

Community Development Department

Work Session – June 26, 2023

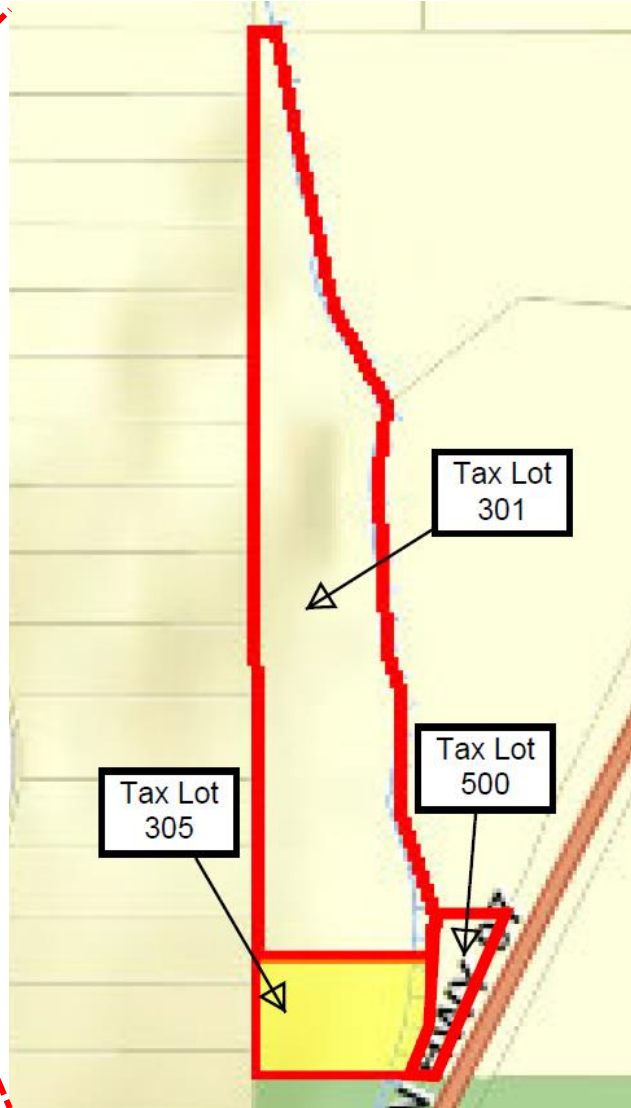
File No. 247-23-000398-A (247-21-000881-PA, 882-ZC)

Request: Applicant-initiated remand of Comprehensive Plan Amendment and Zone Change to rezone and redesignate the property from Agricultural/Exclusive Farm Use to Rural Industrial.

Case Planner: Tarik Rawlings, Associate Planner
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Location



Total of 19.12-acres Along Hwy 97

Assessor's Map: 16-12-23

Tax Lot 301: 15.06 acres

Address: 65305 N Hwy 97

Owner: Johnson

Tax Lot 305: 3.00 acres

Address: 65301 N Hwy 97

Owner: LBNW LLC

Tax Lot 500: 1.06 acres

Address: 65315 Hwy 97

Owner: LBNW LLC



Background

- **Current Designation/Zoning:**
 - **Agriculture/EFU-Tumalo/Redmond/Bend**
- **Proposed Designation/Zoning:**
 - **Rural Industrial**
- **No use proposed**
- **Approved with conditions December 14, 2022**
- **Appealed to LUBA**



LUBA Remand

- **Narrow issue**
 - Goal 5 and OAR 660-023-0250(3)
 - Whether new industrial designation would allow new uses not previously allowed under EFU and whether those uses would conflict with Goal 5 scenic resources
- **Applicant Submittal**
 - Proposal already complies with Goal 5
 - Timeliness



Next Steps

- **Public Hearing on June 28, 2023**
- **Hearing format:**
 - **Limited De Novo – accepting testimony on only LUBA remand items**
 - **Recommended**
 - **De Novo – accepting testimony on all matters**



Questions?

Project website:

<https://www.deschutes.org/cd/page/247-23-000398-luba-remand-lbnw-llc-comprehensive-plan-amendment-and-zone-change>

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