



Mailing Date:
Friday, July 18, 2025

COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

HEARING FORMAT

The Deschutes County Board of County Commissioners will conduct the public hearing as described below by video, telephone and in person. Options for participating in the public hearing are detailed in the Public Hearing Participation section.

PROJECT DESCRIPTION

FILE NUMBERS: 247-24-000839-PA, 840-ZC

**OWNER/
APPLICANT:** MCKENZIE MEADOW VILLAGE LLC

PROPOSAL: The applicant requests approval of a Comprehensive Plan Amendment to change the designation of the subject property from Forest to Rural Residential Exception Area and a corresponding Zone Change to rezone the subject property from Forest Use 2 (F2) to Multiple-Use Agricultural (MUA10). The total area subject to the request is 58 acres. The application includes a Goal 4 (Forest Lands) exception request.

The applicant states that the purpose of this request is to ultimately be considered for inclusion in the City of Sisters Urban Growth Boundary (UGB). The applicant intends to develop a needed housing residential development with 30% of dwellings being affordable housing. However, these applications do not include a concurrent request to expand the City of Sisters UGB.

LOCATION:

Map and Tax Lot	Situs Address
1510050001200	69095 MCKINNEY RANCH RD, SISTERS, OR 97759
1510050001202	69055 MCKINNEY RANCH RD, SISTERS, OR 97759
1510050001203	69050 MCKINNEY RANCH RD, SISTERS, OR 97759
1510050001205	None

HEARING DATE: Wednesday, August 6, 2025

HEARING START: 9 am regularly scheduled meeting, the tentative start date will be posted a week prior to the hearing.

HEARING

LOCATION: Barnes and Sawyer Rooms of the Deschutes Services Center, 1300 NW Wall Street, Bend and Zoom. See additional information below.

STAFF PLANNER: Haleigh King, Senior Planner
Haleigh.king@deschutes.org, 541-383-6710

RECORD: Record items can be viewed and downloaded from:
<https://www.deschutes.org/mckenziemeadowvillage>

TIME LIMITS

The Deschutes County Planning Division has set the following time limits for testimony at the hearing:

- Applicant: 30 minutes
- Public Agencies: 10 minutes
- General Public: 3 minutes
- Applicant Rebuttal: 10 minutes

Please note, the above time limits can be modified or eliminated by the Board at their discretion.

STANDARDS AND APPLICABLE CRITERIA:

Title 18 of the Deschutes County Code, the County Zoning Ordinance:

Chapter 18.04, Title, Purpose, and Definitions

Chapter 18.32, Multiple Use Agricultural Zone (MUA10)

Chapter 18.40, Forest Use Zone (F2)

Chapter 18.80, Airport Safety Combining Zone (AS)

Chapter 18.84, Landscape Management Combining Zone (LM)

Chapter 18.136, Amendments

Title 22, Deschutes County Development Procedures Ordinance

Deschutes County Comprehensive Plan

Statewide Planning Goals

Oregon Administrative Rules (OAR), Chapter 660

Oregon Revised Statutes (ORS)

PUBLIC HEARING PARTICIPATION

- If you wish to provide testimony during the public hearing, please contact the staff planner by 4 pm on August 5, 2025. Testimony can be provided as described below.
- Members of the public may listen, view, and/or participate in this hearing using Zoom. Using Zoom is free of charge. To login to the electronic meeting online using your computer, copy this link: <http://bit.ly/3h3oqdd>. Using this option may require you to download the Zoom app to your device.
- Members of the public can access the meeting via telephone, dial 1-253-215-8782. When prompted, enter the following: Webinar ID: 899 4635 9970 and Password: 013510
- 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 in the Barnes and Sawyer Rooms of the Deschutes Services Center, 1300 NW Wall Street, Bend. Please check the Commissioners' Public Meeting Calendar to see the anticipated start time for this agenda item: <https://www.deschutes.org/meetings>.

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, Senior Planner
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 Number: 247-24-000839-PA, 840-ZC



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



Date: 12/31/2024

