



NOTICE OF PUBLIC HEARING

HEARING FORMAT

The Deschutes County Hearings Officer will conduct the public hearing as described below by video, telephone, and in person. Options for participating in the public hearing are detailed in the Public Hearing Participation section.

PROJECT DESCRIPTION

FILE NUMBER(S): 247-25-000705-SP, 706-V, 707-V, 708-LM, 247-26-000119-A

**SUBJECT PROPERTY/
OWNER:**

Mailing Name: TUMALO ELEM SCHOOL DISTRICT NO. 3C
Map and Taxlot: 161231A001200
Account: 150852
Situs Address: 19835 2ND ST, BEND, OR 97703

APPLICANT: HMK Company, Steve Earle

REQUEST: Appeal of Site Plan Review for a 16,366-square-foot addition to Tumalo Community School in the Tumalo Commercial District, Tumalo Residential District, and the Landscape Management Combining Zone. The proposed expansion will enlarge the kitchen and cafeteria space and provide additional classrooms. The applicant also requests a Variance to the front yard setback and a Variance to the length of vehicle parking stalls.

HEARING LOCATION: Deschutes Services Building – First Floor – Barnes & Sawyer Rooms (1300 NW Wall Street, Bend, OR 97703) & Zoom

HEARING DATE & TIME: April 21, 2026 at 10:00 am

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

RECORD: Record items can be viewed and downloaded from:
<https://bit.ly/TumaloSchoolAppeal>

STANDARDS AND APPLICABLE CRITERIA:

Deschutes County Code (DCC)

Title 18, Deschutes County Zoning Ordinance:

Chapter 18.56, Surface Mining Impact Area Combining Zone (SMIA)

Chapter 18.67, Tumalo Rural Community Zoning Districts

Chapter 18.84, Landscape Management Combining Zone (LM)

Chapter 18.116, Supplementary Provisions

Chapter 18.120, Exceptions

Chapter 18.124, Site Plan Review

Chapter 18.132, Variances

Title 22, Deschutes County Development Procedures Ordinance

TIME LIMITS

The Deschutes County Planning Division has set the following time limits for testimony at the hearing:

- Applicant: 30 minutes
- Appellant(s): 20 minutes each
- 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.

PUBLIC HEARING PARTICIPATION

- 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/81167227456>. 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 253-215-8782. When prompted, enter the following Webinar ID: 811-6722-7456.
- Written comments can also be submitted to the record. Please see the Document Submission section below for details regarding written submittals.
- The public can provide testimony in person at 10 am 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.

Land Use File #247-25-000705-SP, 706-V, 707-V, 708-LM

19835 2nd Street



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, Deschutes County GIS



Date: 12/2/2025

