



Mailing Date:
Thursday, February 15, 2024

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 NUMBER(S): 247-23-000614-CU, 247-23-000615-SP

**SUBJECT PROPERTY/
OWNER:**

Mailing Name: PRONGHORN INTANGIBLES LLC
Map and Taxlot: 161316D000500
Account: 251126
Situs Address: 23050 NICKLAUS DR, BEND, OR 97701

APPLICANT: Juniper Institute LLC

APPLICANT'S AGENT: Corinne Celko, Attorney

PROPOSAL: Site plan review to establish a Psilocybin Service Center in the Exclusive Farm Use (EFU) Zone, and Destination Resort (DR) Combining Zone.

LOCATION: 23050 NICKLAUS DR, BEND, OR 97701

HEARING DATE: March 12, 2024

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/247-23-000614-cu-247-23-000615-sp-psilocybin-service-center-juniper-preserve>

STANDARDS AND APPLICABLE CRITERIA:

Deschutes County Code (DCC)

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 18.124, Site Plan Review

Chapter 18.128, Conditional Use

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 March 11, 2024. 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/88440948024>. 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: **884 4094 8024**.
- 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 6:00 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.

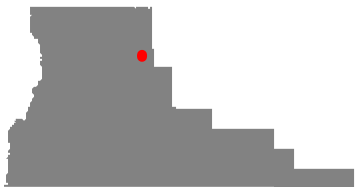


23050 NICKLAUS DR, BEND, OR 97701

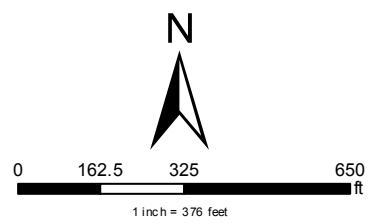
Land Use File Nos: 247-23-000614-CU & 247-23-000615-SP



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



Date: 8/15/2023



| owner | agent | inCareof | address | cityStZip | type | cdd id | email |
|--|----------------|------------------------------------|--------------------------------|---------------------|------|-------------------|--|
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| Kelsey Lown | | | | | NOPH | 23-614-CU, 615-SP | kelseyannalown@gmail.com |
| PRONGHORN GOLF LLC | | ATTN: JEFFREY R STONE (25TH FLOOR) | 1100 ALAKEA ST | HONOLULU, HI 96813 | NOPH | 23-614-CU, 615-SP | |
| PRONGHORN COMMUNITY ASSOCIATION, INC | | LINDA JOHNSON | 361 NE FRANKLIN AVE #BLDG E | BEND, OR 97701 | NOPH | 23-614-CU, 615-SP | |
| PRONGHORN ESTATES LLC | | ATTN: JEFFREY R STONE (25TH FLOOR) | 1100 ALAKEA ST | HONOLULU, HI 96813 | NOPH | 23-614-CU, 615-SP | |

| | | | | | | | |
|--|---------------------------------------|------------------------------------|------------------------------|------------------------------|-------------------------|-------------------|-------------------|
| Z8 VILLA LLC | | 20860 SHOLES RD | BEND, OR 97702 | NOPH | 23-614-CU, 615-SP | | |
| VILLAS AT PRONGHORN HOMEOWNERS ASSOC INC | | 20310 EMPIRE AVE #A-103 | BEND, OR 97703 | NOPH | 23-614-CU, 615-SP | | |
| HILL, JOHN T & LORI R | | 1515 DOCK ST #616 | TACOMA, WA 98402 | NOPH | 23-614-CU, 615-SP | | |
| PRONGHORN VILLAS LLC | | 1100 ALAKEA ST | HONOLULU, HI 96813 | NOPH | 23-614-CU, 615-SP | | |
| CRANSTON FAMILY TRUST | CRANSTON, JOHN T & PATRICIA R TTEES | ATTN: JEFFREY R STONE (25TH FLOOR) | 65650 SWALLOWES NEST LN | BEND, OR 97701 | NOPH | 23-614-CU, 615-SP | |
| GRIEVE, DAVID R & KATHLEEN M | | | 465 FIRST ST WEST #2ND FLOOR | SONOMA, CA 95476 | NOPH | 23-614-CU, 615-SP | |
| PRONGHORN COMMUNITY ASSOC INC | | | 20310 EMPIRE AVE #A-103 | BEND, OR 97703 | NOPH | 23-614-CU, 615-SP | |
| PRONGHORN COMMUNITY ASSOCIATION, INC | | | 1404 NE 3RD ST #6 | BEND, OR 97701 | NOPH | 23-614-CU, 615-SP | |
| HAWAII RESORT MANAGEMENT GROUP LLC | | | 1100 ALAKEA ST #2500 | HONOLULU, HI 96813 | NOPH | 23-614-CU, 615-SP | |
| PODESCHI JOINT REVOCABLE TRUST | PODESCHI, DARRIN M & JENNIFER L TTEES | | 1660 GENTLE WAY | PROSPER, TX 75078 | NOPH | 23-614-CU, 615-SP | |
| PRONGHORN ESTATES 1 LLC | | | 17203 NE 34TH ST | REDMOND, WA 98052 | NOPH | 23-614-CU, 615-SP | |
| YON-TSUI LLC | | | 922 NW 11TH AVE #APT 206 | PORTLAND, OR 97209-2776 | NOPH | 23-614-CU, 615-SP | |
| CHATTANOOGA, CHOO CHOO | | | ATTN: DAVID CHEN | 7568 PASEO VISTA PL | MONTEREY, CA 93940-7311 | NOPH | 23-614-CU, 615-SP |
| LYMAN, KEVIN HART & CATHERINE MARIE | | | | 1313 STEEPLEBROOK DR | SAN MARCOS, TX 78666 | NOPH | 23-614-CU, 615-SP |
| BEACH, SPENCER & LINDA | | | | 65683 SWALLOWES NEST LN | BEND, OR 97701 | NOPH | 23-614-CU, 615-SP |
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| PRONGHORN INTANGIBLES LLC | | | | 1100 ALAKEA ST | HONOLULU, HI 96813 | NOPH | 23-614-CU, 615-SP |
| ROSATI, DOMENICO & KRISTIN | | | | 65653 SWALLOWES NEST LN | BEND, OR 97701 | NOPH | 23-614-CU, 615-SP |
| WILKEN FAMILY TRUST | | | | 855 SW YATES ## 202 | BEND, OR 97702-3217 | NOPH | 23-614-CU, 615-SP |
| FERRIN WILLIAM M III & DANA L | RESIDENCE CLUB PRONGHORN VILLAS HOA | | | 855 SW YATES ## 202 | BEND, OR 97702-3217 | NOPH | 23-614-CU, 615-SP |
| ARMSBY, DAVID & LAURIE | RESIDENCE CLUB PRONGHORN VILLAS HOA | | | 855 SW YATES ## 202 | BEND, OR 97702-3217 | NOPH | 23-614-CU, 615-SP |
| STEVEN & JULIE LUDWIG LIVING TRUST 1994 | LUDWIG, STEVEN D & JULIE L | | | 855 SW YATES ## 202 | BEND, OR 97702-3217 | NOPH | 23-614-CU, 615-SP |
| UNIT OWNERS OF RESIDENCE CLUB AT PRONGHO | | | | 851 FREMONT AVE #STE 103 | LOS ALTOS, CA 94024 | NOPH | 23-614-CU, 615-SP |
| ROGER & ROBERTA SPEARS JOINT REV TRUST | SPEARS, RODGER T & ROBERTA D TTEES | | | 855 SW YATES ## 202 | BEND, OR 97702-3217 | NOPH | 23-614-CU, 615-SP |
| RANDOLPH S KOSS 2007 REV INT VIVOS TR | KOSS, RANDOLPH S TTEE | | | 855 SW YATES ## 202 | BEND, OR 97702-3217 | NOPH | 23-614-CU, 615-SP |
| RESIDENCE CLUB AT PRONGHORN VILLAS... | | | | 855 SW YATES ## 202 | BEND, OR 97702-3217 | NOPH | 23-614-CU, 615-SP |
| PRONGHORN RESIDENCE CLUB LLC | | | | 855 SW YATES ## 202 | BEND, OR 97702-3217 | NOPH | 23-614-CU, 615-SP |
| RES CLUB AT PRONGHORN VILLAS CONDO ETAL | | | | 855 SW YATES ## 202 | BEND, OR 97702-3217 | NOPH | 23-614-CU, 615-SP |
| PRONGHORN TOWNHOMES LLC | | | | 1100 ALAKEA ST | HONOLULU, HI 96813 | NOPH | 23-614-CU, 615-SP |
| DARNELL, SCOTT & KRISTA M | RESIDENCE CLUB PRONGHORN VILLAS HOA | | | 855 SW YATES ## 202 | BEND, OR 97702-3217 | NOPH | 23-614-CU, 615-SP |
| SANDOZ, JAMES P JR & MICHELLE | | | | 9103 ALTA DR #UNIT 1102 | LAS VEGAS, NV 89145 | NOPH | 23-614-CU, 615-SP |
| STRIVE FOR COLLEGE COLLABORATIVE | | | | 855 SW YATES ## 202 | BEND, OR 97702-3217 | NOPH | 23-614-CU, 615-SP |
| MGH BEND LLC | | | | 855 SW YATES ## 202 | BEND, OR 97702-3217 | NOPH | 23-614-CU, 615-SP |
| PRONGHORN INTANGIBLES LLC | | | | 1100 ALAKEA ST | HONOLULU, HI 96813 | NOPH | 23-614-CU, 615-SP |
| PEDERSON, KIRK STEVEN | | | | 855 SW YATES ## 202 | BEND, OR 97702-3217 | NOPH | 23-614-CU, 615-SP |
| PRONGHORN RESIDENCE CLUB LLC | | | | 855 SW YATES ## 202 | BEND, OR 97702-3217 | NOPH | 23-614-CU, 615-SP |
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| Greg Horsley | | | | | | NOPH | 23-614-CU, 615-SP |
| David McClung | | | | | | NOPH | 23-614-CU, 615-SP |
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| Neil Hammer | | | | | | NOPH | 23-614-CU, 615-SP |
| Shannon Grey Hardt | | | | | | NOPH | 23-614-CU, 615-SP |
| Sheryl Murdock | | | | | | NOPH | 23-614-CU, 615-SP |
| Jill Carpenter | | | | | | NOPH | 23-614-CU, 615-SP |
| Janet Truselo | | | | | | NOPH | 23-614-CU, 615-SP |
| Lynn Bellinger | | | | | | NOPH | 23-614-CU, 615-SP |

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