



## Community Development Department

Planning Division Building Safety Division Environmental Soils Division

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### MEMORANDUM

**DATE:** March 17, 2015  
**TO:** Karen Green, Hearings Officer  
**FROM:** Cynthia Smidt, Associate Planner  
**RE:** Staff Report on Appeal 247-15-000061-A (247-14-000202-LUP)

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#### SUMMARY

This memorandum serves as the Staff Report on the above-referenced appeal. The appellant and property owner, James R. Brown, has appealed the decision of the Deschutes County Planning Division on a Limited Use Permit. The subject property is located at 4691 SW Helmholtz Way, Redmond, and is zoned Exclusive Farm Use – Tumalo/Redmond/Bend (EFUTRB).

On January 27, 2015, staff issued an administrative denial (attached) of a Limited Use Permit, file 247-14-000202-LUP, to establish a commercial events or activities facility on an EFU-zoned parcel at 4691 SW Helmholtz Way, Redmond. The denial is based on several issues. The issues include that the proposed use must be incidental and subordinate to existing farm use of the property and comply with ORS 215.296, shall be related to and supportive of agriculture, and shall be setback at least 100 feet from the property line.

The criteria applicable to review and action on this application are located in Title 18 of the Deschutes County Code (DCC), the Deschutes County Zoning Ordinance, and Oregon Revised Statutes 215.296.

The notice of appeal describes the reasons for appeal. You will find attached a copy of the appellant's appeal, including the basis for their appeal.

#### SCHEDULING

A de novo public hearing is scheduled on Tuesday, March 24 2015, to consider the appeal. Notification of the public hearing was posted in the Bend Bulletin newspaper on March 1, 2015. As of the date of the public hearing, March 24, 2015, staff estimates 72 days remain on the 150-day review clock for this land use application.<sup>1</sup>

#### ATTACHMENTS:

1. Appeal application submitted by James R. Brown
2. Findings and Decision for County File No. 247-14-000202-LUP

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<sup>1</sup> Staff incorrectly determined the Limited Use Permit was incomplete on day 31, August 15, 2014. Therefore, the review clock did not stop as anticipated and thus ended on January 11, 2015. The applicant has extended the review clock 135 days from January 11, 2015, ending on May 26, 2015.