NW Wall St	Bend, OR 97703		NOPH 23-470-TA	
PEVERIERI, LEONARD ESTATE OF		C/O PENNY SCHAAL (PER REP)	PO BOX 2238	EAGLE, ID 83616		NOPH 23-470-TA	dsyrnyk@bendoregon.gov
JESSE & KIMBERLY DENT JOINT TRUST	DENT, JESSE R & KIMBERLY A TTEES		22370 BUTLER MARKET RD	BEND, OR 97701		NOPH 23-470-TA	
CITY OF BEND	AIRCRAFT MANUFACTURERS RE LLC (L)		22590 NELSON RD	BEND, OR 97701		NOPH 23-470-TA	
TRITON - AMERICA LLC			PO BOX 641	LA CONNER, WA 98257		NOPH 23-470-TA	
CITY OF BEND			PO BOX 431	BEND, OR 97709		NOPH 23-470-TA	
DESCHUTES COUNTY		C/O PROPERTY MANAGEMENT	PO BOX 6005	BEND, OR 97708-6005		NOPH 23-470-TA	
CUSTARD, MIKE			63110 POWELL BUTTE HWY #UNIT 7	BEND, OR 97701		NOPH 23-470-TA	
USA						NOPH 23-470-TA	
PEVERIERI, LEONARD ESTATE OF		C/O PENNY SCHAAL (PER REP)	PO BOX 2238	EAGLE, ID 83616		NOPH 23-470-TA	
CITY OF BEND			PO BOX 431	BEND, OR 97709		NOPH 23-470-TA	
FLIGHT SHOP INC THE		C/O PROFESSIONAL AIR PARTNERS (A)	63136 POWELL BUTTE RD	BEND, OR 97701		NOPH 23-470-TA	
CITY OF BEND			PO BOX 431	BEND, OR 97709		NOPH 23-470-TA	
TRITON - AMERICA LLC			PO BOX 641	LA CONNER, WA 98257		NOPH 23-470-TA	
JERRY & DARCI CRONEN JOINT TRUST	CRONEN, JERRY D & DARCI M TTEES		63049 POWELL BUTTE HWY	BEND, OR 97701		NOPH 23-470-TA	
PEVERIERI, LEONARD ESTATE OF		C/O PENNY SCHAAL (PER REP)	PO BOX 2238	EAGLE, ID 83616		NOPH 23-470-TA	
CRONEN, CHASE			22380 NELSON RD	BEND, OR 97701		NOPH 23-470-TA	
DANFELT, ERIC & GAYLE			3460 NW DENALI LN	BEND, OR 97703		NOPH 23-470-TA	
HOISINGTON, BRUCE & LEE ANN			60678 BRASADA WAY	BEND, OR 97702		NOPH 23-470-TA	
WALKER, SAMUEL & WALKER, GEORGE			63155 POWELL BUTTE HWY	BEND, OR 97701		NOPH 23-470-TA	
KOPPEL LLC			891 NW STONEPINE DR	BEND, OR 97703		NOPH 23-470-TA	
HOSKINS, ROBERT L	AIRPORT ACRES RANCH LLC (CB)	C/O DEAN L ROGERS-AIRPORT ACRES RANCH LL	22648 NELSON RD	BEND, OR 97701		NOPH 23-470-TA	
HENLEY FARMS LLC	C/O HELEN JONES (A)		1015 NE BENNINGTON WAY	BEND, OR 97701		NOPH 23-470-TA	
REGAN, MICHAEL E			60445 SUNSET VIEW DR	BEND, OR 97702		NOPH 23-470-TA	
TARGHEE KOTA PROPERTIES LLC			20406 BIRDSONG LN	BEND, OR 97703		NOPH 23-470-TA	
KOPPEL LLC			891 NW STONEPINE DR	BEND, OR 97703		NOPH 23-470-TA	
CITY OF BEND	FLIGHT SHOP INC THE		63132 POWELL BUTTE RD	BEND, OR 97701		NOPH 23-470-TA	
CENIGA, TRAVIS & KETTY			22645 NELSON RD	BEND, OR 97701		NOPH 23-470-TA	
BALLIN, DANIEL S & MACCOLLIN, MIA			427 NW FLORIDA AVE	BEND, OR 97703		NOPH 23-470-TA	
CITY OF BEND			PO BOX 431	BEND, OR 97709		NOPH 23-470-TA	