



Mailing Date:
Wednesday, June 14, 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:** 247-23-000249-MC
- OWNERS:** Simmons Brothers, LLC
- APPLICANT:** Simmons Brothers, LLC
- PROPOSAL:** A modification of conditions to a previously-approved land use submittal (247-21-000593-MP, 594-CU, 595-CU) to modify the point of access to a location approved by ODOT (NE Oneil Way).
- LOCATION:** 4180 NE ONEIL WAY, REDMOND, OR 97756
- HEARING DATE:** July 12, 2023
- HEARING START:** 6:00 pm
- STAFF PLANNER:** Dan DiMarzo, Assistant Planner
Dan.DiMarzo@deschutes.org, 541-330-4620
- RECORD:** Record items can be viewed and downloaded from:
<https://www.deschutes.org/cd/page/247-23-000249-mc-modification-conditions-247-21-000593-mp-594-cu-595-cu>

STANDARDS AND APPLICABLE CRITERIA:

Deschutes County Code
Title 17, Subdivisions
Chapter 17.22, Approval of Tentative Plans for Partitions

Chapter 17.36, Design Standards
Chapter 17.48, Design and Construction Specifications
Title 18, Deschutes County Zoning Ordinance:
Chapter 18.16, Exclusive Farm Use Zones (EFU)
Title 22, Deschutes County Development Procedures Ordinance
Chapter 22.36, Limitation on Approvals

PUBLIC HEARING PARTICIPATION

- If you wish to provide testimony during the public hearing, please contact the staff planner by 4 pm on July 11, 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/83734795900>. 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 **+1 669 900 9128**. When prompted, enter the following Webinar ID: **837 3479 5900**.
- 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, Dan DiMarzo
P.O. Box 6005
Bend, OR 97708-6005

Email

Email submittals should be directed to dan.dimarzo@deschutes.org and must comply with the following guidelines:

- Submission is 20 pages or less
- Documents can be printed in black and white only
- Documents can be printed on 8.5" x 11" paper

Any email submittal which exceeds the guidelines provided above must be submitted as a paper copy.

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). For this reason, the official record is the file that resides in the Community Development office. The electronic record in ACA and DIAL is not a substitute for the official record.

- 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.
- IF YOU WISH TO BE NOTIFIED OF ANY DECISION RELATED TO THIS APPLICATION, YOU MUST PROVIDE A MAILING ADDRESS.

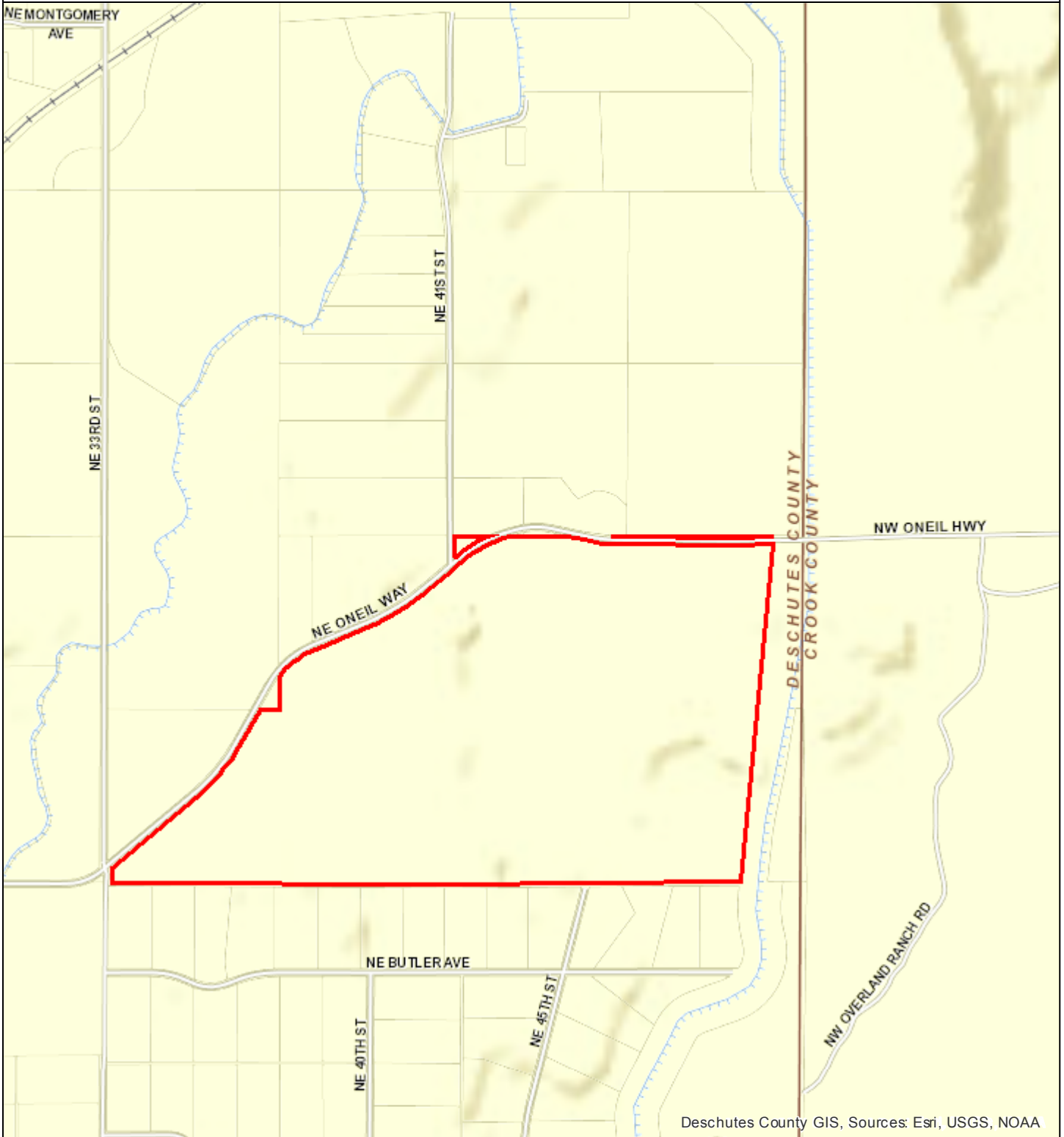
NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

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



4180 NE ONEIL WAY, REDMOND, OR 97756

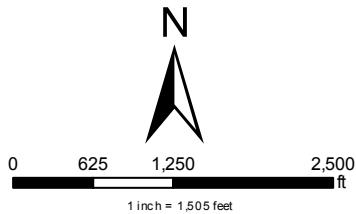
Land Use File No. 247-23-000249-MC



Deschutes County GIS, Sources: Esri, USGS, NOAA



Date: 4/11/2023



owner	agent	inCareof	address	cityStZip	type	cdd id
DESCHUTES CO. ASSESSOR			ELECTRONIC		NOPH	23-249-MC
DESCHUTES CO. BUILDING SAFETY			ELECTRONIC		NOPH	23-249-MC
DESCHUTES CO. ENVIR. SOILS			ELECTRONIC		NOPH	23-249-MC
DESCHUTES CO. LEGAL COUNSEL	PAULINE WORD / GWEN POTTER / Stephanie Marshall		ELECTRONIC		NOPH	23-249-MC
DESCHUTES CO. ROAD DEPT.	CODY SMITH		ELECTRONIC		NOPH	23-249-MC
DESCHUTES CO. SR. TRANS. PLANNER	PETER RUSSELL		ELECTRONIC		NOPH	23-249-MC
Simmons Brothers, LLC			139 NW Third St.	Prineville, OR 97754	NOPH	23-249-MC
Lisa Andrach	Fitch & Neary, P.C.		210 SW 5th St., Ste. #2	Redmond, OR 97756	NOPH	23-249-MC
Quinn Shubert			63055 N. HWY 97	Bend, OR 97703	NOPH	23-249-MC
David Knitowski					NOPH	23-249-MC
David Amiton					NOPH	23-249-MC
ZACHARY & ELIZABETH RUSSELL JOINT TR	RUSSELL, ZACHARY J & ELIZABETH A TTEES		3065 NE O'NEIL WAY	REDMOND, OR 97756	NOPH	23-249-MC
ELROD FARMS LLC			64940 19TH ST	BEND, OR 97701	NOPH	23-249-MC
SANDERS, VIRGINIA B			5910 NE 41ST ST	REDMOND, OR 97756	NOPH	23-249-MC
NOBLE, MATTHEW A & TAMARA E			5837 NE 41ST ST	REDMOND, OR 97756	NOPH	23-249-MC
REDMOND TALLOW CO			PO BOX 1014	REDMOND, OR 97756	NOPH	23-249-MC
PARKER, ELIZABETH A			4725 NE ONEIL WAY	REDMOND, OR 97756	NOPH	23-249-MC
SPENCER, STUART MICHAEL & NANCY LYNN			5603 NE 41ST ST	REDMOND, OR 97756	NOPH	23-249-MC
APRILL,GARY E & TONI			PO BOX 789	REDMOND, OR 97756	NOPH	23-249-MC
FOX, MELISSA & DEBRA			5055 NE 33RD ST	REDMOND, OR 97756	NOPH	23-249-MC
BESSEY, J LORAIN ET AL			PO BOX 300	REDMOND, OR 97756	NOPH	23-249-MC
BERNADINE L PETE REVOCABLE LIVING TR	PETE, BERNADINE L & DAVID S TTEES		3411 NE BUTLER AVE	REDMOND, OR 97756	NOPH	23-249-MC
BARTLETT, JAMES E & LISA A			3760 NE BUTLER AVE	REDMOND, OR 97756	NOPH	23-249-MC
BENNETT, TODD D			3905 NE ONEIL WAY	REDMOND, OR 97756	NOPH	23-249-MC
LAMB, CHARLES F JR & CATHERINE L			3361 NE ONEIL WAY	REDMOND, OR 97756	NOPH	23-249-MC
GULLEY,MICHAEL D & BARBARA D			PO BOX 1066	REDMOND, OR 97756	NOPH	23-249-MC
WILSON, ALI F			4656 NE 45TH ST	REDMOND, OR 97756	NOPH	23-249-MC
CLARK, PATRICK & MOLLY			4285 NE BUTLER AVE	REDMOND, OR 97756	NOPH	23-249-MC
PANGELINAN FAMILY TRUST	PANGELINAN, ROBIN J TTEE		4624 NE BUTLER AVE	REDMOND, OR 97756	NOPH	23-249-MC
LARSON,CONNIE M & JAMES O			4155 NE BUTLER AVE	REDMOND, OR 97756	NOPH	23-249-MC
DAVIS, CHRISTOPHER J & CYNTHIA ANN			4750 NE 33RD ST	REDMOND, OR 97756	NOPH	23-249-MC
VENCILL, JAMES WILLIAM ET AL			4623 NE BUTLER AVE	REDMOND, OR 97756	NOPH	23-249-MC
MITCHELL, JOE HAROLD			PO BOX 2237	REDMOND, OR 97756	NOPH	23-249-MC
WILLIAMS, CHARLES M			3555 NE BUTLER AVE	REDMOND, OR 97756	NOPH	23-249-MC
BRIAN L & DORTHEA L SAY REV LIVING TR	SAY, BRIAN L & DORTHEA L TTEES		3650 NE BUTLER AVE	REDMOND, OR 97756	NOPH	23-249-MC
BARNETT FAMILY TRUST	BARNETT, DAVID & JENNIFER TTEES		3450 NE BUTLER AVE	REDMOND, OR 97756	NOPH	23-249-MC
FARMER,ADAM P & KUEHN,DYAN R			PO BOX 2272	REDMOND, OR 97756	NOPH	23-249-MC
CARDONA-ROJAS, ARATH ET AL			4043 NE BUTLER AVE	REDMOND, OR 97756	NOPH	23-249-MC
STILES,JASON ALAN & JOANNE			4075 NE BUTLER AVE	REDMOND, OR 97756	NOPH	23-249-MC
HANNON, DIXIE LYNN			3840 NE BUTLER AVE	REDMOND, OR 97756	NOPH	23-249-MC
REYNOLDS, JASON MICHAEL ET AL			4545 NE 45TH ST	REDMOND, OR 97756	NOPH	23-249-MC

