



Mailing Date:
Tuesday, October 8, 2024

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: 247-24-000404-PA, 247-24-000405-ZC

**SUBJECT PROPERTY/
OWNER:**

Mailing Name: BEND PARK & RECREATION DISTRICT
Map and Taxlot: 1812230000200
Account: 112113
Situs Address: 60725 ARNOLD MARKET RD, BEND, OR 97701

APPLICANT: Bend Park & Recreation District (BPRD)

PROPOSAL: The applicant 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) & Surface Mining (SM) to Rural Residential (RR10).

LOCATION: The subject properties have an assigned address of 60725 Arnold Market Road, Bend, OR 97701. They are identified on the County Assessor Tax Map 18-12-23, as Tax Lot 200.

HEARING DATE: Tuesday, November 12, 2024

HEARING START: 6:00 pm

STAFF PLANNER: Nathaniel Miller, AICP, Associate Planner
Phone: 541-317-3164
Email: Nathaniel.Miller@deschutes.org

RECORD: Record items can be viewed and downloaded from:
<https://www.deschutes.org/cd/page/247-24-000404-pa-405-zc-bend-park-and-recreation-district-bprd-comprehensive-plan-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:

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 18.52, Surface Mining Zone (SM)
Chapter 18.56, Surface Mining Impact Area Combining Zone (SMIA)
Chapter 18.60, Rural Residential Zone (RR10)
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 33, Agricultural Land

Oregon Revised Statutes (ORS)
Chapter 215.010, Definitions

PUBLIC HEARING PARTICIPATION

- If you wish to provide testimony during the public hearing, please contact the staff planner by 4 pm on Monday, November 11, 2024. 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/87391385850>
- 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 1-253-205-0468. When prompted, enter the following Webinar ID: 873 9138 5850.
- 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, Nathaniel Miller
P.O. Box 6005
Bend, OR 97708-6005

Email

Email submittals should be directed to Nathaniel.Miller@deschutes.org.

Limitations

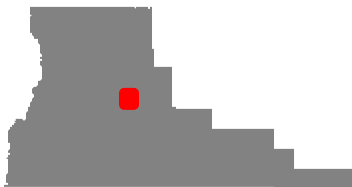
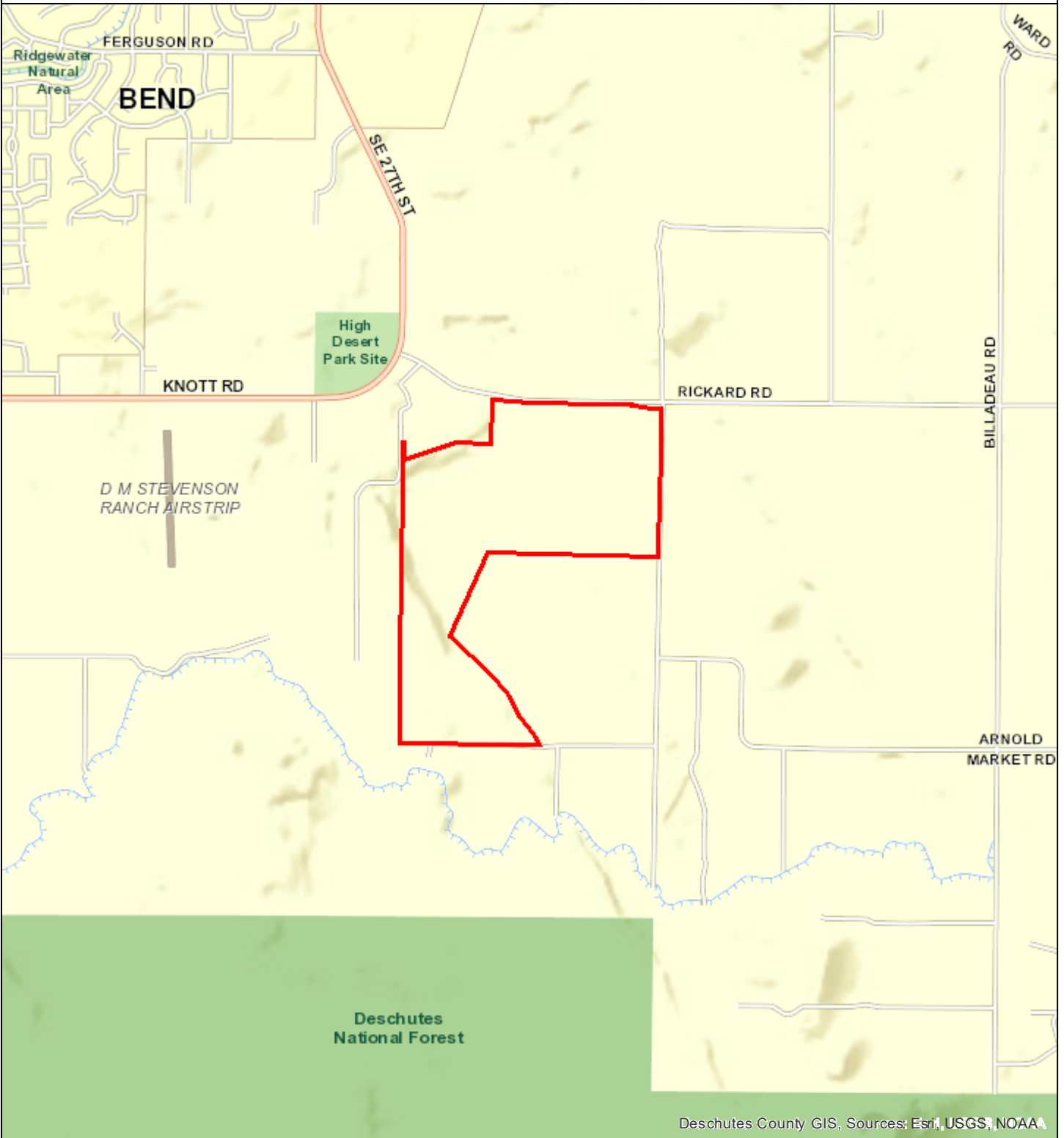
- Deschutes County does not take responsibility for retrieving information from a website link or a personal cloud storage service. It is the submitter's responsibility to provide the specific information they wish to enter into the record. We will print the email which includes the link(s), however, 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.

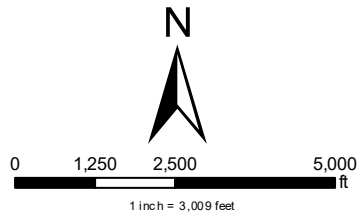
This Notice was mailed pursuant to Deschutes County Code Chapters 22.20 and 22.24.

File: 247-24-000404-PA, 405-ZC

Situs Address: 60725 ARNOLD MARKET RD, BEND, OR 97701



Date: 7/2/2024



BOYD-REYNOLDS REVOCABLE TRUST	BOYD, PERRIN E TRUSTEE ET AL	21325 BACK ALLEY	BEND, OR 97702	NOPH 24-404-PA, 405-ZC
PATRICIA A ROGERS REVOCABLE TRUST	ROGERS, PATRICIA A TTEE	60500 ARNOLD MKT RD	BEND, OR 97702	NOPH 24-404-PA, 405-ZC
ADAMS, JAMES & MEGAN		21295 BACK ALLEY RD	BEND, OR 97702	NOPH 24-404-PA, 405-ZC
BEND PARK & RECREATION DISTRICT	C/O DON HORTON (A)	799 SW COLUMBIA ST	BEND, OR 97702	NOPH 24-404-PA, 405-ZC
JODY & JASON LINDEMANN JOINT TRUST	LINDEMANN, JASON & JODY TTEES	21365 BACK ALLEY RD	BEND, OR 97702	NOPH 24-404-PA, 405-ZC
KUNZ REV TRUST	KUNZ, ARLAND DEAN TTEE ETAL	21343 BACK ALLEY	BEND, OR 97702	NOPH 24-404-PA, 405-ZC
KENNETH C DIRK REVOCABLE TRUST ET AL	DIRK, KENNETH C & TONYA L TTEES	21333 BACK ALLEY RD	BEND, OR 97702	NOPH 24-404-PA, 405-ZC
BIANCHINA, PAUL & ROSE O		21403 BACK ALLEY RD	BEND, OR 97702	NOPH 24-404-PA, 405-ZC
HUNT, HAROLD L & BARBARA		21445 BACK ALLEY	BEND, OR 97702	NOPH 24-404-PA, 405-ZC
COCCO FAMILY REVOCABLE TRUST	COCCO, CHESTER R TTEE ET AL	60350 WINDSONG LN	BEND, OR 97702	NOPH 24-404-PA, 405-ZC