



COMMUNITY DEVELOPMENT

HEARINGS OFFICER HEARING: 247-25-000184-CU, 185-SP, 586-CU, 587-CU

1:00 PM, THURSDAY, NOVEMBER 20, 2025

Barnes Sawyer Rooms - Deschutes Services Bldg - 1300 NW Wall St – Bend

(541) 388-6575 | www.deschutes.org

AGENDA

PUBLIC HEARING

MEETING FORMAT

This meeting will be conducted electronically, by phone, in person, and using Zoom.

Members of the public may view the meeting in real time via the Public Meeting Portal at www.deschutes.org/meetings.

Members of the public may listen, view, and/or participate in this meeting 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/85804773502>

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: 1-253-215-8782. When prompted, enter the following Webinar ID: 858 0477 3502. Written comments can also be provided for the public comment section to Nathaniel.Miller@deschutes.org by 4:00pm on Wednesday, November 19, 2025. They will be entered into the record.

1. The applicant requests:

Conditional Use Permit (247-24-00184-CU): A Concrete Batch and Delivery Service.

Conditional Use Permit (247-24-000586-CU): Three (3) Contractor's Yards under DCC 18.100.020(Q)

Conditional Use Permit (247-24-000587-CU): Two (2) Contractor's Yards under DCC 18.100.010(E)

The request also includes a Site Plan Review (247-25-000185-SP) for the uses proposed under the Conditional Use Permits listed above.



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 call (541) 617-4747.



COMMUNITY DEVELOPMENT

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): 247-25-000184-CU, 185-SP, 586-CU, 587-CU

**SUBJECT PROPERTY/
OWNER:**

Mailing Name: ANTHONY J ACETI TRUST
Map and Taxlot: 161227D000104
Account: 196635
Situs Address: 21225 TUMALO PL, BEND, OR 97703

Mailing Name: ANTHONY J ACETI TRUST
Map and Taxlot: 161226C000201
Account: 132973
Situs Address: 21235 TUMALO PL, BEND, OR 97703

APPLICANT: Anthony Aceti

REQUEST: The applicant requests three Conditional Use Permits which include:

- Conditional Use Permit (247-24-00184-CU): A Concrete Batch and Delivery Service.
- Conditional Use Permit (247-24-000586-CU): Three (3) Contractor's Yards under DCC 18.100.020(Q)
- Conditional Use Permit (247-24-000587-CU): Two (2) Contractor's Yards under DCC 18.100.010(E)

The request also includes a Site Plan Review (247-25-000185-SP) for the uses proposed under the Conditional Use Permits listed above.

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

HEARING DATE & TIME: Thursday, November 20, 2025, at 1:00pm

STAFF PLANNER: Nathaniel Miller, 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/247-25-000184-cu-185-sp-532-ll-586-cu-587-cu-aceti-concrete-batch-and-delivery-and>

STANDARDS AND APPLICABLE CRITERIA:

Deschutes County Code (DCC)

Title 18, Deschutes County Zoning Ordinance:
Chapter 18.04, Title, Purpose and Definitions
Chapter 18.84, Landscape Management Combining Zone (LM)
Chapter 18.100, Rural Industrial (RI)
Chapter 18.116, Supplementary Provisions
Chapter 18.124, Site Plan Review
Chapter 18.128, Conditional Use

Title 22, Deschutes County Development Procedures Ordinance
Chapter 22.20, Review of Land Use Action Applications

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

- If you wish to provide testimony during the public hearing, please contact the staff planner by 4 pm on Wednesday, November 19, 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: <https://us02web.zoom.us/j/85804773502>. 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 1-253-215-8782. When prompted, enter the following Webinar ID: 858 0477 3502.
- 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 1 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

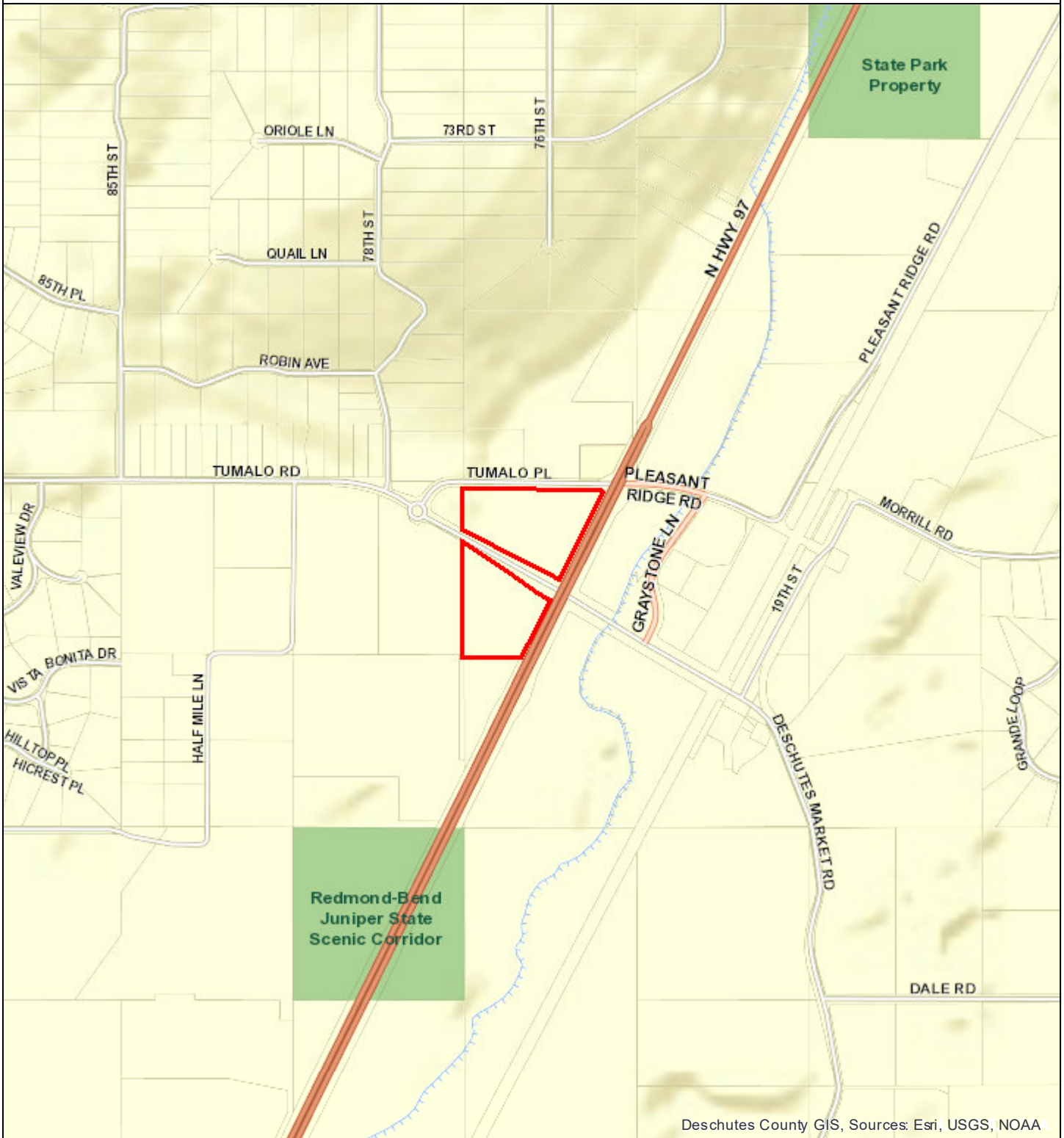
- Deschutes County does not take responsibility for retrieving information from a website link or a personal cloud storage service. It is the submitter's responsibility to provide the specific information they wish to enter into the record. We will print the email which includes the link(s), however, 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 Nos. 247-25-000184-CU, 185-SP, 586-CU, 587-CU

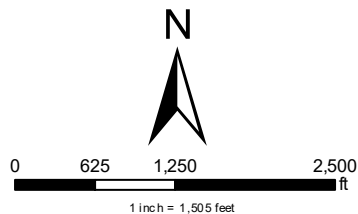
Situs Address: 21235 TUMALO PL, BEND, OR 97703



Deschutes County GIS, Sources: Esri, USGS, NOAA

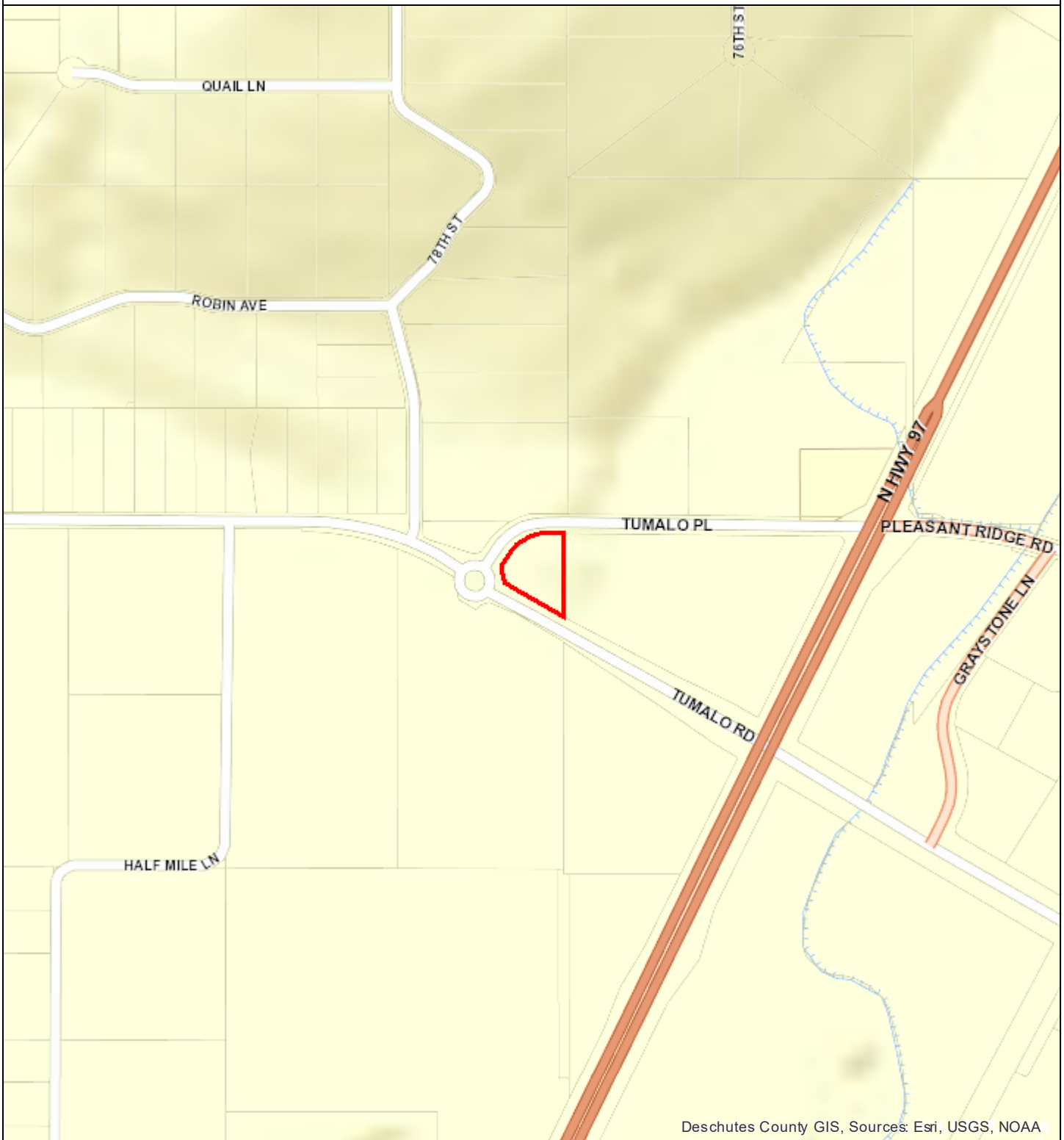


Date: 9/23/2025



File Nos. 247-25-000184-CU, 185-SP, 586-CU, 587-CU

Situs Address: 21225 TUMALO PL, BEND, OR 97703



Deschutes County GIS, Sources: Esri, USGS, NOAA



Date: 10/30/2025

