



COMMUNITY DEVELOPMENT

HEARINGS OFFICER HEARINGS - LAND USE: WILLITTS LLC PA/ZC & R DEREK JAROS LLC PA/ZC

1:00 PM, THURSDAY, MAY 21, 2026

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

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

AGENDA

MEETING FORMAT

This meeting will include two public hearings and 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, but may require you to download the Zoom app to your device. NOTE: Each hearing has its own unique Zoom meeting link and dial-in option.

Public Hearing 1: Willitts LLC Plan Amendment and Zone Change (247-25-000537-PA, 538-ZC)

<https://us02web.zoom.us/j/82327831548>

Members of the public can access the meeting via telephone, dial: 1-253-215-8782. When prompted, enter the following Webinar ID: 823-2783-1548.

Written comments can also be provided to Caroline.House@deschutes.org until the record is closed.

Public Hearing 2: R Derek Jaros LLC Plan Amendment and Zone Change (247-26-000120-PA, 121-ZC)

<https://us02web.zoom.us/j/83429557071>

Members of the public can access the meeting via telephone, dial: 1-253-215-8782. When prompted, enter the following Webinar ID: 834-2955-7071.

Written comments can also be provided to Caroline.House@deschutes.org until the record is closed.

PUBLIC HEARING

1. Willitts LLC Plan Amendment and Zone Change (247-25-000537-PA, 538-ZC)
2. R Derek Jaros LLC Plan Amendment and Zone Change (247-26-000120-PA, 121-ZC)



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 NUMBERS: 247-25-000537-PA / 247-25-000538-ZC

**SUBJECT PROPERTY/
OWNER:**

Mailing Name: WILLITTS LLC
Map and Taxlot: 1510100000800
Account: 206549
Situs Address: 68621 HWY 20, SISTERS, OR 97759

APPLICANT: Willitts, LLC

APPLICANT'S ATTORNEY: Christopher Koback - Buchanan Schmid LLC

REQUEST: The Applicant requests a Comprehensive Plan Amendment to change the designation of the subject property from Agricultural ("AG") to Rural Residential Exception Area ("RREA") and a Zone Change to rezone the subject property from Exclusive Farm Use - Sisters/Cloverdale Subzone ("EFU-SC") to Multiple Use Agricultural ("MUA-10").

HEARINGS OFFICER: Tommy Brooks

HEARING DATE & TIME: Thursday May 21, 2026, at 1:00 pm

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

STAFF PLANNER: Caroline House, Senior Planner
Caroline.House@deschutes.org / 541-388-6667

RECORD:

Record items can be viewed and downloaded from:
www.deschutes.org/WillittsPAZC



Scan this code using your phone camera app and a direct link to the website listed above will load.

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.

STANDARDS AND APPLICABLE CRITERIA:

Deschutes County Code (“DCC”)

- Title 18, Deschutes County Zoning Ordinance
 - Chapter 18.04, Title, Purpose, and Definitions
 - Chapter 18.16, Exclusive Farm Use Zones
 - Chapter 18.32, Multiple Use Agricultural
 - 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 (“DCCP”)

- Chapter 2, Resource Management
- Chapter 3, Rural Growth Management
 - Appendix C, Transportation System Plan

Oregon Administrative Rules (“OAR”)

- Chapter 660, Land Conservation and Development Department
 - Division 6, Goal 4 Forest Lands
 - Division 12, Transportation Planning
 - Division 15, Statewide Planning Goals
 - Division 33, Agricultural Land

Oregon Revised Statutes (“ORS”)
Chapter 215, County Land Use Planning; Resource Lands

PUBLIC HEARING PARTICIPATION

- If you wish to provide testimony during the public hearing, please contact the staff planner by 4 pm on Wednesday May 20, 2026. 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/82327831548. 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: 823-2783-1548.
• 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 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, Caroline House
P.O. Box 6005
Bend, OR 97708-6005

Email

Email submittals should be directed to Caroline.House@deschutes.org.

Limitations

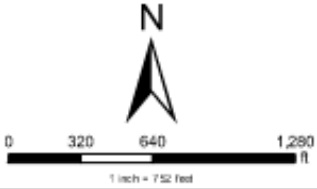
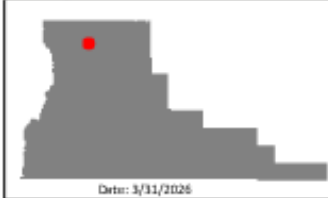
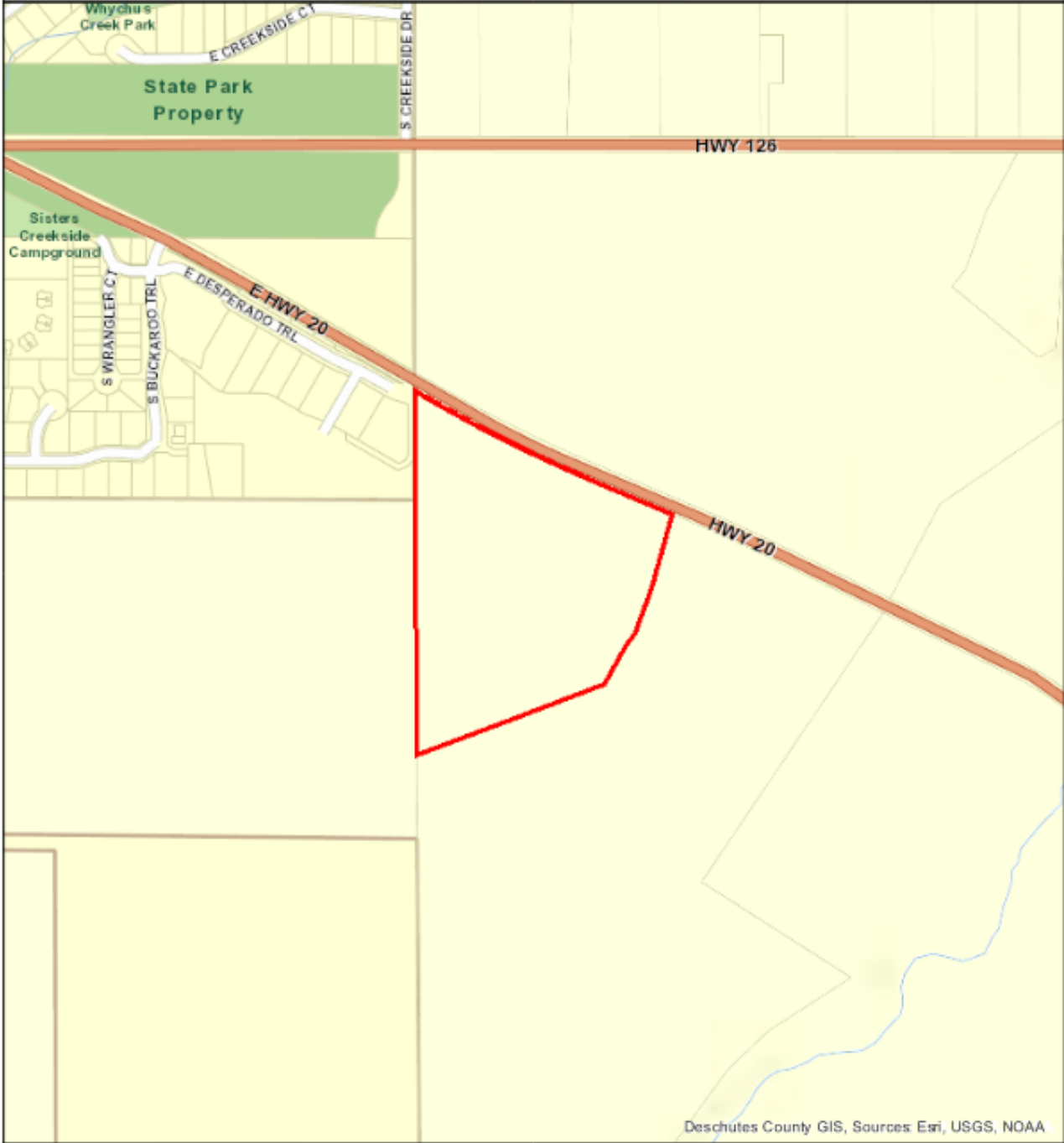
- Deschutes County does not take responsibility for retrieving information from a website link or a personal cloud storage service. It is the submitter's responsibility to provide the specific information they wish to enter into the record. We will print the email which includes the link(s), however, 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.

Address: 68621 HWY 20, SISTERS, OR 97759

FILE NUMBERS: 247-25-000537-PA / 247-25-000538-ZC





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PROJECT DESCRIPTION

FILE NUMBERS: 247-26-000120-PA / 247-26-000121-ZC

**SUBJECT PROPERTY/
OWNER:**

Mailing Name: R DEREK JAROS LLC
Map and Taxlot: 1510100000705
Accounts: 206568 / 206569
Situs Address: 68589 HWY 20, SISTERS, OR 97759

APPLICANT: R. Derek Jaros

APPLICANT'S ATTORNEY: Tia Lewis – Schwabe, Williamson, & Wyatt

REQUEST: The Applicant requests a Comprehensive Plan Amendment to change the designation of the subject property from Agricultural ("AG") to Rural Residential Exception Area ("RREA") and a Zone Change to rezone the subject property from Exclusive Farm Use – Sisters/Cloverdale Subzone ("EFU-SC") to Multiple Use Agricultural ("MUA-10").

HEARINGS OFFICER: Tommy Brooks

HEARING DATE: Thursday May 21, 2026, at 1:00 pm
(Note: Two hearings are scheduled this afternoon. The first hearing will start at 1:00 pm and the Jaros PA/ZC Hearing will start immediately afterwards)

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

STAFF PLANNER: Caroline House, Senior Planner
Caroline.House@deschutes.org / 541-388-6667

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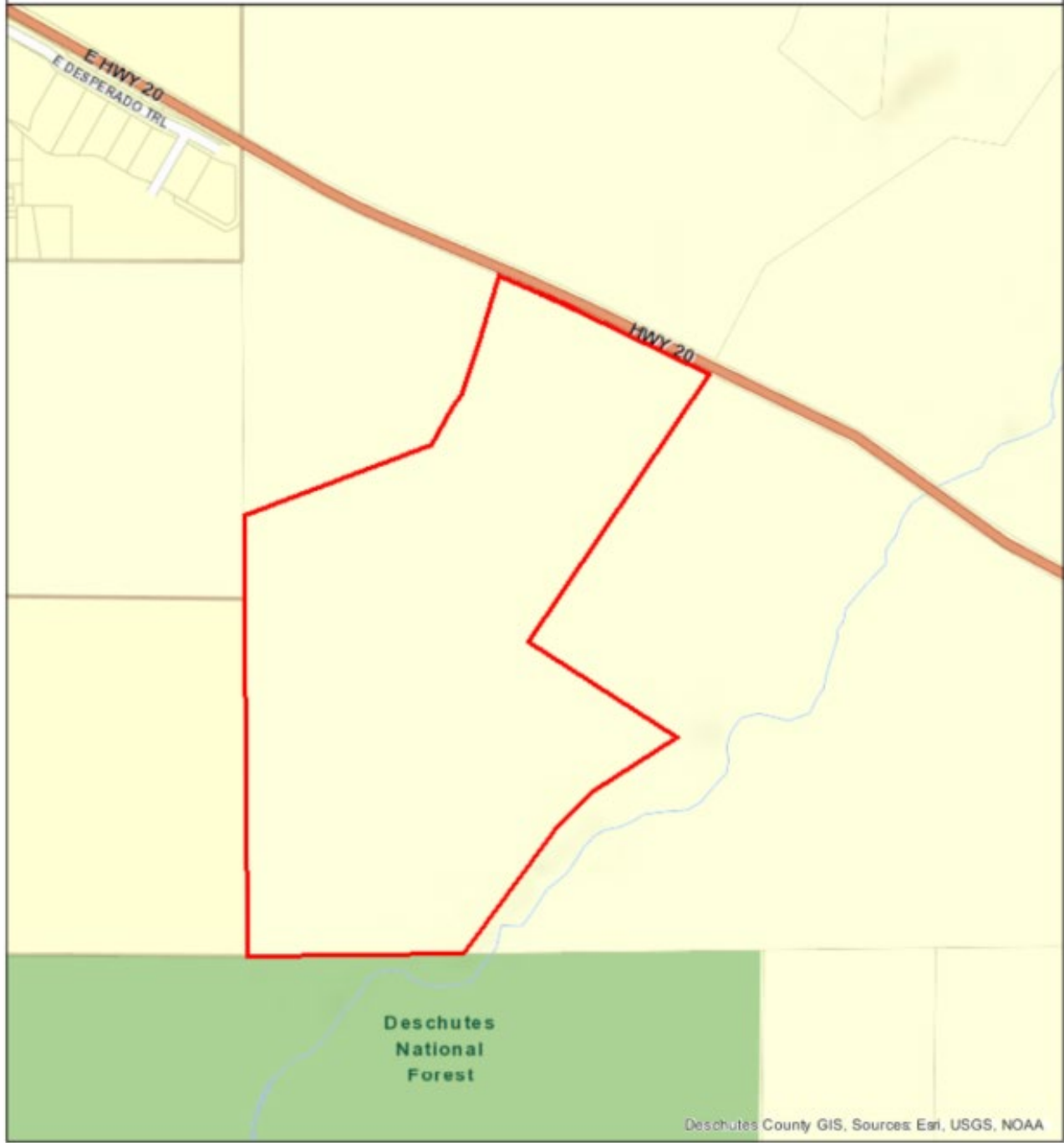
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FILE NUMBERS: 247-26-000120-PA / 247-26-000121-ZC



Date: 3/31/2026

