



COMMUNITY DEVELOPMENT

LAND USE HEARING: 247-25-000306-CU, 307-LM, 308-V

9:00 AM, THURSDAY, DECEMBER 04, 2025

Barnes Sawyer Rooms - Deschutes Services Bldg - 1300 NW Wall St – Bend

(541) 388-6575 | www.deschutes.org

AGENDA

MEETING FORMAT

This meeting will be conducted electronically, by phone, in person, and using Zoom.

Members of the public may view the meeting in real time via the Public Meeting Portal at www.deschutes.org/meetings.

Members of the public may listen, view, and/or participate in this meeting 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/82313620482>

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: 1-346-248-7799. When prompted, enter the following Webinar ID: 823-1362-0482. Written comments can also be provided for the public comment section to Audrey.Stuart@deschutes.org by 4:00 pm on December 3rd. They will be entered into the record.

PUBLIC HEARING

1. Conditional Use Permit to repair and expand a dock, and for the associated fill and removal within wetlands and floodplain. The applicant also requests Landscape Management Review for several accessory structures, and a Variance to the 100-foot river setback for existing play structures. This is a continued hearing and the original hearing date was November 21st. The hearing for land use file 247-25-000309-CU will be held on the same date and can be accessed using the same Zoom link.



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 call (541) 617-4747.



COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

HEARING FORMAT

The Deschutes County Hearings Officer 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 NUMBER(S): 247-25-000306-CU, 247-25-000307-LM, 247-25-000308-V

**SUBJECT PROPERTY/
OWNER:**

Mailing Name: HANSON LIVING TRUST
Map and Taxlot: 201024A001100
Account: 125215
Situs Address: 17133 BLUE HERON DR, BEND, OR 97707

APPLICANT: Ron Hanson, Hanson Living Trust

REQUEST: Conditional Use Permit to repair and expand a dock, and for the associated fill and removal within wetlands and floodplain. The applicant also requests Landscape Management Review for several accessory structures, and a Variance to the 100-foot river setback for existing play structures.

HEARING LOCATION: Deschutes Services Building – First Floor – Barnes & Sawyer Rooms (1300 NW Wall Street, Bend, OR 97703) & Zoom

HEARING DATE & TIME: November 21, 2025. This hearing will be held immediately after the hearing for the neighboring property at 17147 Blue Heron Drive, which will begin at 11:00 am.

STAFF PLANNER: Audrey Stuart, Associate Planner
Audrey.Stuart@deschutes.org, 541-388-6679

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

STANDARDS AND APPLICABLE CRITERIA:

Deschutes County Code

- Title 18, Deschutes County Zoning Ordinance
 - Chapter 18.60, Rural Residential Zone
 - Chapter 18.84, Landscape Management Combining Zone
 - Chapter 18.88, Wildlife Area Combining Zone
 - Chapter 18.96, Flood Plain Zone
 - Chapter 18.128, Conditional Use
- Title 22, Deschutes County Development Procedures Ordinance

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 Hearings Officer at their discretion.

PUBLIC HEARING PARTICIPATION

- If you wish to provide testimony during the public hearing, please contact the staff planner by 4 pm on November 20th. 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/82313620482>. 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 1-312-626-6799. When prompted, enter the following Webinar ID: 823-1362-0482.
- Written comments can also be submitted to the record. Please see the Document Submission section below for details regarding written submittals.
- The public can provide testimony in person at 11:00 am 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, Audrey Stuart
P.O. Box 6005
Bend, OR 97708-6005

Email

Email submittals should be directed to Audrey.Stuart@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.

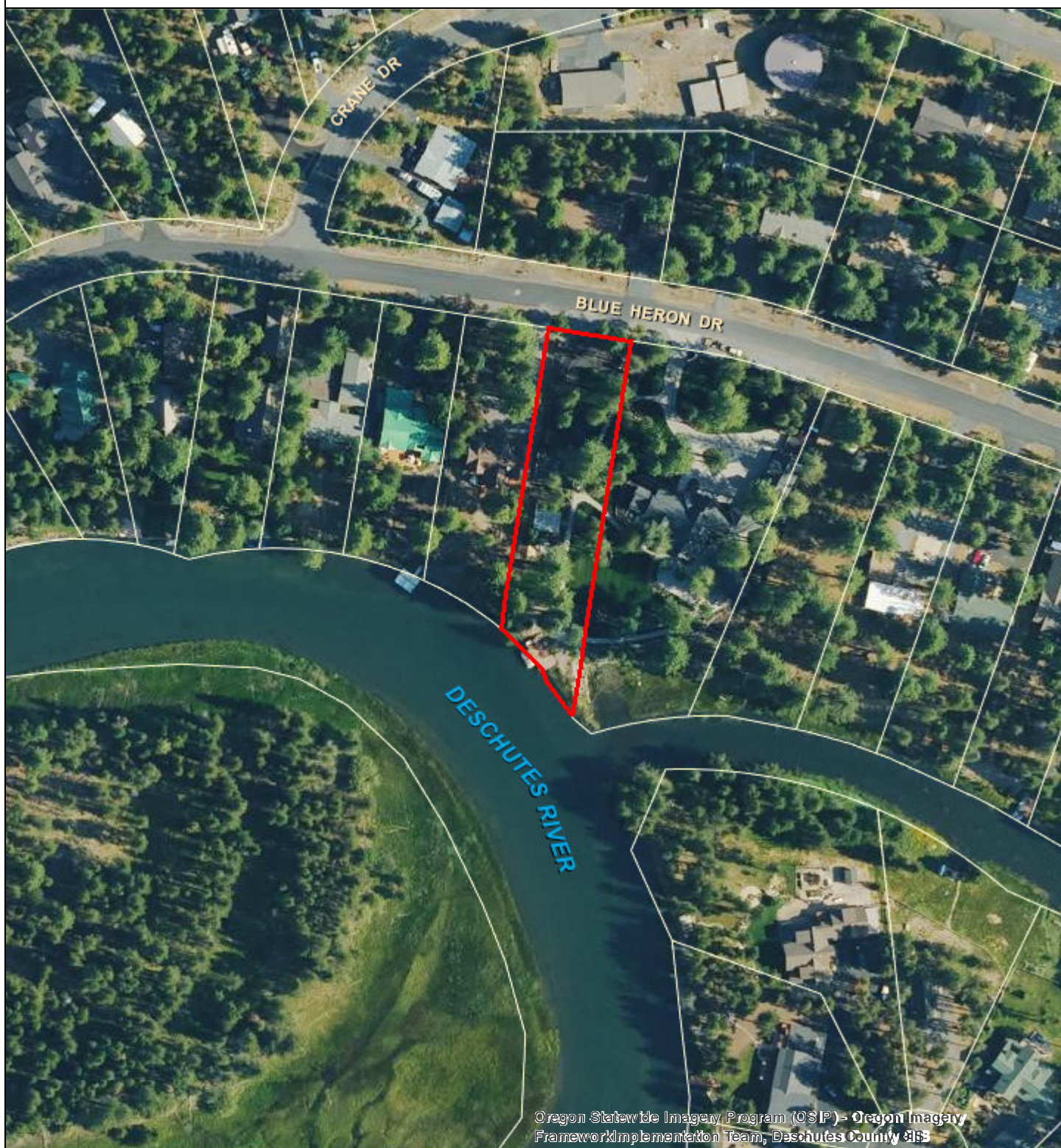
- Deschutes County makes an effort to scan all submittals as soon as possible. Recognizing staff availability and workload, there is often a delay between the submittal of a document to the record, and when it is scanned and uploaded to Accela Citizen Access (ACA) and Deschutes County Property Information (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.

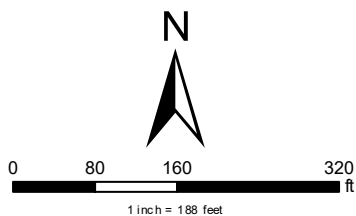
This Notice was mailed pursuant to Deschutes County Code Chapters 22.20 and 22.24.

Land Use File #257-25-000306-CU, 307-LM, 308-V

17133 Blue Heron Dr



Date: 10/30/2025



owner	agent	inCareof	address	cityStZip	type	cdd id	email
DEPT. OF STATE LANDS	Mike Schmeiske		ELECTRONIC		NOPH	25-306-CU, 307-LM, 308-V	michael.schmeiske@dstl.oregon.gov
DESCHUTES CO. ASSESSOR			ELECTRONIC		NOPH	25-306-CU, 307-LM, 308-V	
DESCHUTES CO. BUILDING SAFETY	Randy Scheid		ELECTRONIC		NOPH	25-306-CU, 307-LM, 308-V	Randy.Scheid@deschutes.org
DESCHUTES CO. SR. TRANS. PLANNER	Tarik Rawlings		ELECTRONIC		NOPH	25-306-CU, 307-LM, 308-V	Tarik.Rawlings@deschutes.org
DESCHUTES NATIONAL FOREST - Federal Wild and Scenic Program	Dawnette Boggs		ELECTRONIC		NOPH	25-306-CU, 307-LM, 308-V	dawnette.boggs@usda.gov
OREGON DEPT OF FISH & WILDLIFE	Jessica Clark/ Andrew Walch		ELECTRONIC		NOPH	25-306-CU, 307-LM, 308-V	Jessica.S.CLARK@odfw.oregon.gov; Andrew.J.Walch@odfw.oregon.gov
OREGON DEPT OF FISH & WILDLIFE - District Fish Biologist	Gerald George		ELECTRONIC		NOPH	25-306-CU, 307-LM, 308-V	Gerald.J.GEORGE@odfw.oregon.gov
U.S. FISH & WILDLIFE SVC.	Emily Weidner		ELECTRONIC		NOPH	25-306-CU, 307-LM, 308-V	emily_weidner@fws.gov
HANSON LIVING TRUST			1810 NE CLIFF DR	BEND, OR 97701	NOPH	25-306-CU, 307-LM, 308-V	ron@pbfp.net
Blackmore Planning and Development Services LLC			19454 Sunshine Way	Bend, OR 97702	NOPH	25-306-CU, 307-LM, 308-V	greg@blackmoreplanning.com
BGC UPLAND LLC			3950 FAIRVIEW INDUSTRIAL DR SE #STE 240	SALEM, OR 97302	NOPH	25-306-CU, 307-LM, 308-V	
DONALD R GRAFTON REVOCABLE LIVING TRUST	TRUSTEE		2457 NW FARGO ST	CAMAS, WA 98607	NOPH	25-306-CU, 307-LM, 308-V	
FARNHAM, TERRY & JAMIE			2046 MORNING VIEW DR	EUGENE, OR 97405	NOPH	25-306-CU, 307-LM, 308-V	
JONATHAN G ASH FAMILY TRUST ET AL	ASH, JONATHAN G TTEE		17125 BLUE HERON DR	BEND, OR 97707	NOPH	25-306-CU, 307-LM, 308-V	
KAPPUS, BRENDA S			17146 BLUE HERON DR	BEND, OR 97707	NOPH	25-306-CU, 307-LM, 308-V	
KEVIN & KAREN KROPF REV LIV TRUST	KROPF, KEVIN & KAREN TTEES		3875 THREE LAKES RD SE	ALBANY, OR 97322	NOPH	25-306-CU, 307-LM, 308-V	
MELINDA S STREET REVOCABLE LIVING TRUST	STREET, MELINDA S TTEE		6129 NE 26TH AVE	PORTLAND, OR 97211	NOPH	25-306-CU, 307-LM, 308-V	
MILLER, GLENN A & STACY L			17136 BLUE HERON DR	BEND, OR 97707	NOPH	25-306-CU, 307-LM, 308-V	
MURRAY, RONALD D & KAREN S			10205 SW 153RD AVE	BEAVERTON, OR 97007	NOPH	25-306-CU, 307-LM, 308-V	
PENSINGER, STEVE ET AL			17130 WOOD DUCK CT	BEND, OR 97707	NOPH	25-306-CU, 307-LM, 308-V	
PONGRACZ,ROBERT B & BECKY E			17140 BLUE HERON DR	BEND, OR 97707	NOPH	25-306-CU, 307-LM, 308-V	
SMEJKAL,DAVID J & PAMELA S			14785 S LOTUS LN	OREGON CITY, OR 97045	NOPH	25-306-CU, 307-LM, 308-V	
THOMPSON, LESLIE			17115 CRANE DR	BEND, OR 97707	NOPH	25-306-CU, 307-LM, 308-V	
WATER WONDERLAND IMPROVEMENT DISTRICT			17153 CRANE DR	SUNRIVER, OR 97707	NOPH	25-306-CU, 307-LM, 308-V	