



Mailing Date:
Friday, February 23, 2024

COMMUNITY DEVELOPMENT

FINDINGS AND DECISION

FILE NUMBER: 247-23-000819-RD

**SUBJECT PROPERTY/
OWNER/APPLICANT:**

Mailing Name: DESERT SPRINGS RANCH LIMITED PARTNERSHIP
Map and Taxlot: 1511000004001
Account: 133967
Situs Address: **NO SITUS ADDRESS**

Mailing Name: MORTON, SARAH
Map and Taxlot: 151119C000200
Account: 133965
Situs Address: 67708 CLOVERDALE RD, SISTERS, OR 97759

Mailing Name: DORTIGNACQ, ROBERT & PARSONS, DEBORAH A
Map and Taxlot: 151119C000100
Account: 264747
Situs Address: 67700 CLOVERDALE RD, SISTERS, OR 97759

Mailing Name: DESERT SPRINGS RANCH LIMITED PARTNERSHIP
Map and Taxlot: 1511300000100
Account: 130844
Situs Address: **NO SITUS ADDRESS**

Mailing Name: DESERT SPRINGS RANCH LIMITED PARTNERSHIP
Map and Taxlot: 1511000004002
Account: 133966
Situs Address: **NO SITUS ADDRESS**

APPLICANT'S ATTORNEY: Myles Conway Law PC

REQUEST: The applicant requests approval to dedicate a 60-foot right-of-way across multiple tax lots noted above in the Exclusive Farm Use Zone (EFU). The proposed right-of-way will extend east from Cloverdale Road before turning south to terminate at the southern end of Tax Lot 100. The road dedication does not propose road construction at this time

STAFF CONTACT: Haleigh King, Associate Planner

Phone: 541-383-6710
Email: Haleigh.king@deschutes.org

RECORD: Record items can be viewed and downloaded from:
www.buildingpermits.oregon.gov

I. APPLICABLE CRITERIA

Deschutes County Code (DCC)
Title 17, Subdivision and Partition Ordinance
Chapter 17.52, Road Dedications
Title 18, Deschutes County Zoning Ordinance:
Chapter 18.16, Exclusive Farm Use Zones (EFU)
Chapter 18.113, Destination Resorts Zone (DR)
Chapter 18.116, Supplementary Provisions
Chapter 18.128, Conditional Use
Title 22, Deschutes County Development Procedures Ordinance

II. BASIC FINDINGS

LOT OF RECORD: The five tax lots (“Subject Property”) included in this application are all separate legal lots of record. Their legal lot status is summarized in the table below:

Map and Tax Lot	Property Owner	Zone	Combining Zone	Lot of Record
1511000004001	Desert Springs Ranch Limited Partnership	EFU	DR	County Land Use File No. 247-22-000134-LR
1511300000100	Desert Springs Ranch Limited Partnership	EFU	DR	County Land Use File No. 247-22-000132-LR
1511000004002	Desert Springs Ranch Limited Partnership	EFU	DR	County Land Use File No. 247-22-000135-LR
151119C000200	MORTON, SARAH	EFU	None	Parcel 2 of Partition Plat 2009-198
151119C000100	DORTIGNACQ, ROBERT & PARSONS, DEBORAH A	EFU	None	Parcel 2 of Partition Plat 2009-18

SITE DESCRIPTION: The applicant provided the following site description in their narrative:

The Morton Property and the Dortignacq/Parsons Property are each developed with residential dwellings and are utilized for agricultural purposes. The two Desert Springs Properties (Desert Springs TL 4001 and Desert Springs TL 100) are undeveloped and are part of a larger approximately 1,100-acre agricultural ranch property owned and operated by the Vetterlein family. An existing and long utilized access roadway lies within the proposed dedication area on the Morton Property, the Dortignacq/Parsons Property and Desert Spring TL 4001. The remainder of the proposed dedication areas is vegetated with juniper trees, sagebrush and native grasses.

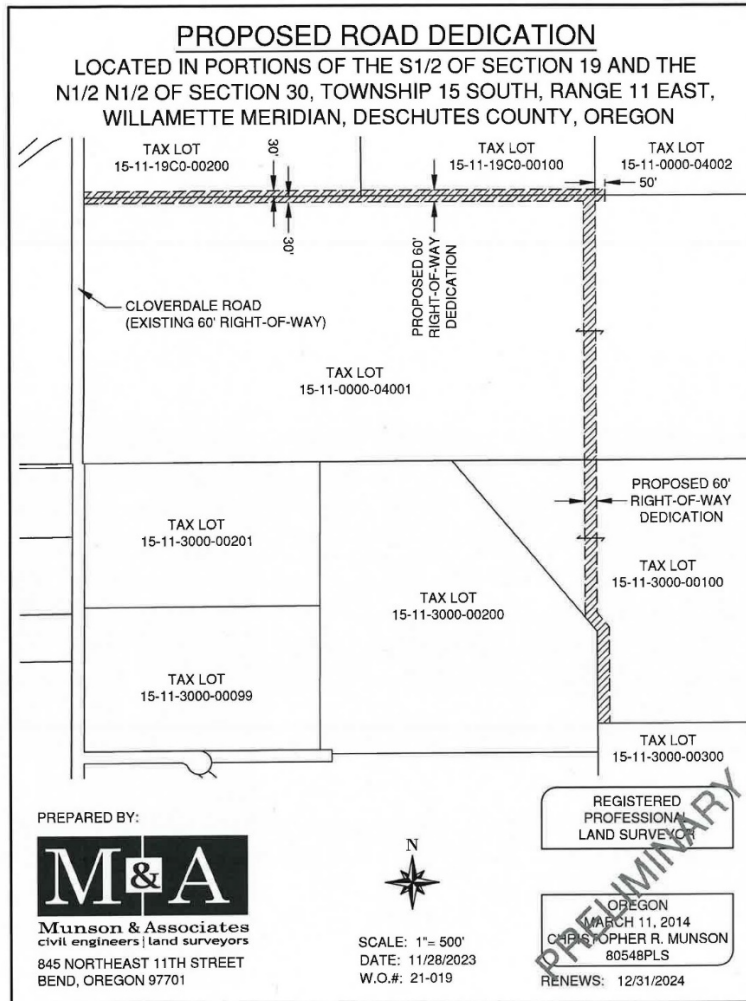
Staff agrees with this depiction of the subject property.

BACKGROUND: The applicant provided the following background narrative in their application materials:

The applicant owns and controls the approximately 1,100 acre “Desert Springs Ranch” that includes two of the lots that are subject to this application. The applicant currently has a land use application pending with Deschutes County for the creation of a non-farm parcel and dwelling on tax lot 4001, Assessor’s Map 15-11-00 (County Files 247-22-000372-MP and 247-22-000373-CU). In connection with said applications, County planning has required the applicant to extend a public right-of-way connection to the adjoining parcels owned by the Desert Springs Limited Partnership (per DCC 17.36.080 Future Extension of Streets). The applicant submits this application to extend the public right-of-way in partial fulfillment of the requirements of DCC 17.36.080.

The proposed Road Dedication is depicted in *Figure 1*, below.

Figure 1 – Proposed Road Dedication



REVIEW PERIOD: The subject application was submitted on December 12, 2023. The application was deemed incomplete and an incomplete letter was mailed to the property owner on January 11, 2024. The applicant provided a response to the incomplete letter on January 22, 2024. The application was subsequently deemed complete on January 22, 2024. This is the date the application was deemed complete and accepted for review. Per Deschutes County Code (DCC) Chapter 17.52.090(B), staff calculates the 120th day on which the County must take final action on this application as May 21, 2024.

SURROUNDING LAND USES: Immediately surrounding properties to the north, west, east, and south are all EFU-zoned lots containing a mix of irrigated and open pasture and crop fields as well as rural residential uses. The Forked Horn Estates residential subdivision, zoned Multiple Use Agriculture – 10 (MUA10) lies farther north with lots developed with single-family dwellings.

SOILS: According to the Natural Resources Conservation Service (NRCS) maps of the area, there are at least three soil units mapped within the boundaries of the proposed right-of-way. See Figures 2 to 5, below:

Figure 2- NRCS Soil Map - Tax Lot 4001

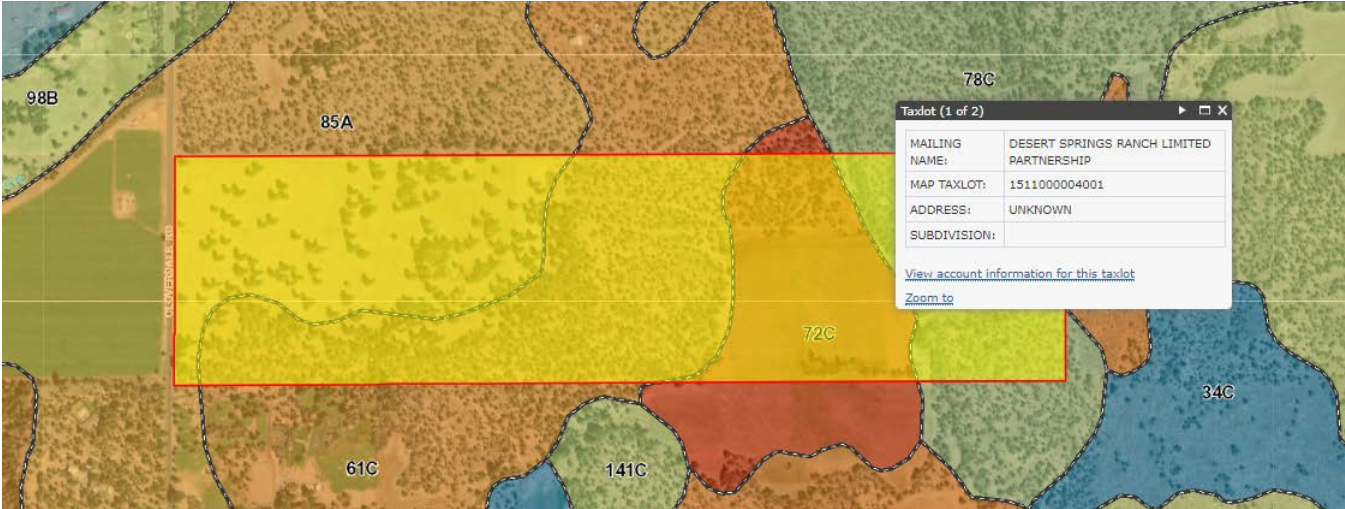


Figure 3 – NRCS Soil Map – Tax Lot 200

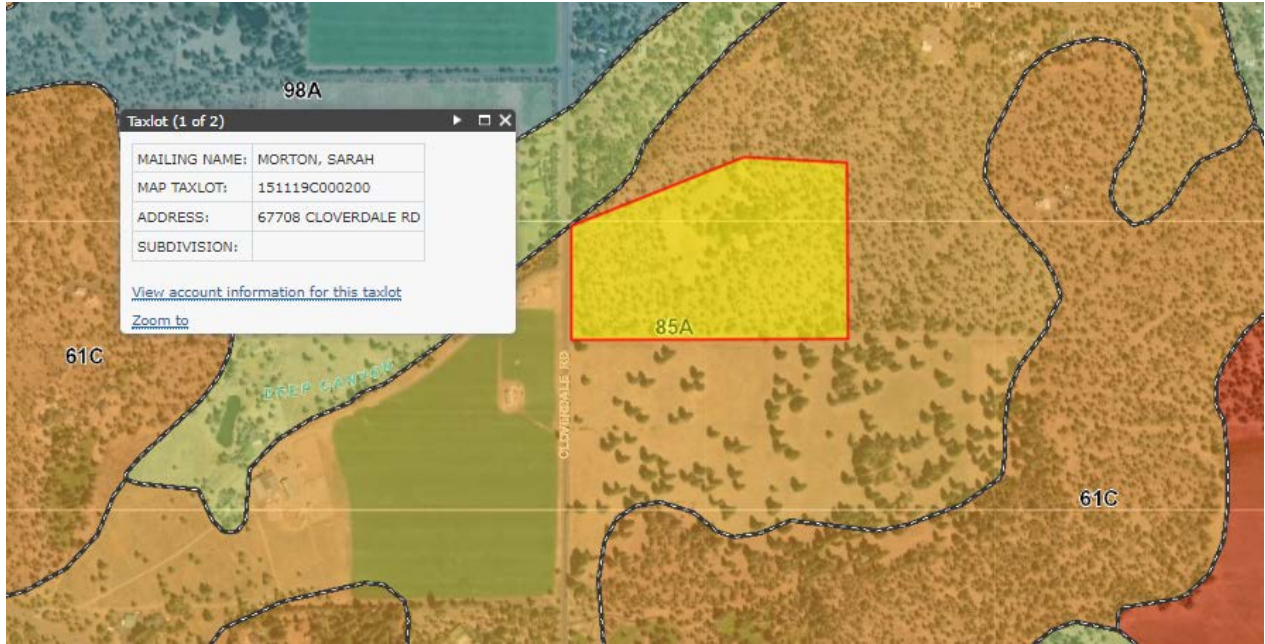


Figure 4 – NRCS Soil Map – Tax Lot 100 (Dortignacq)

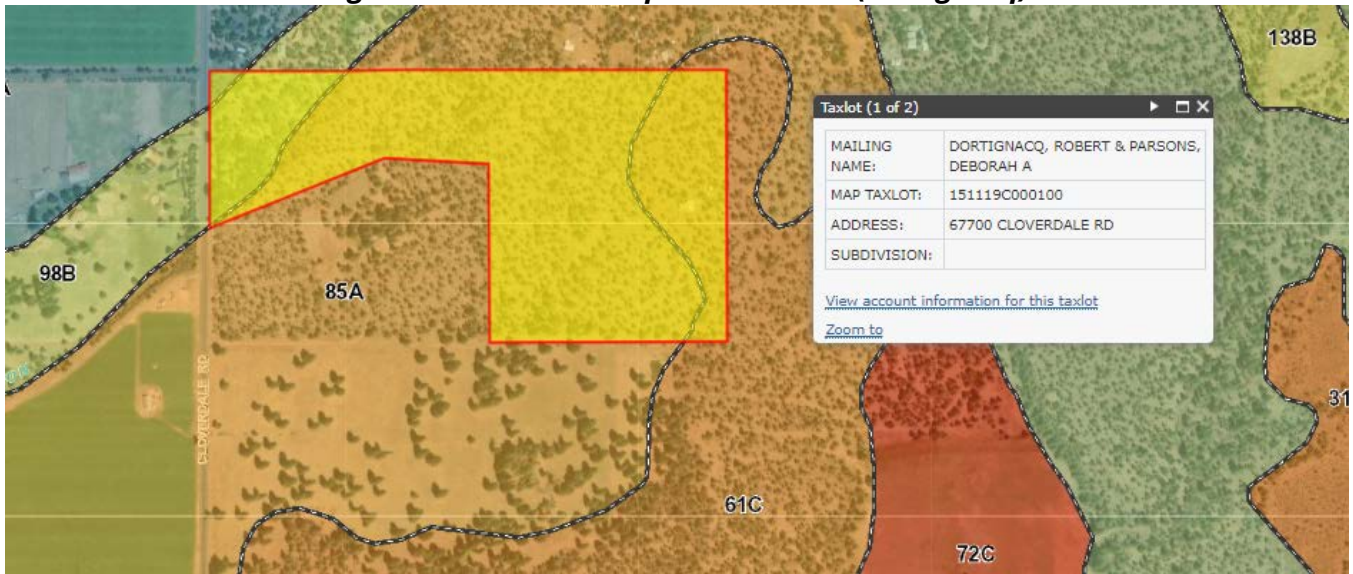
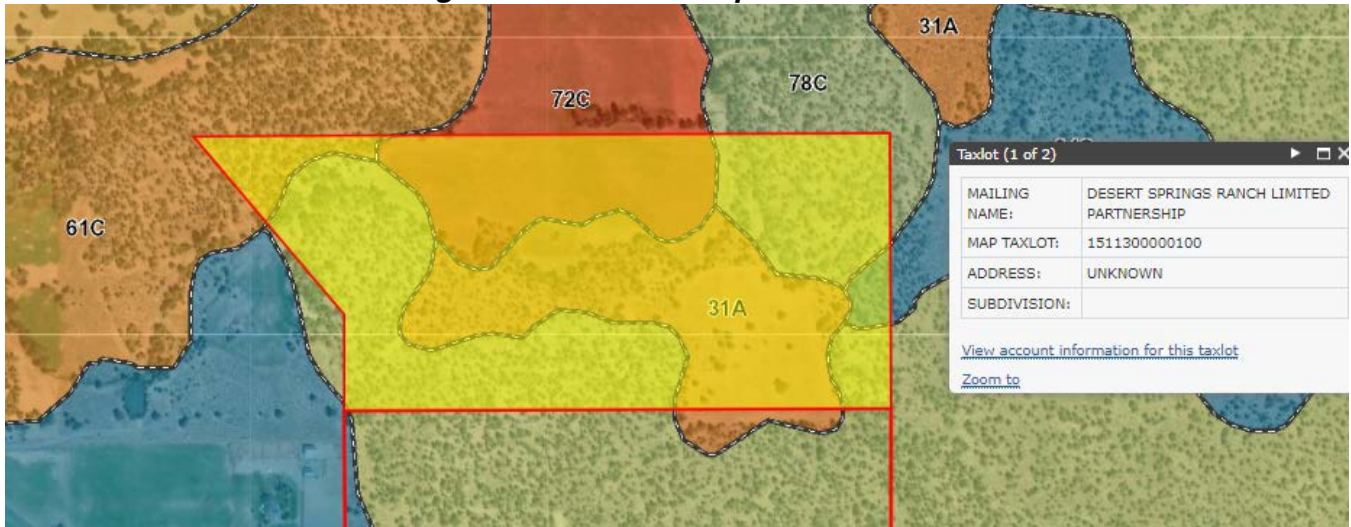


Figure 5 – NRCS Soil Map – Tax Lot 100



85A Lundgren sandy loam, 0 to 3 percent slopes: The agricultural capability rating for this soil is 6s for nonirrigated and no rating for irrigated land. This soil is not considered high value farmland when irrigated.

61C Henkle-Fryrear-Lava flows complex, 0 to 15 percent slopes. The agricultural capability rating for this soil ranges from 6e to 8 when nonirrigated and 4e to 7e when irrigated. The subclass rating differs based on which soil unit is present. This soil is not considered high value farmland when irrigated.

141C Stukel-Deschutes-Rock outcrop complex, 0 to 15 percent slopes. The agricultural capability rating for this soil ranges from 6e to 8 when nonirrigated and no rating for irrigated land. The subclass rating differs based on which soil unit is present. This soil is not considered high value farmland when irrigated.

PUBLIC AGENCY COMMENTS: The Planning Division mailed the initial notice on December 21, 2023 and mailed a corrected notice on January 2, 2024, to several public agencies and received the following comments:

Deschutes County Road Department, Quinn Shubert

I have reviewed the application materials for the above-referenced file number, proposing the dedication of a public right-of-way to provide access from Cloverdale Rd across Tax Lots 100 and 200 on County Assessor's Map 15-11-19B, Tax Lot 4001 on County Assessor's Map 15-11-00, and Tax Lots 100 on County Assessor's Map 15-11-30. The proposed right of way dedication will provide for public road frontage and connectivity to Tax Lot 4002 on County Assessor's Map 15-11-00 and Tax Lot 100 on County Assessor's Map 15-11-30 to meet requirements under other pending land use applications (File Nos. 247-22-000372-MP and 247-22-000373-CU) for Tax Lot 4001 on County Assessor's Map 15-11-00. In addition to satisfying the aforementioned requirements, the dedication will provide access to Tax Lot

100 and 300 on County Assessor's Map 15-11-30. The application materials indicate that no road improvements are planned within the proposed dedication area. Road Department staff conclude that road surface improvement requirements are not warranted until such time as any tract of land abutting or accessed by the proposed right of way dedication is divided under applicable Deschutes County Code (DCC).

Deschutes County Road Department requests that approval of the proposed road dedication be subject to the following conditions:


- The dedication area shall consist of a 60 ft.-wide strip of land pursuant to DCC 17.48.100 with an alignment generally as depicted in the application materials.
- All parties with an ownership interest in the property subject to the road dedication shall execute a dedication deed pursuant to DCC 17.52.090(A). The dedication shall be granted to the public. The dedication deed shall be in a form acceptable to the Deschutes County Road Department pursuant to DCC 17.52.040 and shall include a legal description and exhibit map prepared by a licensed professional land surveyor.
- Applicant shall submit the executed dedication deed and a current preliminary title report for the proposed dedication to the Deschutes County Community Development Department pursuant to DCC 17.52.090(A) and (C). Upon final review and approval of the dedication deed by the Road Department, the Community Development Department shall present the dedication deed to the Board of County Commissioners for acceptance pursuant to DCC 17.52.090(B).
- Upon acceptance of the dedication deed by the Board of County Commissioners, Applicant shall immediately cause for the recording of the dedication deed in the Official Records at the Deschutes County Clerk's Office pursuant to DCC 17.52.090(D).
- Upon recording of the dedication deed, Applicant shall immediately cause for survey and monumentation of the new road right of way by a licensed professional land surveyor in accordance with ORS 209.250 and ORS 368.106.

Please let me know if there are any questions regarding these comments.

Deschutes County Senior Transportation Planner, Tarik Rawlings

Pursuant to DCC 17.52.040, the Notice of Application for the subject Road Dedication has been delivered to the Road Department Director and any forthcoming comments issued on behalf of the Road Department/Road Department Director will address the relevant provisions of DCC 17.52. Based on the submitted application materials, the proposed roadway dedication would provide access to more than three tax lots and, as a result, must be named pursuant to DCC 16.16.020. In addition to any forthcoming Road Department comments, if the applicant wishes to formally name this road, then they would have to file a Road Naming application with the Deschutes County Community Development Department.

Thank you for the opportunity to comment and please let me know if there are any questions.



Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN# ^{*}
WN2024-0014

Responsible Jurisdiction

Staff Contact Haleigh King	Jurisdiction Type County	Municipality Deschutes
Local case file # 247-23-000819-RD	County Deschutes	

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
15S	11E	00		4001, 100, 200

Street Address
67700 Cloverdale Rd
Address Line 2
City
Sisters
Postal / Zip Code
97759

State / Province / Region
OR
Country
Deschutes

Latitude 44.248592	Longitude -121.462310
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Wetland/Waterway/Other Water Features

- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property

Applicable Oregon Removal-Fill Permit Requirement(s)

- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

Closing Information

Additional Comments

Based on a review of the available information, it appears that there is a stream(s) within the ROW which may be jurisdictional. Stream impacts that are 50 cubic yards or greater may require a permit.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

Response Date

1/12/2024

Response by:

Chris Stevenson

Response Phone:

503-798-7622

The following agencies did not respond to the notice: Deschutes County Assessor, Cloverdale Fire Department, Deschutes County Onsite Wastewater, Deschutes County Property Address Coordinator, Three Sisters Irrigation District.

PUBLIC COMMENTS: The Planning Division mailed notice of the application to all property owners within 750 feet of the subject property on December 21, 2023 and mailed a corrected notice on January 2, 2024. The applicant also complied with the posted notice requirements of Section 22.24.030(B) of Title 22. The applicant submitted a Land Use Action Sign Affidavit indicating the applicant posted notice of the land use action on December 21, 2023.

Staff received a number of written public comments from the individuals below:

- Mary Pike
- Judith Villa
- Central Oregon Land Watch
- Glen Wilson
- Greg & Becky Sharp
- Michael & Christie Houck

In general, the public comments received expressed initial confusion over the proposed road dedication. Many comments were concerned that the subject application was for a 'Destination Resort' and the development impacts associated with such a proposal. Staff was able to clarify with

each individual that the subject application was not for a Destination Resort. The public comments are included in their entirety the application record. Staff finds the public comments do not raise or highlight issues that constitute grounds for denial of the subject road dedication application.

III. FINDINGS & CONCLUSIONS

Title 17, Deschutes County Subdivision Ordinance

Chapter 17.52. Road Dedications

Section 17.52.010. Purpose.

The purpose of DCC 17.52.010 is to establish procedures for the dedication of more than minor amounts of road right of way to the public where the dedication will not be reviewed as part of another land use application. Minor amounts of road right of way means rights of way no greater than those required for modernization, traffic safety improvement, maintenance or repair of an existing road or street. DCC 17.52.010 applies to road dedications which occur outside of urban growth boundaries in Deschutes County. DCC 17.52.010 requires that road dedications be reviewed for consistency with the Transportation Policies for new roads or major road modifications of the Comprehensive Plan.

FINDING: Staff has reviewed the proposal for consistency with the Transportation Policies for new roads or major road modifications of the Comprehensive Plan in subsequent findings.

Section 17.52.030. Application.

Any person proposing the dedication of more than minor amounts of road right of way, where the proposed dedication will not be reviewed as part of another land use application, shall submit a written application for a land use permit to the Planning Director. The land use permit application shall include a completed request form, a written burden of proof statement which indicates the proposal complies with the applicable criteria, a map showing the location of the land to be dedicated, a preliminary title report covering the land to be dedicated, and the appropriate filing fee.

FINDING: Staff finds the proposed dedication of the roadway constitutes more than a minor amount of road right-of-way. The applicant has submitted a map showing the location of the land to be dedicated, a preliminary title report covering the land to be dedicated, and the appropriate filing fee in support of this application.

Section 17.52.050. Approval Criteria.

A. *Applications for road dedications in zones where Class I or II road projects, as defined by DCC 18.04.030, are permitted outright shall address the criteria in DCC*

18.116.230. Such applications shall also address any applicable criteria in the zone in which the road dedication is proposed.

- B. Applications for road dedications in zones where Class I or II road projects defined by DCC 18.04.030, or public road or highway projects defined by ORS 215.283(2)(p) through (r) and 215.283(3), are permitted as conditional uses shall address the criteria in DCC 18.116.230 and 18.128.015. Such applications shall also address any applicable criteria in the zone in which the road dedication is proposed.**

FINDING: The applicant's burden of proof provides the following proposed findings:

The proposed right-of-way dedication is permitted as a conditional use under ORS 215.283(3), DCC 18.16.030 and OAR 660-12-0065. Compliance with the requirements of DCC 18.116.230 and 18.128.015 are referenced above.

Staff agrees and finds the subject application is a conditional use and must address the criteria in DCC 18.116.230 and 18.128.015.

Section 17.52.090. Board Action on Road Dedication.

- A. Once an application is approved by the Planning Director or Hearings Body, the applicant shall satisfy all conditions of the land use approval prior to submitting a declaration of dedication for final action. The declaration of dedication shall include a legal description of the land to be dedicated. Upon receipt of the declaration of dedication, the Planning Director shall forward the declaration of dedication to the Board for acceptance or rejection.**
- B. Except as otherwise provided under the Deschutes County Code, the Board shall take final action on the road dedication within 120 days after the application is deemed complete.**
- C. Upon the meeting of the Board to take final action on the road dedication, the applicant shall provide the Board with a supplemental or amended report to the preliminary title report submitted with the application. The supplemental or amended report shall show changes in the condition of title of the relevant property from the date of the preliminary title report up to and including the time immediately preceding the Board meeting.**
- D. If the road dedication is accepted by the Board, the declaration of dedication shall be immediately recorded with the County Clerk.**

FINDING: The applicant will be required to submit a declaration of dedication and legal descriptions for the proposed road dedication, which must be signed by the property owner(s), and include a title report. If the road dedication is accepted by the Board, the declaration of dedication must be recorded with the County Clerk's Office. The declaration of dedication for the proposed road shall be completed and recorded with the County Clerk's Office within 120 days of the application being deemed complete. Staff calculates this day to be May 21, 2024. To ensure compliance, staff has added these actions as Conditions of Approval.

Section 17.52.100. Maintenance of Dedicated Roads.

Any public road created in conjunction with the dedication of public road right of way under DCC 17.52 shall be designated as a Local Access Road, as defined by ORS 368.001(3), which shall not be maintained by the County unless and until that road right of way is established as a County road, as defined by ORS 368.001(1), by order or resolution of the County governing body as authorized by ORS 368.016(2)(c).

FINDING: Any public road created in this proposed road dedication under DCC 17.52 shall be designated as a local access road. Any new local access road will not be maintained by the County unless and until that right-of-way is established as an official County road. Staff will include this requirement as a condition of approval.

Title 18 of the Deschutes County Code, County Zoning

Chapter 18.16, Exclusive Farm Use Zones (EFU)

Section 18.16.030 Conditional Uses Permitted; High Value and Non-High Value Farmland

The following uses may be allowed in the Exclusive Farm Use zones on either high value farmland or non-high value farmland subject to applicable provisions of the Comprehensive Plan, DCC 18.16.040 and 18.16.050, and other applicable sections of DCC Title 18.

...

U. Roads, highways and other transportation facilities, and improvements not otherwise allowed under DCC 18.16, if an exception to Goal 3, Agricultural Lands, and to any other applicable goal is first granted under state law. Transportation uses and improvements may be authorized under conditions and standards as set forth in OAR 660-012-0035 and 660-012-0065.

FINDING: The applicant's burden of proof provides the following proposed findings:

DCC 18.36.080 requires the extension of public rights-of-way in connection with any subdivision or partition in the EFU Zone. As noted above, the applicant seeks to extend a right-of-way connection from Cloverdale Road through the subject properties in connection with pending County land use files 247-22-000372-MP and 247-22-000373-CU. OAR 660-12-0065 identifies transportation facilities, services and improvements that are permitted on rural lands consistent with Goals 3, 4, 11 and 14 without a goal exception, including low volume public "Access Roads" that provide access to property. The proposed dedication is authorized under OAR 660-12-0065.

Staff agrees with the applicant's statement. The proposed road dedication is reviewed as a Conditional Use. Applicable standards are addressed below.

Section 18.16.040. Limitations on Conditional Uses

- A. Conditional uses permitted by DCC 18.16.030, 18.16.031, and 18.16.033 may be established subject to ORS 215.296, applicable provisions in DCC 18.128, and upon a finding by the Planning Director or Hearings Body that the proposed use:**
- 1. Will not force a significant change in accepted farm or forest practices as defined in ORS 215.203(2)(c) on surrounding lands devoted to farm or forest uses; and**
 - 2. Will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use; and**
 - 3. That the actual site on which the use is to be located is the least suitable for the production of farm crops or livestock.**

FINDING: The applicant's burden of proof provides the following proposed findings:

The applicant owns and controls the approximately 1,100 acre "Desert Springs Ranch" that includes two of the lots that are subject to this application. The applicant currently has a land use application pending with Deschutes County for the creation of a non-farm parcel and dwelling on tax lot 4001, Assessor's Map 15-11-00 (County Files 247-22-000372-MP and 247-22-000373-CU). In connection with said applications, County planning has required the applicant to extend a public right-of-way connection to the adjoining parcels owned by the Desert Springs Limited Partnership (per DCC 17.36.080 Future Extension of Streets). With this application, Desert Springs seeks to extend the County required public right-of-way dedication along an alignment that has long been utilized as an access corridor. The public dedication of right-of-way along the proposed alignment will minimize impacts on farm and forest practices on the subject and surrounding properties. A significant portion of the proposed dedication area is comprised of Class 7 and 8 soils that are not suitable for agricultural production. In these areas, the proposed dedication area is characterized by rock outcroppings and cannot be utilized for agricultural production. A depiction of the proposed right-of-way dedication area is depicted on Exhibit A submitted herewith. The proposed public dedication of right-of-way area will not have any impact on agricultural use or production on the Morton Property, the Dortignacq/Parsons Property, Desert Springs Ranch and/or any surrounding parcels. The applicant has proposed a right-of-way alignment that facilitates the use of an existing roadway segment located in an area not suitable for the production of farm crops or livestock- as required by this section.

The applicant's supplemental burden of proof provides additional narrative below:

Based on the criteria set forth above, the Incomplete Letter requests additional information on the soils underlying the proposed roadway dedication area and a more detailed analysis of the alternatives analysis conducted by the applicant in configuring its proposed dedication area. The NRCS soils mapping of the subject properties shows the soils underlying the proposed dedication area are classified as described below. An updated map of the proposed dedication area with the applicable NRCS soil mapping data is also provided for ease of reference.

- That portion of the dedication area running from Cloverdale Road east across the

northern boundary of Desert Springs TL 4001 and the southern boundaries of the Morton Property and the Dortignacq/Parsons Property are mapped as soil type 85A-Lundgren sandy loam. This soil type is primarily comprised of Lundgren soils which have a soil classification of Class 6s. That portion of the proposed dedication area on Desert Springs TL 4001 contains some areas of irrigation. That portion of the proposed dedication area on the Morton Property and the Dortignacq/Parsons Property is the site of a long existing access roadway (per a recorded easement contemplating public dedication) and does not contain any irrigated acreage.

- That portion of the dedication area running north to south through Desert Springs TL 4001 is mapped as soil type 61C- Henkle-Fryrear-Lava Flows complex. This soil type is comprised of 40 percent Henkle soils, 35 percent Fryrear soils, and 15 percent lava flows. Henkle soils are all rated class 7e (no rating for irrigated soil). Fryrear soils are classified as class 6e where non-irrigate and 4e where irrigated. The lava flow areas are all designated as class 8 soils. No portion of the dedication area on this portion of Desert Springs Tax Lot 4001 contains irrigation.
- That portion of the dedication area running north to south through Desert Springs TL 100 is mapped as soil type 141C- Stukel-Deschutes-Rock outcrop complex. This soil type is comprised of 40 percent Stukel soils, 25 percent Deschutes and 20 percent rock outcrop. Stukel soils are designated as class 6e. Deschutes soils are class 6e with no rating for irrigated land. Rock outcrop is all class 8. The proposed dedication area through Desert Springs TL 100 will be specifically described to avoid any portion of irrigated ground.

As noted above, the proposed dedication area is comprised primarily of soils that are mapped with a capability classification between class 6 and class 8. The only irrigated areas affected by the proposed dedication lie along the northern boundary of Desert Springs TL 4001. This proposed roadway dedication application is submitted in response to comments provided by the County Planning Department in connection with the applicant's pending land use application for the creation of a non-farm parcel and dwelling on Desert Springs TL 4001 (County Files 247-22-000372-MP and 247-22-000373-CU). In connection with said applications, County planning has required the applicant to extend a public right-of-way connection to the adjoining parcels owned by the Desert Springs Limited Partnership (per DCC 17.36.080 Future Extension of Streets). The applicant has evaluated the very limited available alternatives for extending rights-of-way to all of its adjoining properties to meet the requirements of DCC 17.36.080. With this application, Desert Springs has worked with its neighboring property owners to identify a dedication alignment that will minimize impacts on irrigated land. The proposed dedication area through the Morton Property and the Dortignacq/Parsons Property runs along the alignment of an existing gravel roadway that has long been utilized to provide access to the subject and surrounding properties. This portion of the dedication area is burdened by an existing recorded access easement (recorded as document 2020-54861) that provides for reciprocal access across the easement area and contemplates the public roadway dedication proposed herein. A copy of said easement is submitted with this supplemental narrative. No portion of the existing roadway

across the Morton Property and/or the Dortignacq/Parsons Property contains any irrigation or is utilized for agricultural production or livestock grazing. A significant portion of the proposed dedication area is comprised of rock outcrop areas that are not suitable for agricultural production. The public dedication of right-of-way area along the proposed alignment will not impact agricultural use or production on the Morton Property or the Dortignacq/Parsons Property.

In sum, the applicant has been required to extend additional public right-of-way to and through the subject properties as a condition of obtaining approval for a non-farm dwelling and partition along Cloverdale Road (County Files 247-22-000372-MP and 247-22-000373-CU). The right-of-way alignment proposed with this application has been configured to utilize an existing easement corridor and to minimize impacts on the irrigated portions of Desert Springs TL 4001. The existing easement access corridor provides sufficient roadway access to all surrounding properties and the applicant does not anticipate constructing further roadway improvements unless and until required by the County. Assuming no expanded roadway improvements are required, the proposed application will have no effect whatsoever on existing agricultural operations within Desert Springs TL 4001.

Staff agrees with the applicant's response. Further, staff notes the proposed road dedication application does not require road surface improvements until such time as any tract of land abutting or accessed by the proposed right-of-way is divided under applicable Deschutes County Code regulations. Therefore, no construction or traffic impacts are expected in association with the dedication.

Chapter 18.116, Supplementary Provisions

Section 18.116.230, Standards for Class I and II Road Projects

Class I and II road or street projects shall be reviewed against the applicable Comprehensive Plan Transportation Plan element, shall be consistent with applicable road standards and shall meet the following criteria:

- A. Compatibility with existing land use and social patterns, including noise generation, safety hazards (e.g. children in a residential area), and zoning.***
- B. Environmental impacts, including hazards imposed to and by wildlife (e.g. migration or water use patterns).***
- C. Retention of scenic quality, including tree preservation.***
- D. Means to improve the safety and function of the facility, including surrounding zoning, access control and terrain modifications.***
- E. In the case of roadways where modification results in a change of traffic types or density, impacts on route safety, route land use patterns, and route nonmotorized/pedestrian traffic.***
- F. Consideration of the potential developmental impact created by the facility.***
- G. Cost effectiveness.***

FINDING: The applicant's burden of proof provides the following proposed findings:

As noted above, no road or street construction is proposed in connection with the subject application. Rather, the applicant seeks to dedicate an additional right-of-way segment to extend public right-of-way (designated as a "Local Access Road") to additional portions of its larger ranch property. The proposed dedication area is intended to facilitate the eventual division of legal lots within the larger Desert Springs Ranch property. The proposed dedication area is not suitable for agricultural production and will have no impact on agricultural practices on surrounding lands. The dedication of a local access roadway within this area will facilitate access for the land uses permitted within the EFU zone. Any future roadway construction will comply with applicable County roadway standards. The minimal additional traffic created by this proposal will not result in any change in traffic types or density, route safety and/or route land use patterns.

Staff agrees with the applicant's response. Further, staff notes the proposed road dedication application does not include the construction of a physical road within the proposed dedication area; therefore, no construction or traffic impacts are expected in association with the dedication. The dedicated area includes a 60-foot right-of-way which is consistent with County standards. Staff notes there is no Landscape Management (LM) or Wildlife Area (WA) or any other overlays affecting the subject property. These overlays help to protect Goal 5 resources. However, as noted, the subject property does not contain any inventoried Goal 5 resources.

In regards to potential development impact created by the proposed road dedication, the road dedication will essentially give road frontage to Tax Lot 4002, Tax Lot 300, and Tax Lot 100 (Desert Springs Ranch), where none currently exists as required pursuant to County File No. 247-22-000372-MP, 373-CU. This may allow for these tax lots to be partitioned in the future. It is unclear at this point whether these tax lots would be eligible for a partition. However, future partitions are subject to Title 17 and Title 18 standards and submittal and review of a formal land use application. The County has not received any applications for land divisions involving the above-mentioned tax lots. This road dedication itself does not approve or establish any development.

The applicant has submitted a Minor Partition to divide a 157.3-acre property (Map and Tax Lot 15-11, Tax Lot 4001) within the Exclusive Farm Use (EFU) Zone into two parcels (County File No. 247-22-000372-MP, 373-CU). Parcel 1 is proposed to be 153.1 acres, and Parcel 2 is proposed to be 4.2 acres. The applicant also requests approval of a conditional use permit for a non-farm (single-family) dwelling on Parcel 2. However, the newly created parcel and the remainder parcel will be accessed via Cloverdale Road and will not require improvement of the proposed road dedication.

Lastly, staff note no public funds will be expended for construction or maintenance of this road. Staff has included a condition of approval which requires any road created in this proposed dedication under DCC 17.52 shall be designated as a local access road, which shall not be maintained by the County unless and until that right-of-way is established as a County-maintained road.

Chapter 18.128, Conditional Use

Section 18.128.010, Operation.

- A. A conditional use listed in DCC Title 18 shall be permitted, altered or denied in accordance with the standards and procedures of this title; DCC Title 22, the Uniform Development Procedures Ordinance; and the Comprehensive Plan.**
- B. In the case of a use existing prior to the effective date of DCC Title 18 and classified in DCC Title 18 as a conditional use, any change in use or lot area or an alteration of structure shall conform with the requirements for a conditional use.**

FINDING: The proposed conditional use is reviewed in accordance with the standards and procedures of this title; DCC Title 22, the Uniform Development Procedures Ordinance; and the Comprehensive Plan. No prior use now classified as a conditional use is being modified by this proposal.

Section 18.128.015, General Standards Governing Conditional Uses.

Except for those conditional uses permitting individual single family dwellings, conditional uses shall comply with the following standards in addition to the standards of the zone in which the conditional use is located and any other applicable standards of the chapter:

- A. The site under consideration shall be determined to be suitable for the proposed use based on the following factors:**
 - 1. Site, design and operating characteristics of the use;**

FINDING: The applicant's burden of proof provides the following proposed findings:

The applicant seeks to dedicate an extension of public right-of-way from Cloverdale Road, through the subject properties to provide publicly dedicated access to Tax Lot 4002, Assessor's Map 15-11-00, Desert Springs Tax Lot 100 and Tax Lot 300, Assessor's Map 15-11-30. The proposed dedication area will be 60-feet in width and generally within the alignment depicted on Exhibit A attached hereto. The proposed dedication is intended to comply with the requirements of DCC 17.36.080 (Future Extension of Streets) as applicable to the larger Desert Springs Ranch property. The proposed dedication area/right-of-way alignment utilizes an existing access roadway and other areas of poor soils (Class 6-8) that are not suitable for agricultural production or livestock grazing to minimize any potential impacts on agricultural activities being conducted within the Desert Springs Ranch or any surrounding property. Each of the affected tax lots has public road frontage or easement access and no roadway construction is planned or anticipated within the proposed dedication area until such future time as said parcels may be further divided. The length and width of the proposed dedication area is sufficient to facilitate a local access roadway supporting any future partition of the adjoining Desert Springs tax lots. The proposed dedication is compatible with the existing and projected uses of surrounding properties based on the factors listed in DCC 18.128.015(A), as referenced above.

As noted, the proposed road dedication does not include construction of a roadway at this time.

The road dedication includes the dedication of a 60-foot-wide right-of-way extending east from Cloverdale Road for approximately 2,570 feet before turning south for approximately 2,650 feet in order to provide future road access to landlocked parcels. The dedicated area includes a 60-foot right-of-way which is consistent with County standards. It is unclear at this point whether these tax lots would be eligible for a partition. However, future partitions are subject to Title 17 and Title 18 standards and submittal and review of a formal land use application. The County has not received any applications for land divisions involving the above-mentioned tax lots. This road dedication itself does not approve or establish any development.

As discussed, the eastward dedication extension from Cloverdale Road is located primarily within an existing access easement and existing gravel roadway utilized by the subject property owners. The placement of the dedication will have the least disturbance to open pasture areas on Tax Lot 400 and the applicant states that no portion of the dedication area running north to south on Tax Lot 4001 contains irrigation. Further, the applicant states the proposed dedication area through Desert Springs TL 100 will be specifically described to avoid any portion of irrigated ground.

Based on the information above, staff believes the proposed site location is suitable for the road dedication considering its size, design, and operating characteristics of the use.

2. Adequacy of transportation access to the site; and

FINDING: The Deschutes County Road Department and Deschutes County Transportation Planner were sent a request for comment on this application and identified no required improvements to other area roadways. Comments from other agencies and the general public did not identify any transportation infrastructure deficiencies. Staff finds, as conditioned, the site is suitable for the proposed use based on adequacy of transportation access to the site.

3. The natural and physical features of the site, including, but not limited to, general topography, natural hazards and natural resource values.

FINDING: The site is generally flat and presents no topographical constraints on the proposed road dedication. The *Deschutes County Natural Hazards Mitigation Plan (2015)* identifies drought, earthquake, flood, landslide, volcanic, wildfire, windstorm, and winter storm hazards in the County. Of these, wildfire is of special concern regarding the suitability of the use. The subject property is located within a wildfire hazard area, however, the road dedication application does not include the construction of any structures or habitable space. Further, the road dedication does not propose road construction at this time. Although, if a future road is built within the dedicated right-of-way it may allow greater access for emergency vehicles in the event of an emergency. The subject property is currently served by Cloverdale Fire District.

Natural resource values typically include agricultural soils, forest lands, wildlife and their habitats, wetlands, and natural water features. The subject property is not located within a special flood hazard area. The Department of State Lands identified a potential wetland on Tax Lot 100 (Desert

Springs Ranch) and indicated it may be a jurisdictional stream. However, as there is no construction of the roadway, staff does not expect any impacts to *potential* wetlands in conjunction with this application. Future land division applications would be required to address potential impacts to wetlands with road construction.

The applicant provided a response to the preliminary comments from the Department of State Lands:

A comment from the Oregon Division of State Lands (DSL) dated January 12, 2024, states that a small portion of Desert Springs TL 100 is identified on the National Wetland Inventory map ("NWI") and "may" be a wetland. The NWI depicts the location of portions of Desert Springs TL 100 that were previously the site of irrigation ditches utilized for ongoing agricultural activities. In collaboration with the Three Sisters Irrigation District, the NRCS and other affected state/federal agencies, the irrigation ditches on Desert Springs TL 100 were placed in underground pipes in 2006. Those portions of Desert Springs TL 100 that are shown on the NWI have been dry for nearly 20 years and are no longer utilized for the conveyance of irrigation water. In sum, no areas of wetland are affected by the proposed right-of-way dedication. If required, the applicant is prepared to accept a condition of approval that any future construction activity within the right-of-way alignment must comply with governing wetland rules and regulations, to the extent applicable to the subject property.

Comments from agencies did not identify any site unsuitability due to general topography, natural hazards, or natural resource values. There were no public comments received which identified unsuitability based on the above listed factors.

B. The proposed use shall be compatible with existing and projected uses on surrounding properties based on the factors listed in DCC 18.128.015(A).

FINDING: Staff finds this this criterion requires that the proposed use must be compatible with existing and projected uses on surrounding properties. Staff finds "surrounding properties" are those that might be significantly adversely impacted by their proximity to the proposed use. Existing uses on surrounding properties include rural residential uses to the west and vacant, undeveloped EFU parcels with some in apparent farm use. Projected uses on surrounding properties are those that have received approvals or are allowed outright and are typical of development of the area. These projected uses on property surrounding the subject property include residential use, and agriculture and farm use. Staff finds existing uses are a reasonable representation of uses allowed in the underlying zones of surrounding properties. For this reason, staff finds projected uses are likely to be similar to existing uses.

Staff finds that the proposed road dedication will be compatible with the existing and projected uses due to the scale of the operation and operating characteristics as analyzed in DCC 18.128.015(A) above.

(A)(1). Site, design and operating characteristics of the use;

Staff finds the proposed road dedication would be unsuitable if the siting, design and operating characteristics of the use significantly adversely impacted existing and projected uses on surrounding properties. Typically, potential adverse impacts could include visual, noise, dust, and odor impacts.

Staff finds the road dedication, which does not include construction of a roadway at this time, will not have a visual, noise, dust or odor impact. If a road is improved within the proposed dedication area, staff finds the road will not have a visual impact, as the dedication area will not include structures. No odors would be generated by a future roadway. Any noise impacts are expected to be temporary in nature and associated with construction, including any grading or clearing that is necessary. No significant noise, visual, dust, or odor impacts are identified in the record for the application.

(A)(2). Adequacy of transportation access to the site; and

Staff finds the road dedication would be unsuitable if access to the area of dedication would significantly adversely impact existing and projected uses on surrounding properties. The proposed road dedication will extend an unnamed road right-of-way which connects to Cloverdale Road, a public road maintained by the County and functionally classified as a local road. The Deschutes County Road Department and Deschutes County Transportation Planner were sent a request for comment on this application and identified no required improvements to other area roadways. Staff finds, as conditioned, the site is suitable for the proposed use based on adequacy of existing transportation access to the site.

(A)(3). The natural and physical features of the site, including, but not limited to, general topography, natural hazards and natural resource values.

Staff finds the proposed use would be unsuitable if it significantly adversely impacted off-site topography, natural hazards, or natural resource values. As discussed above, the proposed road dedication application does not include the actual construction of a roadway. However, staff finds a future roadway in this location would not significantly impact off-site topography, natural hazards or natural resource values. The subject property is located within a wildfire hazard area, although due to its location within the boundary of the Cloverdale Fire District, staff finds this natural hazard is greatly reduced. No significant natural hazards have been identified in the record. There is no evidence in the record that the proposed use will significantly adversely impact natural resource values of the area. The area of dedication is partially within a disturbed access easement area, and contains juniper and sagebrush vegetation. The placement of the roadway in this area will minimize disturbance to potentially viable EFU-zoned land.

C. These standards and any other standards of DCC 18.128 may be met by the imposition of conditions calculated to insure that the standard will be met.

FINDING: To the extent this decision is conditioned under DCC 18.128 criterion, Staff notes such conditions are authorized by this criterion.

Section 18.128.020, Conditions.

In addition to the standards and conditions set forth in a specific zone or in DCC 18.124, the Planning Director or the Hearings Body may impose the following conditions upon a finding that additional restrictions are warranted.

- A. Require a limitation on manner in which the use is conducted, including restriction of hours of operation and restraints to minimize environmental effects such as noise, vibrations, air pollution, glare or odor.***
- B. Require a special yard or other open space or a change in lot area or lot dimension.***
- C. Require a limitation on the height, size or location of a structure.***
- D. Specify the size, number, location and nature of vehicle access points.***
- E. Increase the required street dedication, roadway width or require additional improvements within the street right of way.***
- F. Designate the size, location, screening, drainage, surfacing or other improvement of a parking or loading area.***
- G. Limit or specify the number, size, location, height and lighting of signs.***
- H. Limit the location and intensity of outdoor lighting and require shielding.***
- I. Specify requirements for diking, screening, landscaping or other methods to protect adjacent or nearby property and specify standards for installation and maintenance.***
- J. Specify the size, height and location of any materials to be used for fencing.***
- K. Require protection and preservation of existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.***
- L. Require that a site plan be prepared in conformance with DCC 18.124.***

FINDING: To the extent that any conditions of approval contained in this decision require improvement to the site beyond the minimum standards of DCC Title 18, staff finds such conditions are authorized by this section.

IV. CONCLUSION

Based on the foregoing findings, staff concludes that the proposed use can comply with the applicable standards and criteria of the Deschutes County zoning ordinance if conditions of approval are met.

Other permits may be required. The applicants are responsible for obtaining any necessary permits from the Deschutes County Building Division and Deschutes County Environmental Soils Division as well as any required state and federal permits.

V. DECISION

APPROVAL, subject to the following conditions of approval.

VI. CONDITIONS OF APPROVAL

- A.** This approval is based upon the application, site plan, specifications, and supporting documentation submitted by the applicant. Any substantial change in this approved use will require review through a new land use application.
- B.** The dedication area shall consist of a 60 ft.-wide strip of land pursuant to DCC 17.48.100 with an alignment generally as depicted in the application materials.
- C.** All parties with an ownership interest in the property subject to the road dedication shall execute a dedication deed pursuant to DCC 17.52.090(A). The dedication shall be granted to the public. The dedication deed shall be in a form acceptable to the Deschutes County Road Department pursuant to DCC 17.52.040 and shall include a legal description and exhibit map prepared by a licensed professional land surveyor.
- D.** Per Deschutes County Code (DCC) Chapter 17.52.090:
- Applicant shall submit the executed dedication deed and a current preliminary title report for the proposed dedication to the Deschutes County Community Development Department pursuant to DCC 17.52.090(A) and (C). Upon final review and approval of the dedication deed by the Road Department, the Community Development Department shall present the dedication deed to the Board of County Commissioners for acceptance pursuant to DCC 17.52.090(B).
 - Upon acceptance of the dedication deed by the Board of County Commissioners, Applicant shall immediately cause for the recording of the dedication deed in the Official Records at the Deschutes County Clerk's Office pursuant to DCC 17.52.090(D).
 - Upon recording of the dedication deed, Applicant shall immediately cause for survey and monumentation of the new road right of way by a licensed professional land surveyor in accordance with ORS 209.250 and ORS 368.106.
- E.** Any public road created in this proposed road dedication under DCC 17.52 shall be designated as a local access road. Any new local access road will not be maintained by the County unless and until that right-of-way is established as an official County road.

VII. DURATION OF APPROVAL, NOTICE, AND APPEALS

The declaration of dedication for the proposed road shall be completed and recorded with the County Clerk's Office within 120 days of the application being deemed complete. Staff calculates this day to be May 21, 2024.

This decision becomes final twelve (12) days after the date mailed, unless appealed by a party of interest. To appeal, it is necessary to submit a Notice of Appeal, the appeal fee of \$250.00 and a statement raising any issue relied upon for appeal with sufficient specificity to afford the Hearings Body an adequate opportunity to respond to and resolve each issue.

Copies of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost. Copies can be purchased for 25 cents per page.

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

DESCHUTES COUNTY PLANNING DIVISION



Written by: Haleigh King, Associate Planner

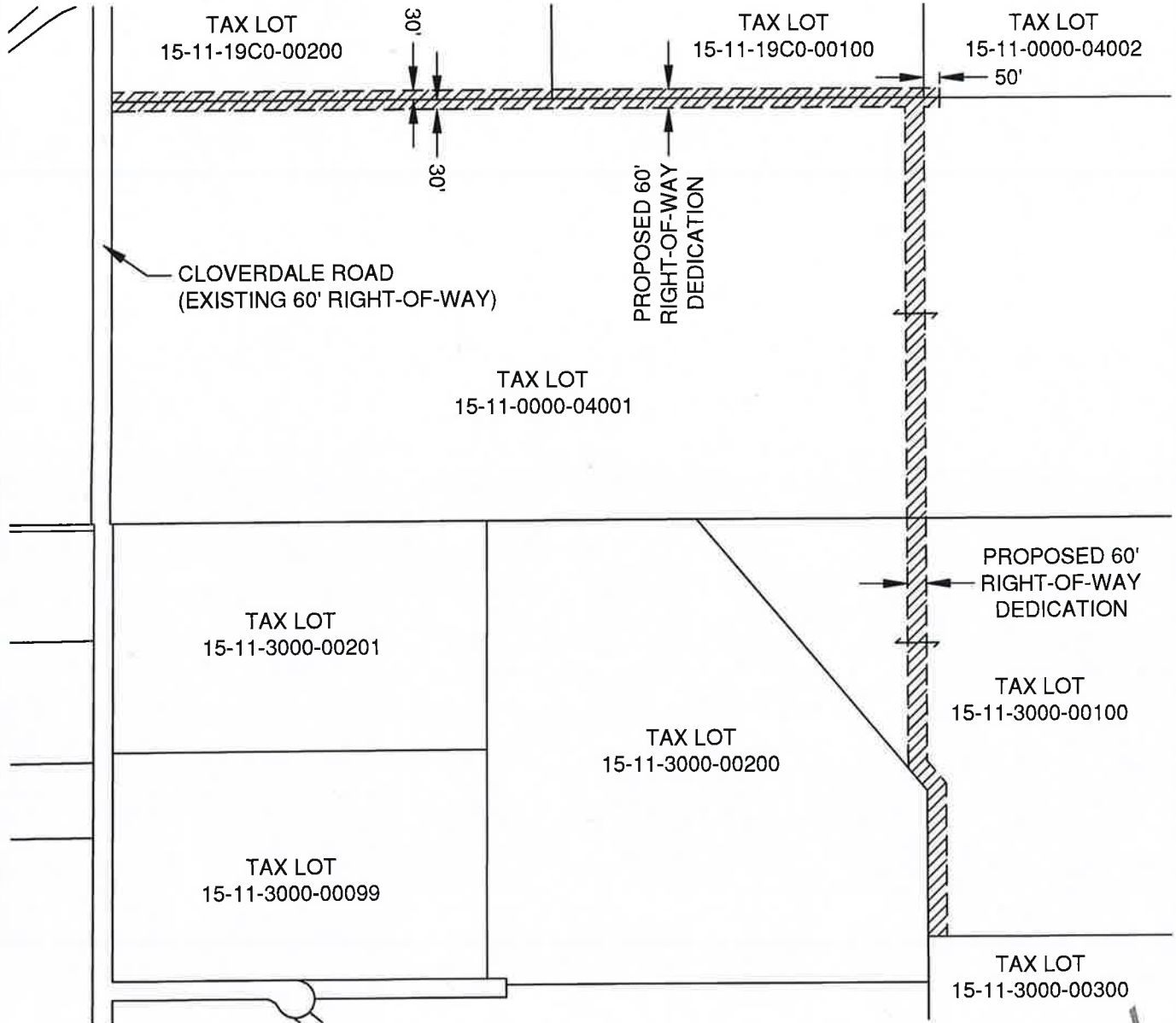


Reviewed by: Jacob Ripper, Principal Planner

Attachment: Proposed Road Dedication Map

PROPOSED ROAD DEDICATION

LOCATED IN PORTIONS OF THE S1/2 OF SECTION 19 AND THE
N1/2 N1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 11 EAST,
WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON



PREPARED BY:



Munson & Associates
civil engineers | land surveyors

845 NORTHEAST 11TH STREET
BEND, OREGON 97701



SCALE: 1" = 500'
DATE: 11/28/2023
W.O.#: 21-019

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 11, 2014
CHRISTOPHER R. MUNSON
80548PLS

RENEWES: 12/31/2024

PRELIMINARY

owner	agent	inCareof	address	cityStZip	type	cdd id	email
Myles Conway			2503 NW Coe Court	Bend, OR 97703	FD	23-819-RD	myles@mconwaylaw.com
Desert Springs Ranch Limited Partnership			5051 SW Barnes Road	Portland, OR 97221	FD	23-819-RD	antonvett@comcast.net
Anton Vetterlein			430 SW Hamilton Street	Portland, OR 97239	FD	23-819-RD	
Chris Munson			845 NE 11th Street	Bend, OR 97701	FD	23-819-RD	



Mailing Date:
Friday, February 23, 2024

COMMUNITY DEVELOPMENT

NOTICE OF DECISION

The Deschutes County Planning Division has approved the land use application described below:

FILE NUMBER: 247-23-000819-RD

**SUBJECT PROPERTY/
OWNER/APPLICANT:**

Mailing Name: DESERT SPRINGS RANCH LIMITED PARTNERSHIP
Map and Taxlot: 1511000004001
Account: 133967
Situs Address: **NO SITUS ADDRESS**

Mailing Name: MORTON, SARAH
Map and Taxlot: 151119C000200
Account: 133965
Situs Address: 67708 CLOVERDALE RD, SISTERS, OR 97759

Mailing Name: DORTIGNACQ, ROBERT & PARSONS, DEBORAH A
Map and Taxlot: 151119C000100
Account: 264747
Situs Address: 67700 CLOVERDALE RD, SISTERS, OR 97759

Mailing Name: DESERT SPRINGS RANCH LIMITED PARTNERSHIP
Map and Taxlot: 1511300000100
Account: 130844
Situs Address: **NO SITUS ADDRESS**

Mailing Name: DESERT SPRINGS RANCH LIMITED PARTNERSHIP
Map and Taxlot: 1511000004002
Account: 133966
Situs Address: **NO SITUS ADDRESS**

APPLICANT'S ATTORNEY: Myles Conway Law PC

REQUEST: The applicant requests approval to dedicate a 60-foot right-of-way across multiple tax lots noted above in the Exclusive Farm Use Zone (EFU). The proposed right-of-way will extend east from Cloverdale Road before turning south to terminate at the southern end of Tax Lot 100. The road dedication does not propose road construction at this time.

STAFF CONTACT: Haleigh King, Associate Planner
Phone: 541-383-6710
Email: Haleigh.king@deschutes.org

RECORD: Record items can be viewed and downloaded from:
www.buildingpermits.oregon.gov

I. APPLICABLE CRITERIA

Deschutes County Code (DCC)
Title 17, Subdivision and Partition Ordinance
Chapter 17.52, Road Dedications
Title 18, Deschutes County Zoning Ordinance:
Chapter 18.16, Exclusive Farm Use Zones (EFU)
Chapter 18.113, Destination Resorts Zone (DR)
Chapter 18.116, Supplementary Provisions
Chapter 18.128, Conditional Use
Title 22, Deschutes County Development Procedures Ordinance

DECISION: Staff finds the application meets applicable criteria and approval is being granted subject to the following conditions:

CONDITIONS OF APPROVAL

- A.** This approval is based upon the application, site plan, specifications, and supporting documentation submitted by the applicant. Any substantial change in this approved use will require review through a new land use application.
- B.** The dedication area shall consist of a 60 ft.-wide strip of land pursuant to DCC 17.48.100 with an alignment generally as depicted in the application materials.
- C.** All parties with an ownership interest in the property subject to the road dedication shall execute a dedication deed pursuant to DCC 17.52.090(A). The dedication shall be granted to the public. The dedication deed shall be in a form acceptable to the Deschutes County Road Department pursuant to DCC 17.52.040 and shall include a legal description and exhibit map prepared by a licensed professional land surveyor.
- D.** Per Deschutes County Code (DCC) Chapter 17.52.090:
 - Applicant shall submit the executed dedication deed and a current preliminary title report for the proposed dedication to the Deschutes County Community Development Department pursuant to DCC 17.52.090(A) and (C). Upon final review and approval of the dedication deed by the Road Department, the Community Development Department shall present the dedication deed to the Board of County Commissioners for acceptance pursuant to DCC 17.52.090(B).

- Upon acceptance of the dedication deed by the Board of County Commissioners, Applicant shall immediately cause for the recording of the dedication deed in the Official Records at the Deschutes County Clerk's Office pursuant to DCC 17.52.090(D).
 - Upon recording of the dedication deed, Applicant shall immediately cause for survey and monumentation of the new road right of way by a licensed professional land surveyor in accordance with ORS 209.250 and ORS 368.106.
- E. Any public road created in this proposed road dedication under DCC 17.52 shall be designated as a local access road. Any new local access road will not be maintained by the County unless and until that right-of-way is established as an official County road.

This decision becomes final twelve (12) days after the date mailed, unless appealed by a party of interest. To appeal, it is necessary to submit a Notice of Appeal, the appeal fee of \$250.00 and a statement raising any issue relied upon for appeal with sufficient specificity to afford the Hearings Body an adequate opportunity to respond to and resolve each issue. Pursuant to Ordinance 2021-014 and Deschutes County Code Section 22.32.015(B), appeals must be received by 4:00 pm.

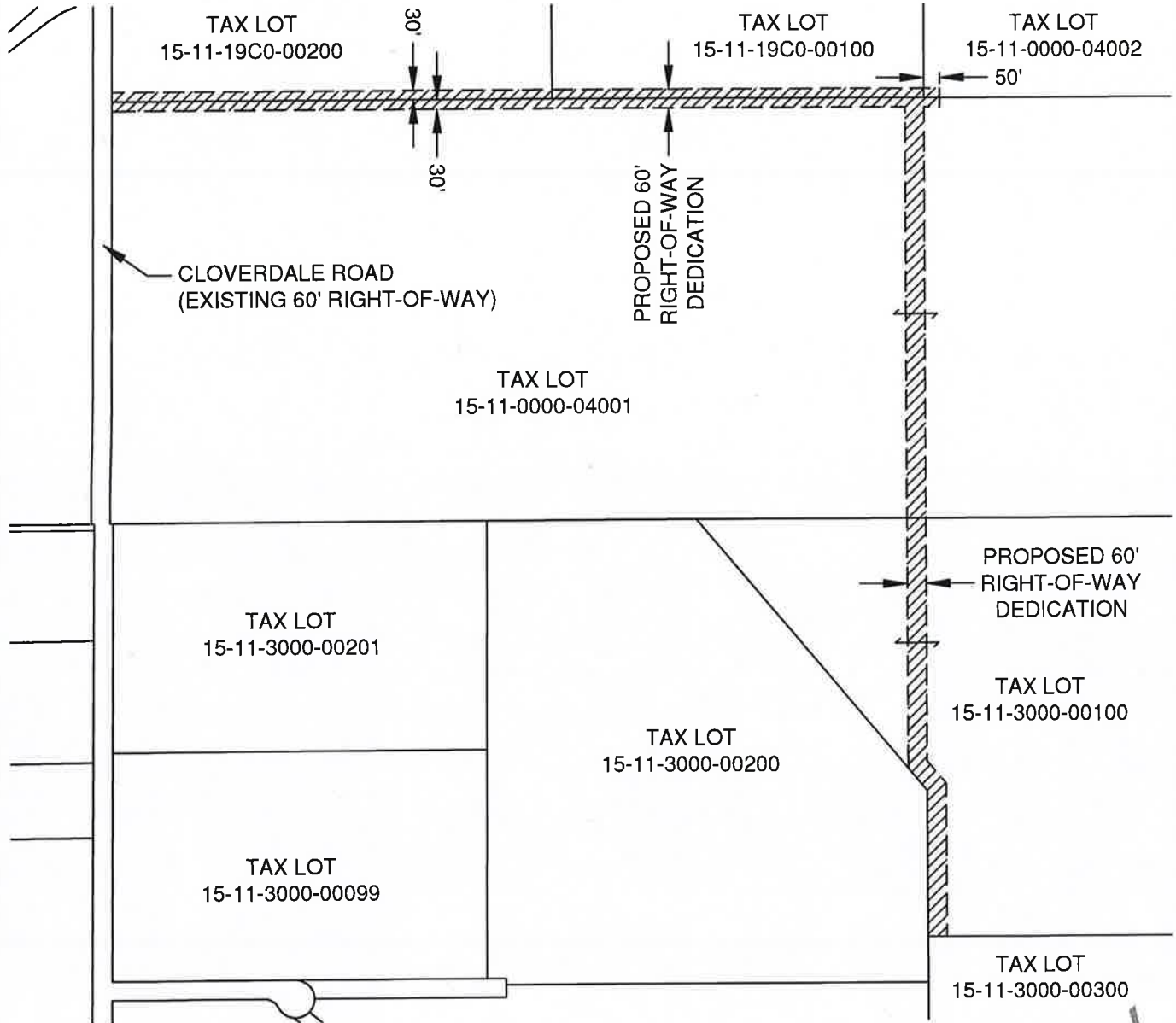
Copies of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost. Copies can be purchased for 25 cents per page.

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

This Notice was mailed pursuant to Deschutes County Code Chapter 22.24.

PROPOSED ROAD DEDICATION

LOCATED IN PORTIONS OF THE S1/2 OF SECTION 19 AND THE
N1/2 N1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 11 EAST,
WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON



PREPARED BY:



Munson & Associates
civil engineers | land surveyors

845 NORTHEAST 11TH STREET
BEND, OREGON 97701



SCALE: 1" = 500'
DATE: 11/28/2023
W.O.#: 21-019

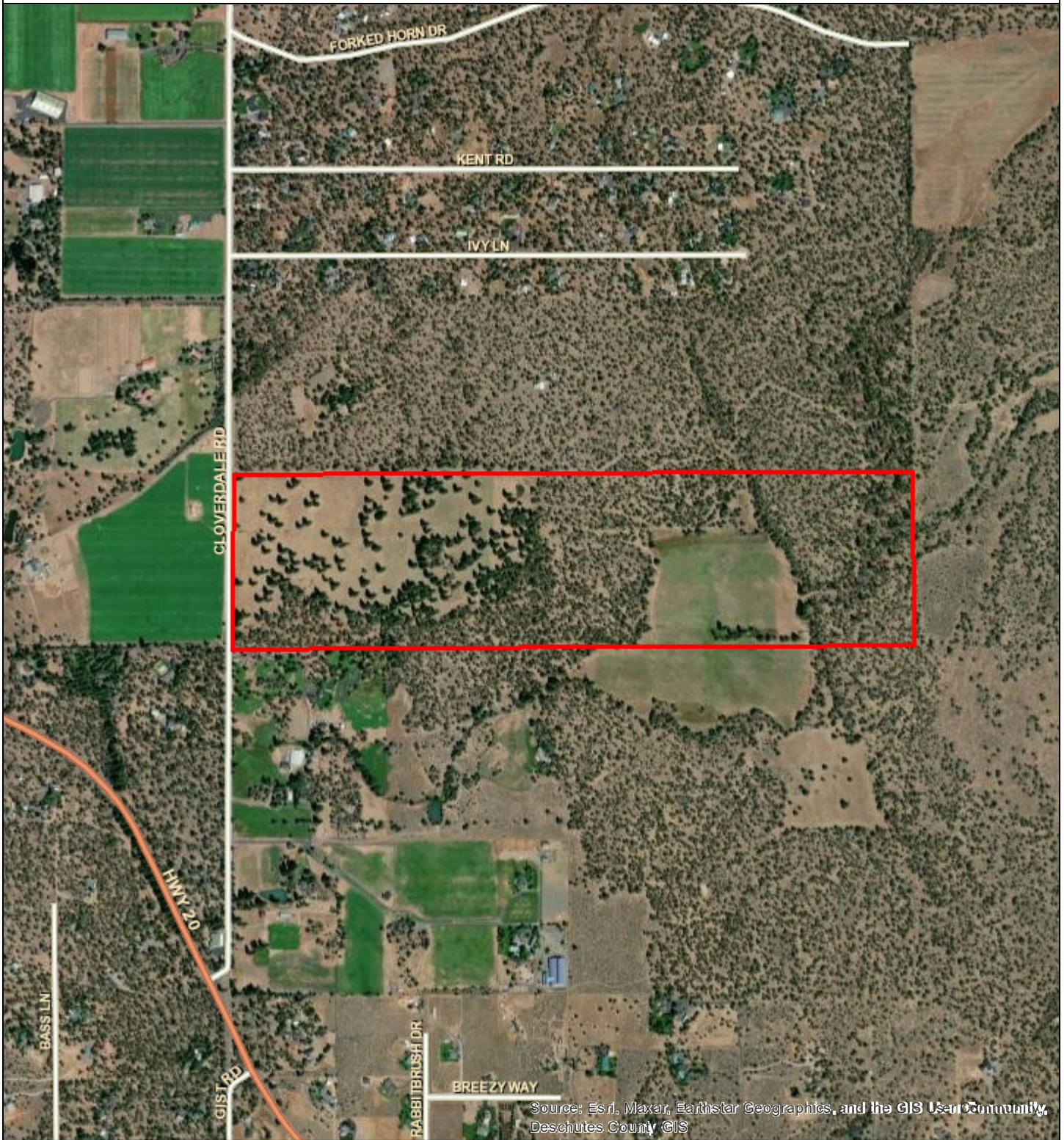
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 11, 2014
CHRISTOPHER R. MUNSON
80548PLS

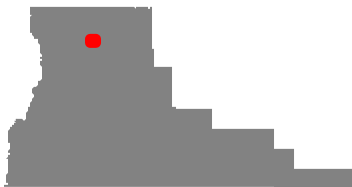
RENEWES: 12/31/2024

PRELIMINARY

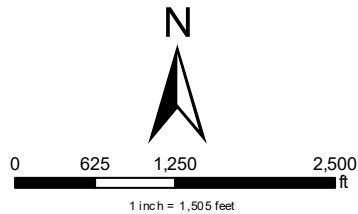
File No. 247-23-000891-RD



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Deschutes County GIS



Date: 12/21/2023



owner	agent	inCareof	address	cityStZip	type	cdd id	email
DESCHUTES CO. ASSESSOR			ELECTRONIC		NOD	23-819-RD	
DESCHUTES CO. ROAD DEPT.	Cody Smith		ELECTRONIC		NOD	23-819-RD	Cody.Smith@deschutes.org
DESCHUTES CO. SR. TRANS. PLANNER	Tarik Rawlings		ELECTRONIC		NOD	23-819-RD	Tarik.Rawlings@deschutes.org
STEVENS, DONNA			67545 CLOVERDALE RD	SISTERS, OR 97759	NOD	23-819-RD	
DESERT SPRINGS RANCH LIMITED PARTNERSHIP		C/O VETTERLEIN, ERIC GENERAL PARTNER (A)	5051 SW BARNES RD	PORTLAND, OR 97221	NOD	23-819-RD	
KIMBERLEY JOINT TRUST	KIMBERLEY, JAMES E & BARBARA B TTEES		2755 SW BUENA VISTA DR	PORTLAND, OR 97201	NOD	23-819-RD	
USA					NOD	23-819-RD	
MORTON, SARAH			67708 CLOVERDALE RD	SISTERS, OR 97759	NOD	23-819-RD	
GOFF, KERRY L & KIMBERLY D			67555 CLOVERDALE RD	SISTERS, OR 97759	NOD	23-819-RD	
SPRAGUE, DEBORAH S			67580 CLOVERDALE RD	SISTERS, OR 97759	NOD	23-819-RD	
STEWART, CHERYL R			67599 CLOVERDALE RD	SISTERS, OR 97759	NOD	23-819-RD	
DORTIGNACQ, ROBERT & PARSONS, DEBORAH A			67700 CLOVERDALE RD	SISTERS, OR 97759	NOD	23-819-RD	
HUNTER, LORIE E & OWEN, ROBERT L			67550 CLOVERDALE RD	SISTERS, OR 97759	NOD	23-819-RD	
KOOS, MARK W & JOHNSON-KOOS, DENISE			39710 HWY 226	SCIO, OR 97374	NOD	23-819-RD	
JANET M HERRING LIVING TRUST	HERRING, JANET M TTEE		67717 CLOVERDALE RD	SISTERS, OR 97759	NOD	23-819-RD	
FROGMORE LLC			2660 NE HWY 20 #610-303	BEND, OR 97701	NOD	23-819-RD	
GRISHAM FAMILY REVOCABLE TRUST ETAL	GRISHAM, PHILIP LEO TRUSTEE ETAL		PO BOX 998	SISTERS, OR 97759	NOD	23-819-RD	
HEALY, MICHAEL J & JENNIFER K			17355 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
EVANCIK, RYAN & DEENA			17261 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
FORKED HORN INVESTMENTS LLC			71 LADD ST	LAKE OSWEGO, OR 97034	NOD	23-819-RD	
HOOVER, JAMES H JR ETAL			PO BOX 1200	LINCOLN CITY, OR 97367	NOD	23-819-RD	
AFFATATI, GINO J			17231 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
BURGESS LIVING TRUST	BURGESS, ROBERT R & JOANN M TTEES		17281 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
HOUCK, MICHAEL J JR & CHRISTIE A			17345 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	liv4cooking@gmail.com
NORMA CROSS TRUST	CROSS, NORMA J TTEE		17311 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
MCGREGOR FAMILY TRUST	MCGREGOR, DEAN G & CYNTHIA W TTEES	5800 W. STATE RD 80 LOT 5	3017 E RIVER BEND RESORT BLVD	FORT DENAUD, FL 33935-0562	NOD	23-819-RD	
MARVIN & NANCY HOFF TRUST	HOFF, MARVIN J & NANCY E TTEES		67821 CLOVERDALE RD	SISTERS, OR 97759	NOD	23-819-RD	
VILLA, JUDITH			17384 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	iupjvilla@gmail.com
MARTY & JOSETTE JOHNSON TRUST	JOHNSON, MARTY C & JOSETTE K TTEES		17312 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
POLTERA, JODY & BRENDA			17383 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
HUDSON, BRETT & CARA			67905 CLOVERDALE	SISTERS, OR 97759	NOD	23-819-RD	
STEVENS, MARK L			17260 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
LEWIS, LINDA ANN & HAGER, LINDA ANN			17235 KENT RD	SISTERS, OR 97759	NOD	23-819-RD	
BUNCE, PETER M & KATHLEEN A			17217 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
MOEHNKE, DELRAY			17217 KENT RD	SISTERS, OR 97759	NOD	23-819-RD	
FARLEY, WILLIAM F JR & LAURIE A			17257 KENT RD	SISTERS, OR 97759	NOD	23-819-RD	
DAMOTH, SHARON			17277 KENT RD	SISTERS, OR 97759	NOD	23-819-RD	
STEVEN & SHONNA PEASE TRUST	PEASE, STEVEN D & SHONNA M TTEES		17339 KENT RD	SISTERS, OR 97759	NOD	23-819-RD	
DAVES, DANNY & DEANN			17387 KENT RD	SISTERS, OR 97759	NOD	23-819-RD	
SHARP FAMILY LIVING TRUST	SHARP, GREGORY EARL TTEE ET AL		17282 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	sharpfamily@bendbroadband.com
BROOKS, JEAN MARIE			17232 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
SWEENEY LIVING TRUST	SWEENEY, ZACK & DIONNE TTEES		17358 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
MENDOZA FAMILY TRUST	MENDOZA, KERRY TTEE		17344 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
SCOTT, JOHN HOWARD ET AL			17369 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
WAIDE, LARRY & KAREN			13370 WORDEN HILL RD	NEWBERG, OR 97132	NOD	23-819-RD	
HAUGEN, PHILIP J ET AL			17465 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
WILSON, GLEN L & LINDA S			17415 KENT RD	SISTERS, OR 97759	NOD	23-819-RD	glwilsis@gmail.com
GIENGER, PENNY M			17408 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
MORROW, JEFFREY T & SARAH J			17438 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
BARCLIFT, STEPHEN TEMPLE & JANIS ELAINE			SISTERS GENERAL DELIVERY	SISTERS, OR 97759	NOD	23-819-RD	
STONE GARY E			17437 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	
BARTOLOTTA, JULIE			67480 CLOVERDALE RD	BEND, OR 97703	NOD	23-819-RD	
ENGLES, DAVID RYAN & REBECCA RAEANN			17471 KENT RD	SISTERS, OR 97759	NOD	23-819-RD	
HIERONIMUS, MARSHALL			832 BROOKSTONE DR	MERRITT ISLAND, FL 32952	NOD	23-819-RD	
HALOUSEK FAMILY TRUST	HALOUSEK, NEAL TTEE ET AL		17045 FARTHING LN	SISTERS, OR 97759	NOD	23-819-RD	
TREVIN & JENNIFER DUEY TRUST	DUEY, TREVIN L & JENNIFER L TTEES		17441 KENT RD	SISTERS, OR 97759	NOD	23-819-RD	
DOUGLAS & KATHLEEN CAVANAUGH TRUST	CAVANAUGH, DOUGLAS E & KATHLEEN B TTEES		17505 KENT RD	SISTERS, OR 97759	NOD	23-819-RD	
MARY PYKE TRUST	PYKE, MARY C TTEE		17495 IVY LN	SISTERS, OR 97759	NOD	23-819-RD	marypyke@gmail.com
MARKS, JOHN DANIEL			3012 TREE HAVE CT	ERIE, PA 16506	NOD	23-819-RD	
SHIRLEY-STUCKI TRUST	STUCKI, DEVIN & SHIRLEY, EMERALD TTEES		17489 KENT RD	SISTERS, OR 97759	NOD	23-819-RD	
SWANSON, JEFFREY T & GREENE, KAREN L			17490 IVY LN	SISTERS, OR 97759-9637	NOD	23-819-RD	jtswanson33@gmail.com