



## NOTICE OF PUBLIC HEARING

### HEARING FORMAT

The Deschutes County Board of County Commissioners 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 NUMBERS:** 247-24-000392-PA, 393-ZC

**APPLICANT/OWNER:** Cascades Academy of Central Oregon

**ATTORNEY FOR APPLICANT:** Tia M. Lewis, Schwabe, Williamson & Wyatt, P.C.

**PROPOSAL:** Plan Amendment (PA) to change the designation of the Subject Property from Surface Mine (SM) and Agriculture (AG) to Rural Residential Exception Area (RREA). Zone Change (ZC) from Surface Mining (SM) and Exclusive Farm Use (EFU) to Multiple Use Agricultural (MUA10).

**LOCATION:** The proposal includes the seven (7) properties listed below.

- 64325 OB Riley Rd; Assessor map 17-12-06, tax lot 301;
- 64345 OB Riley Rd; Assessor map 17-12-06, tax lot 300;
- 64375 OB Riley Rd; Assessor map 17-12-06, tax lot 302;
- 64385 OB Riley Rd; Assessor map 17-12-06B, tax lot 100
- No address; Assessor map 16-12-31D, tax lot 4200;
- No address; Assessor map 16-12-31D, tax lot 4300; and
- 64411 OB Riley Rd; Assessor map 16-12-31D, tax lot 4400.

**HEARING DATE:** Wednesday, June 18, 2025

**HEARING START:** 9 am regularly scheduled meeting, the tentative start date will be posted a week prior to the hearing.

**STAFF PLANNER:** Nicole Mardell, AICP, Senior Planner – Long Range  
[nicole.mardell@deschutes.org](mailto:nicole.mardell@deschutes.org) 541-317-3157

**RECORD:**

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

You can also scan the QR Code to access the webpage:



SCAN ME

**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 Board 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 18.32, Multiple Use Agricultural (MUA10)
- Chapter 18.52, Surface Mining (SM)
- 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 23, Procedures and Requirements for Complying with Goal 5
- Division 33, Agricultural Land

Oregon Revised Statutes (ORS)

- Chapter 215.010, Definitions
- Chapter 215.211, Agricultural Land, Detailed Soils Assessment

**PUBLIC HEARING PARTICIPATION**

- If you wish to provide testimony during the public hearing, please contact the staff planner by 4 pm on June 17, 2025. 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: <http://bit.ly/3h3oqdD>. 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: 899 4635 9970 and Password: 013510
- 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 in the Barnes and Sawyer Rooms of the Deschutes Services Center, 1300 NW Wall Street, Bend. Please check the Commissioners' Public Meeting Calendar to see the anticipated start time for this agenda item: <https://www.deschutes.org/meetings>.

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, Nicole Mardell, Senior Planner  
P.O. Box 6005  
Bend, OR 97708-6005

## Email

Email submittals should be directed to [Nicole.mardell@deschutes.org](mailto:Nicole.mardell@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.





247-24-000392-PA / 247-24-000393-ZC



Location Map

