



Mailing Date:
Monday, November 6, 2023

COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

HEARING FORMAT

The Deschutes County Hearings Officer will conduct the public hearing described below by video and telephone. If participation by video and telephone is not possible, in-person testimony is available. Options for participating in the public hearing are detailed in the Public Hearing Participation section.

PROJECT DESCRIPTION

FILE NUMBERS: 247-23-000293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA

OWNER: GROSSMANN, ROGER W & CYNTHIA M

APPLICANT: Lisa Andrach
Fitch and Neary, PC
210 SW 5th Street, #2
Redmond, OR 97756

PROPOSAL: Conditional Use Permit and Surface Mine Impact Area Review to establish three (3), non-farm dwellings on three separate legal lots of record in the Exclusive Farm Use – Sisters Cloverdale Subzone (EFU-SC), Wildlife Area (WA) Combining Zone and Surface Mining Impact Area Combining Zone (SMIA).

LOCATION: Property #1: 69900 NW Lower Valley Drive, Terrebonne, OR
(Map 14-12-30BA, Tax Lot 100)

Property #2: 69850 NW Lower Valley Drive, Terrebonne, OR
(Map 14-12-30BA, Tax Lot 200)

Property #3: 69800 NW Lower Valley Drive, Terrebonne, OR
(Map 14-12-30BA, Tax Lot 300)

HEARING DATE: Tuesday, December 5, 2023

HEARING START: 6:00 pm

STAFF PLANNER: Haleigh King, Associate Planner

Haleigh.king@deschutes.org, 541-383-6710

RECORD: Record items can be viewed and downloaded from:
www.deschutes.org/247-23-000293-CU-294-CU-295-CU

STANDARDS AND APPLICABLE CRITERIA:

Deschutes County Code (DCC)

Title 18, Deschutes County Zoning Ordinance:

Chapter 18.16, Exclusive Farm Use Zones (EFU)

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

Chapter 18.88, Wildlife Area Combining Zone (WA)

Title 22, Deschutes County Development Procedures Ordinance

PUBLIC HEARING PARTICIPATION

- If you wish to provide testimony during the public hearing, please contact the staff planner by 4 pm on Monday, December 4, 2023. 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/87364177055>

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 1-312-626-6799. When prompted, enter the following Webinar ID: 873 6417 7055.
- 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 at 6 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, Haleigh King
P.O. Box 6005
Bend, OR 97708-6005

Email

Email submittals should be directed to haleigh.king@deschutes.org.

Limitations

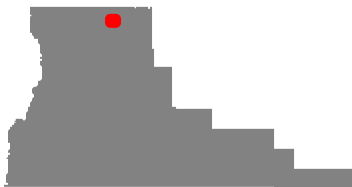
- Deschutes County does not take responsibility for retrieving information from a website link or a personal cloud storage service. It is the submitter's responsibility to provide the specific information they wish to enter into the record. We will print the email which includes the link(s), however,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

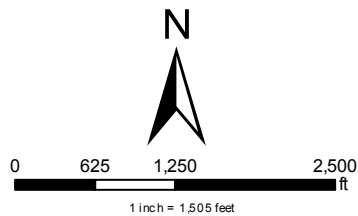
NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

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

**File Nos. 247-23-000293-CU, 294-CU, 295-CU, 737-SMA,
738-SMA, 739-SMA**



Date: 10/12/2023



owner	agent	inCareof	address	cityStZip	type	cdd id	email
CENTRAL ELECTRIC CO-OP			P.O. BOX 846	Redmond, OR 97756	NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	
DEPUTY STATE FIRE MARSHAL	clara.butler@osp.oregon.gov		1345 NW WALL ST., SUITE 202	Bend, OR 97701	NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	
DESCHUTES CO. ASSESSOR			ELECTRONIC		NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	
DESCHUTES CO. BUILDING SAFETY			ELECTRONIC		NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	
DESCHUTES CO. ONSITE WASTEWATER			ELECTRONIC		NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	
DESCHUTES CO. PROPERTY MGMT.	Ryan Dunning		ELECTRONIC		NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	Ryan.Dunning@deschutes.org
DESCHUTES CO. SR. TRANS. PLANNER	TARIK RAWLINGS		ELECTRONIC		NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	
OREGON DEPT OF FISH & WILDLIFE	Jessica.S.CLARK@odfw.oregon.gov; ANDREW WALCH (Andrew.J.Walch@odfw.oregon.gov)		ELECTRONIC		NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	
WATERMASTER - DISTRICT 11	Sam VanLingham (sam.j.vanlaningham@oregon.gov)		ELECTRONIC		NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	
Fitch and Neary PC		Lisa Andrach	210 SW 5th Street #2	Redmond, OR 97756	NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	lisa@fitchandneary.com
DEEP CANYON LLC			222 N PACIFIC COAST HWY #1400	EL SEGUNDO, CA 90245	NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	
GROSSMANN, ROGER W & CYNTHIA M			70450 NW LOWER VALLEY DR	TERREBONNE, OR 97760	NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	
KETTERING, QUAID			70000 NW LOWER VALLEY DR	TERREBONNE, OR 97760	NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	
JANET D WHITMORE LIVING TRUST	WHITMORE, JANET D TTEE ET AL		PO BOX 834	SHERWOOD, OR 97140	NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	
GROSSMANN, ROGER W & CYNTHIA M			70455 NW LOWER BRIDGE WAY	TERREBONNE, OR 97760	NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	cindy@fhvineyards.com
DESCHUTES VALLEY FARMS INC					NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	
TWO CANYONS LLC			5580 LA JOLLA BLVD #392	LA JOLLA, CA 92037	NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	
TWO CANYONS LLC			222 N PACIFIC COAST HWY #STE 1400	EL SEGUNDO, CA 90245	NOPH	23-293-CU, 294-CU, 295-CU, 737-SMA, 738-SMA, 739-SMA	