



Mailing Date:
Friday, August 8, 2025

COMMUNITY DEVELOPMENT

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: 247-24-000097-PA, 247-24-000098-ZC, 247-25-000021-MA

OWNER: ERICKSON-WARD LAND TRUST LLC

APPLICANT: BCL LLC

PROPOSAL: The applicant requests approval of a Comprehensive Plan Amendment to change the designation of the subject property from Agricultural (AG) 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) to Multiple Use Agricultural (MUA10).

LOCATION: Mailing Name: ERICKSON-WARD LAND TRUST LLC
Map and Taxlot: 1712360000100
Account: 109118
Situs Address: 21875 NEFF RD, BEND, OR 97701

Mailing Name: ERICKSON-WARD LAND TRUST LLC
Map and Taxlot: 1712360000400
Account: 109115
Situs Address: 21850 HWY 20, BEND, OR 97701

Mailing Name: ERICKSON-WARD LAND TRUST LLC
Map and Taxlot: 1712360001000
Account: 111676
Situs Address: 21700 BEAR CREEK RD, BEND, OR 97701

Mailing Name: ERICKSON-WARD LAND TRUST LLC
Map and Taxlot: 1712360000900

Account: 111677
Situs Address: 62098 WARD RD, BEND, OR 97701

HEARING DATE: Wednesday, August 20th

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

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/247-24-000097-pa-247-24-000098-zc-bcl-llc-comprehensive-plan-amendment-and-zone-change>

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 18.136, 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
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 August 19th. 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, Audrey Stuart, Associate Planner
P.O. Box 6005
Bend, OR 97708-6005

Email

Email submittals should be directed to Audrey.Stuart@deschutes.org.

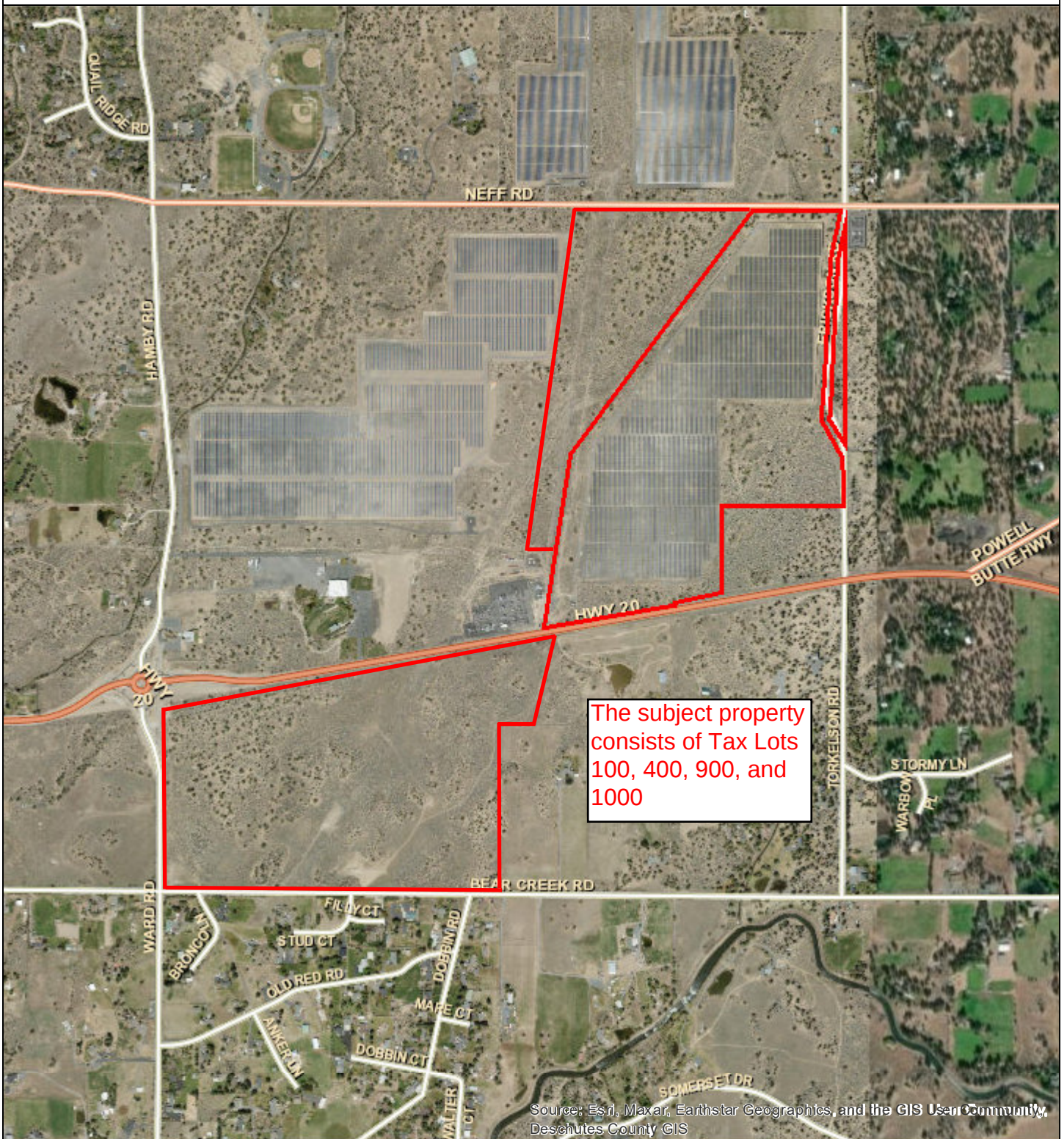
Limitations

- 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.

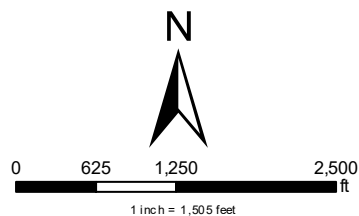
NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

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

Land Use File #247-24-000097-PA, 98-ZC, 247-25-000021-MA



Date: 3/6/2024



owner	agent	inCareof	address	cityStZip	type	cdd id	email
AVION WATER COMPANY	Tanner Lemon		ELECTRONIC		NOPH	24-97-PA, 98-ZC	tel@avionwater.com
BEND / LA PINE SCHOOL DIST.			520 NW WALL ST.	Bend, OR 97701	NOPH	24-97-PA, 98-ZC	
BEND FIRE DEPT.	Jeff Bond / Jason Bolen		ELECTRONIC		NOPH	24-97-PA, 98-ZC	jbond@bendoregon.gov; jbolen@bendoregon.gov
BEND GROWTH MANAGEMENT DEPT.			709 NW WALL ST., STE. 102	Bend, OR 97701	NOPH	24-97-PA, 98-ZC	
BEND MUNICIPAL AIRPORT (CITY OF BEND)	Airport Manger / Economic Development		P.O. BOX 431	Bend, OR 97709	NOPH	24-97-PA, 98-ZC	
BEND PLANNING DEPT.			P.O. BOX 431	Bend, OR 97709	NOPH	24-97-PA, 98-ZC	
CENTRAL OREGON IRRIGATION DIST.	Kelly O'Rourke, Craig Horrell		ELECTRONIC		NOPH	24-97-PA, 98-ZC	LANDUSE@COID.ORG; CHORRELL@COID.ORG
DEPT. OF LAND CONSERV. & DEVEL.			63055 North Highway 97, Building M	Bend, OR 97703	NOPH	24-97-PA, 98-ZC	
DEPT. OF LAND CONSERV. & DEVEL.			635 CAPITOL ST. NE, #150	Salem, OR 97301-2540	NOPH	24-97-PA, 98-ZC	
DESCHUTES CO. ASSESSOR			ELECTRONIC		NOPH	24-97-PA, 98-ZC	
DESCHUTES CO. ROAD DEPT.	Cody Smith / Quinn Shubert		ELECTRONIC		NOPH	24-97-PA, 98-ZC	Cody.Smith@deschutes.org; quinn.shubert@deschutes.org
DESCHUTES CO. SR. TRANS. PLANNER	Tarik Rawlings		ELECTRONIC		NOPH	24-97-PA, 98-ZC	Tarik.Rawlings@deschutes.org
ODOT REGION 4 PLANNING			ELECTRONIC		NOPH	24-97-PA, 98-ZC	ODOTR4PLANMGR@odot.state.or.us
ODOT Region 4 Planning			63055 N. Highway 97, Bldg M	Bend, OR 97703	NOPH	24-97-PA, 98-ZC	
OR DEPT. OF AG LAND USE PLANING COORD.	Jim Johnson		635 CAPITOL ST NE	SALEM, OR 97301	NOPH	24-97-PA, 98-ZC	
OREGON DEPT OF AGRICULTURE	Jon Harrang/ Adam Miller		ELECTRONIC		NOPH	24-97-PA, 98-ZC	jharrang@oda.state.or.us; amiller@oda.state.or.us
ANDERSON, CANDICE & TAYLOR			62167 HAMBY RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
AUSTIN, ROGER R & FRANCES J			21805 BEAR CREEK RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
BARNETT INVESTMENT GROUP LLC			475 SE AIRPARK DR	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
BEVINGTON FAMILY TRUST	BEVINGTON, ROBERT C TTEE ET AL		21697 OLD RED RD	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
BLADT, JACOB A & CINDY M			21575 BEAR CREEK RD	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
BROWN FAMILY LIVING TRUST	BROWN, JOLEYNE B TTEE		61945 WARD RD	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
BRYAN & MARY DONNELL REVOCABLE TRUST	DONNELL, BRYAN D & MARY-ANNE J TTEES		21736 FILLY CT	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
CANDELLA, ANTHONY A & KELLI L			21740 OLD-RED RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
CARL & MARY WALLACE JOINT TRUST		C/O ISAAC & VALERIE TOLEDO (L)	21845 BEAR CREEK RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
CARTER, LARRY V & BARBARA			61979 BRONCO LN	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
CAVERHILL, NORMAN E & SUSAN J			61969 BRONCO LN	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
CEJA, JOSE ERNESTO SANCHEZ ET AL			62091 TORKELSON RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
CHRISTIAN LIFE CENTER		C/O CHURCH OF THE CASCADES	21720 HWY 20	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
CONNER, DERMOT DANIEL			22060 NEFF RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
CRAIG & LORI GALES LIVING TRUST	GALES, CRAIG MICHAEL & LORI JEAN TTEES		62615 ERICKSON RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
CUTAWAYS 579 LLC		C/O JENIFER LYMAN	61643 GEMINI WAY	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
DUVALLE, ROBERT A & TERESA J			22085 NEFF RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
EARWICKER, MERI JO			61936 DOBBIN RD	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
EASTSIDE BEND LLC		ATTN: GARY G MILLER	721 BREA CANYON #7	DIAMOND BAR, CA 91789	NOPH	24-97-PA, 98-ZC	
EASTWOOD, COURTNEY ANN ET AL			21539 BEAR CREEK RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
ERICKSON-WARD LAND TRUST LLC		BCL LLC (A)	PO BOX 5609	BEND, OR 97708	NOPH	24-97-PA, 98-ZC	
ERICKSON-WARD LAND TRUST LLC			61681 WOODRIVER DR	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
GARCIA, KALE & KEELING, ANGELA			63342 POWELL BUTTE HWY	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
GARY & LAURA LACHENMYER REV TRUST	LACHENMYER, GARY SCOTT TTEE ET AL		62440 ERICKSON RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
GERAGHTY, JUSTIN E & JULIA E			21559 BEAR CREEK RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
GIMENO, LESLEY L & RODOLFO A			21685 STUD CT	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
GRACE COMMUNITY CHURCH PRESBYTERIAN INC			PO BOX 6194	BEND, OR 97708	NOPH	24-97-PA, 98-ZC	
GUMP, JACOB & SARAH			62105 TORKELSON RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
HAFTER, HARLAND W ET AL			62435 ERICKSON RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
HALEY, BECKY L & HUNT, RYAN			61980 DOBBIN RD	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
HARTMAN, ROBERT L			61976 BRONCO LN	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
HENRY, AUDREY E			21682 STUD CT	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
HINTON, PATRICK G & YOUNG, MARY ANNE			61975 DOBBIN RD	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
JACKSON, ADAM M & LISA J			21700 OLD RED RD	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
JAMES & TERRY PICKHARDT JOINT TRUST	PICKHARDT, JAMES W & TERRY D TTEES		61950 DOBBIN RD	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
JAMES, RANDAL & AMY			21890 BEAR CREEK RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
JANAVICIUS, ERVINAS ET AL			21589 BEAR CREEK RD	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
JEANETTE VAN KESSEL REV TRUST	VAN KESSEL, JEANETTE M TTEE		22025 NEFF RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
JENSEN FAMILY SURVIVOR TRUST	JENSEN, CATHERINE S TTEE		21700 NEFF RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
JONES, SHAWN L & TAMMY R			21729 OLD RED RD	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
JORDI STIFFLER REVOCABLE LIVING TRUST	STIFFLER, JORDI L TTEE		21720 FILLY CT	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
KERCHER, MATTHEW D & VANESSA R			21699 STUD CT	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
LUCERO, VINCENT A & MARY DAWN			21677 STUD CT	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
MCJUNKIN, ROGER M & SANDY L			21680 OLD RED RD	BEND, OR 97702	NOPH	24-97-PA, 98-ZC	
MOODY, TAMMY & STEIN, ROSEMARIE			62462 ERICKSON RD	BEND, OR 97701	NOPH	24-97-PA, 98-ZC	
OUR LADY OF THE MOST HOLY ROSARY LLC			3225 MCLEOD DR #777	LAS VEGAS, NV 89121	NOPH	24-97-PA, 98-ZC	
PACIFIC POWER & LIGHT CO		%PROPERTY TAX DEPT LCT 1900	825 NE MULTNOMAH LCT1900	PORTLAND, OR 97232	NOPH	24-97-PA, 98-ZC	

PAMELA ANN CAINE TRUST	CAINE, PAMELA A TTEE	62260 ERICKSON RD	BEND, OR 97701	NOPH 24-97-PA, 98-ZC	
PETERSON, MICHAEL A & MELINDA C		61960 DOBBIN RD	BEND, OR 97702	NOPH 24-97-PA, 98-ZC	
PROVANCHER, JEFFERY & ROBIN LYNN		21674 STUD CT	BEND, OR 97701	NOPH 24-97-PA, 98-ZC	
REV LIV TRUST OF C & S MORROW	MORROW, CHRISTOPHER N TTEE ETAL	2660 NE HWY 20 #STE 610 PMB 324	BEND, OR 97701-6403	NOPH 24-97-PA, 98-ZC	
ROBERT & CHRISTINE HESS REV LIVING TRUST	HESS, ROBERT W & CHRISTINE L TTEES	21721 FILLY CT	BEND, OR 97702	NOPH 24-97-PA, 98-ZC	
RUFF, MATTHEW J & AMY MCSHANE		21735 FILLY CT	BEND, OR 97702	NOPH 24-97-PA, 98-ZC	
SCOTT, MELISSA SHAY & CAMPOS, EDWIN OMAR		61951 BRONCO LN	BEND, OR 97701	NOPH 24-97-PA, 98-ZC	
SORNBORGER, EVAN B & BRITTANY A		61980 BRONCO LN	BEND, OR 97702	NOPH 24-97-PA, 98-ZC	
STEELE, SCOTT A & SAMANTHA		21662 OLD RED RD	BEND, OR 97702	NOPH 24-97-PA, 98-ZC	
STRYKER, KENNETH H & JEANNETTE S		21840 BEAR CREEK RD	BEND, OR 97701	NOPH 24-97-PA, 98-ZC	
STUDWELL LIVING TRUST	STUDWELL, KEITH H & SUSAN J F TTEES	21755 OLD RED RD	BEND, OR 97702	NOPH 24-97-PA, 98-ZC	
SUTTON-BEATTIE FAMILY TRUST	SUTTON-BEATTIE, VICKI L & ERIC TTEES	204 SAN RAMON	NOVATO, CA 94945	NOPH 24-97-PA, 98-ZC	
THINK WILD		62410 ERICKSON RD	BEND, OR 97701	NOPH 24-97-PA, 98-ZC	
V PANDIAN LIVING TRUST	PANDIAN VERNON TRUSTEE	PO BOX 9070	PORTLAND, OR 97207-9070	NOPH 24-97-PA, 98-ZC	
WALKER, DIANE RUTH		21715 OLD RED RD	BEND, OR 97702	NOPH 24-97-PA, 98-ZC	
WALLER, SHANNON DEE & VINCENT RAQ		62089 TORKELSON RD	BEND, OR 97701	NOPH 24-97-PA, 98-ZC	
WARKENTIN, BRADLEY R		PO BOX 7735	BEND, OR 97708	NOPH 24-97-PA, 98-ZC	
WELCH, DAVID H ET AL		61960 BRONCO LN	BEND, OR 97701	NOPH 24-97-PA, 98-ZC	
WILLIAM & W ARDELL MAYER JOINT TRUST	MAYER, WILLIAM N TRUSTEE ET AL	21720 OLD RED RD	BEND, OR 97702	NOPH 24-97-PA, 98-ZC	
WINSTEAD, JEFFREY L & KRISTI A		61939 DOBBIN RD	BEND, OR 97702	NOPH 24-97-PA, 98-ZC	
WOODMANSEE, RAY J & JACQUE D		21700 STUD CT	BEND, OR 97702	NOPH 24-97-PA, 98-ZC	
WURTZ, MICHAEL S		21784 MARE CT	BEND, OR 97702	NOPH 24-97-PA, 98-ZC	
Rory Isbell		2843 NW Lolo Drive Ste 200	Bend, OR 97703	NOPH 24-97-PA, 98-ZC	rory@colw.org
JORDI STIFFLER REVOCABLE LIVING TRUST		21720 Filly Ct	Bend, OR 97702	NOPH 24-97-PA, 98-ZC	palominowomen2@gmail.com
Audrey Henry		ELECTRONIC		NOPH 24-97-PA, 98-ZC	ahenry55@gmail.com
Courtney Eastwood		ELECTRONIC		NOPH 24-97-PA, 98-ZC	courtney_eastwood@yahoo.com
Rob DuValle		ELECTRONIC		NOPH 24-97-PA, 98-ZC	starbuckcassie@gmail.com
Amy and Matt Ruff		21735 Filly Ct	Bend, OR 97702	NOPH 24-97-PA, 98-ZC	amyruff4@gmail.com