

Crook County Community Development

Planning Department - 300 NE Third Street, Room 12, Prineville, OR 97754 - Phone: (541) 447-3211

Affidavit of Mailing – Notice of Decision

IN THE MATTER OF A Notice of Decision:

Record Number: 217-24-000047-PLNG

Property Owner: The Roman Catholic Bishop of the Diocese of Baker

Identified as: 1614200000100

I, Hannah Elliott, do hereby certify that a "Notice of Decision" in the matter of the subject land use action was sent first class mail on the 26th day of September 2024 to the recipients below. Asterisk represents the copy was emailed. A copy of said notice is attached hereto:

Agent*

Crook County Departments:

Crook County Assessor, Jon Soliz, Shaun Christofferson, Rebecca Ott, Shannon Alleman, Karen Bushnell, Stephanie West, Jason Elliott*

Crook County Environmental Health/Onsite Department, Julie Lancaster, Chris Haindel and/or Max Hamlin*

Crook County Roads Superintendent, Brad Haynes*

Crook County Building Official, Randy Davis*

Crook County Fire & Rescue, Russ DeBoodt*

Parties with Standing (Written/Verbal):

Ed Burgess – 14813 SW Alfalfa Rd, Powell Butte OR 97753

Linda Stelle – 3916 N Potsdam Ave, Sioux Falls SD 57104

Property Owners Within 750' Of Exterior Boundary: See Attached.

So certified this 7th day of October 2024
Department Staff Member Sign:

Hannah M. Elliott

Hannah Elliott
Associate Planner

STATE OF OREGON)

)ss,

County of Crook)

ACKNOWLEDGED before me this 7th day of October 2024

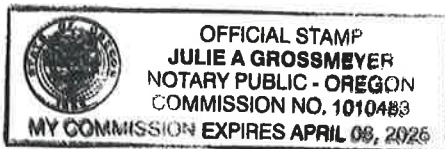
By Hannah Elliott

Julie Grossmeyer

Notary Public for Oregon

Julie Grossmeyer

My Commission Expires: April 08, 2025



Hannah Elliott

From: Hannah Elliott
Sent: Thursday, September 26, 2024 5:05 PM
To: Smith, Adam
Cc: Will VanVactor; Plan; John Eisler
Subject: RE: Modification of Conditional Use Decision - Sunshine
Attachments: Revised Final Decision 217-24-000047-PLNG (Sunshine).pdf

Hi Adam,

Last email tonight. Please see attached for the revised final decision reflecting any appeal would be heard by the Board of County Commissioners rather than the Planning Commission on page 26.

Best,



Hannah Elliott

Associate Planner

Crook County Community Development

Office: (541) 447-3211 Ext. 243

300 NE 3rd St, Room 12

Prineville OR, 97754

www.co.crook.or.us

Department hours:

Monday-Thursday 8-12 & 1-4, Friday 8-12

plan@crookcountyor.gov (planning related)

bld@crookcountyor.gov (building related)

onsite@crookcountyor.gov (septic related)

From: Hannah Elliott
Sent: Thursday, September 26, 2024 4:29 PM
To: Smith, Adam <asmith@schwabe.com>
Cc: Will VanVactor <Will.VanVactor@crookcountyor.gov>; Plan <plan@crookcountyor.gov>; John Eisler <John.Eisler@crookcountyor.gov>
Subject: RE: Modification of Conditional Use Decision - Sunshine

Hi again,

Also attached is the memo regarding FHAA/ADA Accommodation Requests.

Best,



Hannah Elliott

Associate Planner

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bld@crookcountyor.gov (building related)

onsite@crookcountyor.gov (septic related)

From: Hannah Elliott <Hannah.Elliott@crookcountyor.gov>

Sent: Thursday, September 26, 2024 4:25 PM

To: Smith, Adam <asmith@schwabe.com>

Cc: Will VanVector <Will.VanVector@crookcountyor.gov>; Plan <plan@crookcountyor.gov>; John Eisler <John.Eisler@crookcountyor.gov>

Subject: Modification of Conditional Use Decision - Sunshine

Hi Adam,

Attached is the decision and notice of decision mailed today for the Sunshine project.

Best,



Hannah Elliott

Associate Planner

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OWNER_NAME	M_ADDRESS	M_CITY	M_STA	M_ZIP
FAULKNER KENNETH R JR & MANDY M	2660 NE HWY 20 STE 610-206 14813 SW ALFALFA	BEND	OR	97701
BURGESS EDWARD E II THE ROMAN CATHOLIC BISHOP OF THE	RD PO BOX 5999 14629 SW ALFALFA	POWELL BUTTE	OR	97753
PICKHARDT DAVE & AMEE J	RD 17498 SW HAHLEN	POWELL BUTTE	OR	97753
REDMAN STEPHEN F, TRUSTEE	AVE 17435 SW HAHLEN	POWELL BUTTE	OR	97753
DAVIS AMANDA J	AVE 13061 ROSEDALE	POWELL BUTTE	OR	97753
MOE DONNA AND ARNOLD TERRY	HWY STE G148 17350 SW HAHLEN	BAKERSFIELD	CA	93314
MARSHALL CARL A	AVE	POWELL BUTTE	OR	97753
STOAKS CHRISTOPHER MICHAEL & JENNIE D	13904 SW POWELL BUTTE HWY 14115 SW POWELL	POWELL BUTTE	OR	97753
DRY RIVER RANCH LLC	BUTTE HWY	POWELL BUTTE	OR	97753
GANGWER MICHAEL I & BRENDA K, TRUSTEES	14908 SW ALFALFA RD	POWELL BUTTE	OR	97753

Hannah Elliott

From: Hannah Elliott
Sent: Thursday, September 26, 2024 4:21 PM
To: Brad Haynes; Elsie Ray; Jason Elliott; Jon Soliz; Julie Lancaster; Karen Bushnell; Linda Pepper; Plan; Randy Davis; Rebecca Ott; rdeboodt@ccf-r.com; Shannon Alleman; Shaun Christofferson; Sherry Rienks; Stephanie West
Cc: Will VanVactor; John Eisler
Subject: Modification of Conditional Use Decision - Sunshine
Attachments: Notice of Decision.pdf; Final Decision 217-24-000047-PLNG (Sunshine).pdf

Hi all,

Please see attached for the following land use decision and notice of decision:

Modification of Conditional Use
PLANNING FILE #: 217-24-000047-PLNG

DECISION DATE: September 26, 2024

OWNER: The Roman Catholic Bishop of the Diocese of Baker

APPLICANT: Sunshine Behavioral Health Group, LLC

AGENT: D. Adam Smith
Schwabe, Williamson & Wyatt, P.C.

LOCATION: The subject property is 14427 SW Alfalfa Rd., Powell Butte, OR 97753. The property is identified by the Crook County Tax Assessor as Map and Taxlot: 1614200000100.

REQUEST: The Applicants request of modification of C-CU-2337-07 under Crook County Code 18.172.100.

ZONING: Exclusive Farm Use Powell Butte Area, EFU-3

NOTICE TO PROPERTY OWNERS: The above approval may be appealed to the Crook County Planning Commission no later than 4:00 p.m. on **October 8, 2024**. An appeal must be filed with the Crook County Planning Department at 300 NE Third Street, Prineville, Oregon, on a form provided by the Planning Department, and must be accompanied by the appeal fee of \$250.00.

DURATION OF APPROVAL: The applicant shall meet all conditions of this approval within **four (4) years** from the date this decision is final. This approval Expires: **October 8, 2028**.

Let us know if you have any questions,



Hannah Elliott

Associate Planner

Crook County Community Development

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Prineville OR, 97754

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Department hours:

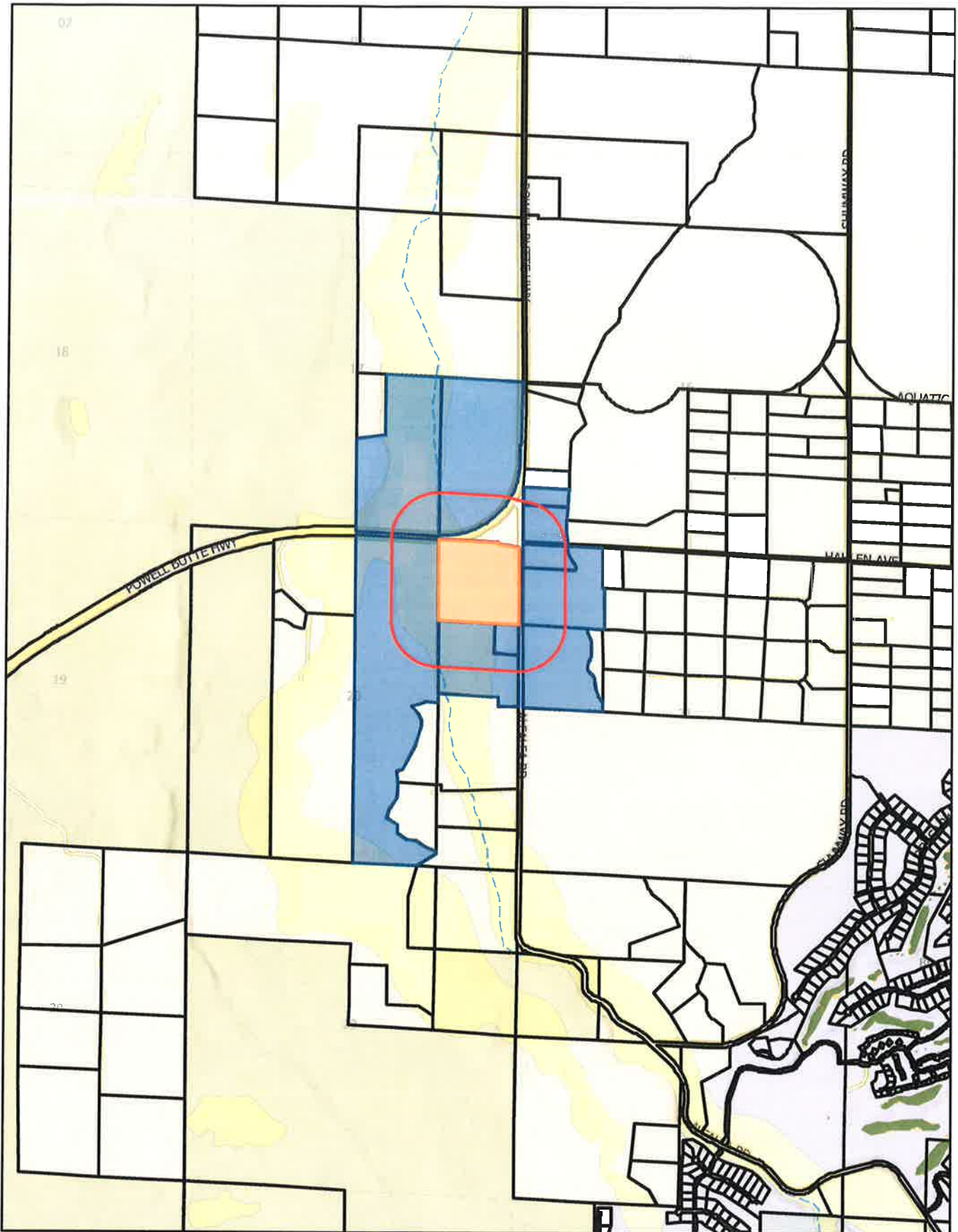
Monday-Thursday 8-12 & 1-4, Friday 8-12

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Crook County, Oregon



Disclaimer: CROOK COUNTY MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER MATTER. THE COUNTY IS NOT RESPONSIBLE FOR POSSIBLE ERRORS, OMISSIONS, MISUSE, OR MISINTERPRETATION. COUNTY DIGITAL INFORMATION IS PREPARED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED, AND IS NOT INTENDED FOR, SURVEY OR ENGINEERING PURPOSES OR THE ALTERNATIVE AND/OR PRECISE LOCATION OF BOUNDARIES, FIXED HUMAN WORKS, AND/OR THE SHAPE AND CONTOUR OF THE EARTH. NO REPRESENTATION IS MADE CONCERNING THE LEGAL STATUS OF ANY APPARENT ROUTE OF ACCESS IDENTIFIED IN DIGITAL OR HARD COPY MAPPING OF GEOSPATIAL INFORMATION OR DATA. DATA FROM THE CROOK COUNTY ASSESSOR'S OFFICE MAY NOT BE CURRENT. DATA IS UPDATED AS SCHEDULED AND RESOURCES PERMIT. PLEASE NOTIFY CROOK COUNTY GIS OF ANY ERRORS (541) 416-3980.

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NOTICE OF DECISION TO NEIGHBORS

IMPORTANT

As an owner of neighboring property, this notice is being sent to you. If you have no objections, no further action is required by you.

Notice is hereby given that Crook County Community Development has reviewed and approved **Record number 217-24-000047-PLNG** on September 26, 2024, submitted by D. Adam Smith with Schwabe, Williamson & Wyatt, P.C. on behalf of the Applicant, Sunshine Behavioral Health, and property owner The Roman Catholic Bishop of the Diocese of Baker. This is a request to modify conditional use approval C-CU-2337-07 under Crook County Code 18.12.100. The request is to utilize the existing facilities for a SUD treatment center on the Property, including modifying those facilities to provide temporary housing rather than camping and RV parking. The subject property is identified as 1614200000100. The zoning is Exclusive Farm Use, EFU-3 (Powell Butte area).

The applicable approval criteria are: 18.172, Administration Provisions; 18.24, Exclusive Farm Use Zone, EFU-3 (2007); 18.160, Conditional Uses; 18.180, Transportation; Crook County-Prineville Area Comprehensive Plan, Chapter III, Land Use, Agriculture, Pages 40-47; Oregon Revised Statutes 215.283(2)(e); Americans with Disabilities Act, 42 U.S.C. § 12102 et seq.; Fair Housing Amendments Act, 42 U.S.C. § 3601 et seq.

A copy of the decision, application materials, and applicable criteria are available by contacting the Planning Department at 541-447-3211 or by emailing plan@crookcountyor.gov.

The above approval may be appealed in writing to the Crook County Court no later than **4:00 pm on October 8, 2024** on payment of an appeal fee of **\$250**. Appeals must be received by Crook County Community Development / Planning Division no later than the above date and time. All appeals must be accompanied by the appeal fee.

Sincerely,

Will Van Vactor

Will Van Vactor, Community Development Director

ORS 215.416(11)(a)(C) Notice under this subsection shall comply with ORS 197.797 (Conduct of local quasi-judicial land use hearings) (3)(a), (c), (g) and (h) and shall describe the nature of the decision. In addition, the notice shall state that any person who is adversely affected or aggrieved or who is entitled to written notice under paragraph (c) of this subsection may appeal the decision by filing a written appeal in the manner and within the time period provided in the county's land use regulations. A county may not establish an appeal period that is less than 12 days from the date the written notice of decision required by this subsection was mailed. The notice shall state that the decision will not become final until the period for filing a local appeal has expired. The notice also shall state that a person who is mailed written notice of the decision cannot appeal the decision directly to the Land Use Board of Appeals under ORS 197.830 (Review procedures) ORS 197.797(3) The notice provided by the jurisdiction shall:

- (a) Explain the nature of the application and the proposed use or uses which could be authorized;
- (c) Set forth the street address or other easily understood geographical reference to the subject property;
- (g) Include the name of a local government representative to contact and the telephone number where additional information may be obtained;
- (h) State that a copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost;

Crook County Community Development

Planning Division

300 NE Third Street, Room 12 / Prineville, Oregon 97754 / 541-447-3211