



CROOK COUNTY BOARD OF COMMISSIONERS AGENDA

Wednesday, June 18, 2025 at 9:00 am

Crook County Annex | 320 NE Court St. | Prineville OR

Members of the public and media are welcome to attend in person or via Zoom: 1-253-215-8782;

Meeting ID: 981 7361 2010; Passcode: 033745

PUBLIC COMMENT

Please note that each speaker is limited to a maximum of five (5) minutes. This guideline helps ensure that everyone has an equal opportunity to speak.

CONSENT AGENDA

(Consent agenda items are routine matters - e.g. minutes, appropriations orders, contracts, agreements, completion of previously discussed matters and decisions requiring Board ratification which are not expected to generate discussion. Any member of the Board may request removal of an item for separate discussion or vote. All remaining items are approved in a single motion.)

1. Consider Approval of Amendment 1 to Justice Center Lease Agreement No. 250042

DISCUSSION

2. Request to waive or reduce the rental fee of Crook County Fairgrounds indoor arena for Prineville's Hospice Action to be held on December 6, 2025

Requester: Anna Contreras

St. Charles Foundation, Event Manager

3. Recommended Cost-of-Living Adjustment (COLA) for FY2026 Non-Represented Employees

Requester: Will Van Vactor

County Manager

4. Public Meetings Work Flow Recommendation

Requester: Will Van Vactor

County Manager

5. Public Hearing: First Reading of Ordinance 352; a zone map amendment

Requester: Katie McDonald

MANAGER REPORT

COMMISSIONER UPDATES

PUBLIC COMMENT

Please note that each speaker is limited to a maximum of five (5) minutes. This guideline helps ensure that everyone has an equal opportunity to speak.

EXECUTIVE SESSION

The Crook County Board of Commissioners will now meet in executive session under ORS 192.660(2)(e) For the purpose of conducting deliberations with persons designated by the governing body to negotiate real property transactions; ORS 192.660(2)(h) Consulting with Counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session. At the end of the executive session, we will return to open session and welcome the audience back into the room.

- 6. ORS 192.660(2)(e) For the purpose of conducting deliberations with persons designated by the governing body to negotiate real property transactions.**
- 7. ORS 192.660(2)(h) Consulting with Counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.**

NOTICE AND DISCLAIMER

The Crook County Board of Commissioners is the governing body of Crook County, Oregon, and holds public meetings (generally on the first and third Wednesday of each month) to deliberate upon matters of County concern. As part of its efforts to keep the public apprised of its activities, the Crook County Board of Commissioners has published this PDF file. This file contains the material to be presented before the Board of Commissioners for its next scheduled regular meeting.

Please note that while County staff members make a dedicated effort to keep this file up to date, documents and content may be added, removed, or changed between when this file is posted online and when the Board of Commissioner meeting is held. The material contained herein may be changed at any time, with or without notice.

CROOK COUNTY MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY, ACCURACY, FITNESS FOR A PARTICULAR PURPOSE, OR FOR ANY OTHER MATTER. THE COUNTY IS NOT RESPONSIBLE FOR POSSIBLE ERRORS, OMISSIONS, MISUSE, OR MISINTERPRETATION.

Please also note that this file does not contain any material scheduled to be discussed at an executive session, or material the access to which may be restricted under the terms of Oregon law.

If you are interested in obtaining additional copies of any of the documents contained herein, they may be obtained by completing a Crook County Public Records Request form. Request forms are available on the County's website or at the County Administration office at 203 NE Court Street, in Prineville.

Additional Items

Additional items may be discussed that arise too late to be included as a part of this notice. For information about adding agenda items, please contact the County Administration office at 447-6555. Assistance to handicapped individuals is provided with advance notice.

Contact: Brian Barney (brian.barney@crookcountyor.gov (541) 447-6555) | Agenda published on 06/11/2025 at 4:33 PM



AGENDA ITEM REQUEST

Date:

June 6, 2025

Meeting date desired:

June 18, 2025

Subject:

Amendment 1 to Oregon Judicial Department lease for Crook County Justice Center.

Background and policy implications:

The State of Oregon asks for an amendment to the lease executed for the State's occupation of the Justice Center, which lease was a requirement of the funding agreements executed by the parties. The proposed amendment would include three principal changes. The first is to include a new Recital, reading:

"Pursuant to the [Master Funding Agreement], County is required to enter into certain agreements for the use and control of the Courthouse with OJD and other Collocated Agencies. This Agreement constitutes the OJD Space Agreement."

The second change is to replace Section 4.1. Below is how the section currently reads, and how it would read if the Amendment is approved.

Original Section 4.1	Replacement Section 4.1
4.1. Generally. The Courthouse contains certain areas and facilities outside the Premises, including, but not limited to, the loading zones, that are provided by County for the appurtenant, nonexclusive use of County, OJD, Agencies, other tenants of the Courthouse and their respective agents, employees and invitees, or the general public (the "Courthouse Common Areas"). OJD has the appurtenant, nonexclusive right to control and use the Courthouse Common Areas, in common with other authorized users.	4.1 Generally. The Courthouse contains certain areas and facilities outside the Premises, including, but not limited to, the loading zones, that are provided by County for the appurtenant, nonexclusive use of County, OJD, Colocation Agency as that term is used on Page 2 of the Crook County Courthouse Master Funding Agreement , other tenants of the Courthouse and their respective agents, employees and invitees, or the general public (the "Courthouse Common Areas"). OJD has the appurtenant, -exclusive right to control and use the

	<p>Courthouse Common Areas. Notwithstanding the prior sentence, OJD grants County, Colocation Agency, other tenants of the Courthouse and their respective agents, employees and invitees, and the general public the nonexclusive right to use the Courthouse Common Areas, in common with other authorized users. Subject to the terms on this provision, OJD hereby delegates the day-to-day operational control of the Courthouse Common Areas to County provided such areas are maintained for appurtenant, nonexclusive common use. Any proposed changes, including, without limitation, changes in use or physical layout, in the Courthouse Common Areas must be approved by OJD. OJD may, in its reasonable discretion, revoke the delegations granted under this Agreement.</p>
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The third change is to replace Section 6.2.2, as follows:

Original Section 6.2.2	Replacement Section 6.2.2
County agrees that until defeasance or payment in full, including at redemption, of the State Bonds, the Courthouse shall not be sold, leased, subleased, or otherwise transferred without prior written approval of OJD and DAS to confirm that the proposed changes do not adversely impact the tax-exempt status of the Article XI-Q bonds.	County agrees that until the State Bonds mature or full payment of the Defeasance Costs of the State Bonds, whichever occurs first, the Courthouse shall not be sold, leased, subleased, or otherwise transferred without prior written approval of OJD and State to confirm that the proposed changes do not adversely impact the tax-exempt status of the Article XI-Q bonds.

Budget/fiscal impacts:

The proposed amendment would not require any additional financial outlay from the County or from the State, at least directly. The changes would place the responsibility, subject to the delegation of new Section 4.1, to maintain the Justice Center common areas on the County, notwithstanding the State's appurtenant, exclusive right to control.

Requested by:

*Eric Blaine; County Counsel
Eric.Blaine@CrookCountyOR.gov
541-416-3919*

Presenters:

N/A – Consent Agenda

Legal review (only if requested):

Yes

Elected official sponsor (if applicable):

N/A

**AMENDMENT No. 1 TO
LEASE AGREEMENT
OJD Contract No. 250042**

This Amendment No.1 (“Amendment”) to Lease Agreement, OJD Contract No. 250042, is entered into by and between the Oregon Judicial Department (“OJD”) and Crook County (“County”). OJD and County are each a “Party” and collectively “Parties.”

RECITALS

- A. On October 30, 2024, the Parties entered into a lease agreement, OJD Contract No. 250042 (“Agreement”).
- B. At this time, the Parties desire to amend the terms of the Agreement as more particularly set forth in this Amendment.

AGREEMENT

In consideration of the above Recitals which are incorporated in this Amendment and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

1. Recitals are amended to include the following:

“H. Pursuant to the MFA, County is required to enter into certain agreements for the use and control of the Courthouse with OJD and other Collocated Agencies. This Agreement constitutes the OJD Space Agreement.”
2. Paragraph 4.1 is deleted in its entirety and replaced with the following:

“4.1 Generally. The Courthouse contains certain areas and facilities outside the Premises, including, but not limited to, the loading zones, that are provided by County for the appurtenant, nonexclusive use of County, OJD, Colocation Agency as that term is used on Page 2 of the Crook County Courthouse Master Funding Agreement , other tenants of the Courthouse and their respective agents, employees and invitees, or the general public (the “Courthouse Common Areas”). OJD has the appurtenant, exclusive right to control and use the Courthouse Common Areas. Notwithstanding the prior sentence, OJD grants County, Colocation Agency, other tenants of the Courthouse and their respective agents, employees and invitees, and the general public the nonexclusive right to use the Courthouse Common Areas, in common with other authorized users. Subject to the terms on this provision, OJD hereby delegates the day-to-day operational control of the Courthouse Common Areas to County provided such areas are maintained for appurtenant, nonexclusive common use. Any proposed changes, including, without limitation, changes in use or physical layout, in the Courthouse Common Areas must be approved by OJD. OJD may, in its reasonable discretion, revoke the delegations granted under this Agreement.”
3. Delete Paragraph 6.2.2 in its entirety and replace with the following:

“6.2.2 County agrees that until the State Bonds mature or full payment of the Defeasance Costs of the State Bonds, whichever occurs first, the Courthouse shall not be sold, leased, subleased, or otherwise transferred without prior written approval of OJD and State to confirm that the proposed changes do not adversely impact the tax-exempt status of the

Article XI-Q bonds”

4. All the representations and warranties of each Party in the Agreement are confirmed by such Party to be true and correct as of the date of signature below.
5. Except as provided in this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.
6. This Amendment may be executed via electronic signature and in counterparts, each of which will be considered an original and all of which together will constitute one and the same agreement.

Oregon Judicial Department

Crook County

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date _____

Date _____

Legal Approval – OJD Office of General Counsel

Name: _____

Date: _____



AGENDA ITEM REQUEST

Date:

4/29/25

Meeting date desired:

6/18/25

Subject:

Request to waive or reduce the rental fee of Crook County Fairgrounds indoor arena for Prineville's Hospice Action to be held on December 6, 2025.

Background and policy implications:

Crook County has been a strong supporter of our event. The waiving of the fees reduces our expenses and allows us to raise more money supporting our hospice patients and families.

Budget/fiscal impacts:

The rental fee is estimated at approximately \$2,500.

Requested by:

Anna Contreras

St. Charles Foundation, Event Manager

541-788-2940

afcontreras@stcharleshealthcare.org

Presenters:

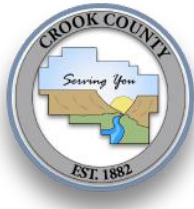
Anna Contreras

Legal review (only if requested):

N/A

Elected official sponsor (if applicable):

N/A



AGENDA ITEM REQUEST

Date: June 11, 2025

Meeting date desired: June 18, 2025

Subject: Recommended Cost-of-Living Adjustment (COLA) for FY2026 Non-Represented Employees

Background and policy implications: The most recent national Consumer Price Index (CPI), published June 11, 2025, shows an annual increase of 2.4%. The FY2026 budget includes an estimated COLA of 3.0% for non-represented employees. Historically, the County has aligned COLA with the June CPI.

Budget/fiscal impacts: Based on this CPI data and consistent with prior practice, it is recommended that the Board adopt a COLA of 2.4% for non-represented employees. This approach ensures wage increases align with recent inflation while saving approximately \$94,000 in FY2026 compared to the estimate included in the budget.

It is important to note that this adjustment would not affect bargaining unit employees, whose wage adjustments are governed by existing collective bargaining agreements.

Requested by:

Will Van Vactor

will.vanvactor@crookcountyor.gov | 541.447.3211

Presenters:

Will Van Vactor

Legal review (only if requested):

Elected official sponsor (if applicable):



MEMORANDUM

To: Crook County Board of Commissioners:
From: Will Van Vactor, County Manager
Date: June 11, 2025
Subject: Cost-of-Living Adjustment for FY26

The most recent national Consumer Price Index (CPI) was published this morning, showing an annual increase of 2.4%. The FY2026 budget currently includes an estimated cost-of-living adjustment (COLA) of 3.0% for non-represented employees.

For the past several years, the County's practice has been to align the COLA for non-represented employees with the CPI published in June. Based on this practice, the actual CPI of 2.4% would result in approximately \$94,000 in savings compared to the estimate included in the budget.

The Board has the following options:

1. Approve a COLA of 2.4%, consistent with the published CPI and past practice.
2. Approve a COLA of 3.0%, consistent with the estimate in the adopted FY2026 budget.
3. Approve a COLA at a different rate or decline to approve a COLA altogether.

It is important to note that this adjustment would not affect bargaining unit employees, whose wage adjustments are governed by existing collective bargaining agreements.

Given the County's historical practice, the actual CPI data, and the need for fiscal prudence in managing the FY2026 budget, I recommend that the Board adopt a COLA of 2.4% for non-represented employees. This approach ensures that wages keep pace with inflation while also achieving a savings of \$94,000 in the FY2026 budget.



AGENDA ITEM REQUEST

Date:

06/03/2025

Meeting date desired:

06/11/2025

Subject:

Public Meetings Work Flow Recommendation

Background and policy implications:

At the May 21, 2025, Board meeting, Commissioner Crawford requested that the County Manager develop a workflow plan for recording, uploading, and maintaining video content of all county boards and committees. His comments emphasized the need for clear parameters, department-specific responsibilities, and overall accountability to ensure consistent public disclosure of county related public meetings. This request is consistent with Board goals related to transparency, public engagement, and public access.

Staff requests Board discussion and direction on the draft workflow plan to ensure it aligns with the Board's adopted goals and priorities for transparent governance and enhanced community engagement.

Budget/fiscal impacts:

None identified

Requested by:

Will Van Vactor

will.vanvactor@crookcountyor.gov | 541.447.6555

Presenters:

Will Van Vactor

Legal review (only if requested):**Elected official sponsor (if applicable):**



MEMORANDUM

To: Crook County Board of Commissioners
From: Will Van Vactor, County Manager
Date: June 18, 2025
Subject: Proposed Workflow for Recording and Uploading Board and Committee Meetings

Background

At the May 21st Board meeting, Commissioner Crawford requested that staff develop a workflow plan to ensure that all County boards and committees consistently record, upload, and maintain video content of their public meetings. The request emphasized the need for clear parameters, department-specific responsibilities, and overall accountability. This request also ties to the Board's adopted goals and strategies for this fiscal year, specifically supporting: Goal #1 (outstanding service to community), Goal #3 (foster a collaborative culture within the organization), and Goal #5 (develop and implement an organizational and community communication strategy).

In response to this direction, I have collected relevant committee and board information from various departments, reviewed best practices, and met with IT and Communications to assess feasibility. I also presented the proposed workflow to the Department Head team for input. The anticipated soft rollout date is July 15, 2025, with full implementation in August.

Proposed Workflow

- All public meetings shall be conducted using Zoom (or other County-approved platform) by default, including video and audio recording.
 - Audio-only recording is permitted only in limited circumstances (emergencies, technical issues, or field visits), with advance notice to the Communications Officer. A backup audio recording is strongly recommended in all cases to ensure public access in the event of a video recording failure.
 - Zoom recordings must be set to save to the cloud. This ensures recordings are easily accessible after the meeting.
- Upon completion of a meeting, the Zoom account holder will receive an automated email notifying them the recording is ready. This email should be forwarded to the Communications Officer, who will handle final processing and upload.
- Recordings will be uploaded to a public platform and linked to the County website within 5 days of the meeting.



- While YouTube has been used by the Board and Ignite by some departments, a final decision on a single platform is still pending. Staff recommend a unified platform for consistency and efficiency.
- Each department is responsible for:
 - Creating and hosting the Zoom meeting.
 - Confirming cloud recording is active.
 - Ensuring meeting settings are properly configured.
 - Forwarding the cloud recording email to the Communications Officer.
 - Including Zoom access information in all meeting notices and agendas.
- The Communications Officer will:
 - Download recordings, upload to the public platform and County website.
 - Provide training and checklists to department staff.
 - Conduct periodic audits for compliance and follow up on missed uploads.
 - Serve as a backup if department staff are unavailable.

Zoom Account Coordination and Administrative Oversight

- Departments should assign at least two staff per committee to ensure continuity (e.g., illness or leave).
- A coordinated approach to Zoom account usage is necessary to avoid scheduling conflicts. Final decisions on Zoom administration and host/co-host permissions are still being evaluated with IT support.
- A workflow checklist and brief training materials will be developed to support staff in compliance.

Legal Compliance

This workflow aligns with Oregon's Public Meetings Law, which requires electronic remote access (audio or video). While video is not mandated by law, it is considered a best practice to enhance transparency and public trust.

Feedback from Department Head Meeting

At the June 12, 2025, Department Head meeting, I provided a brief outline of the proposed workflow and received the following feedback. Department heads expressed broad support for increased transparency but raised several key concerns:

- **Concern: Risk of inconsistency or legal exposure if policy exceeds statutory requirements.** *Addressed by:* Allowing for audio-only exceptions, reinforcing best practice framing, and building in training and backup support. The policy is not intended



to create a basis for finding a public meetings law violation if not followed precisely, as long as Oregon's statutory requirements are otherwise met. This clarification can be noted in the formal resolution adopting the workflow.

- **Concern: Exposure to public misuse or reputational risk due to recorded content.**
 - While concerns about editing, misuse, or taken-out-of-context content are valid, the County's intent is to increase transparency, not to expose staff or volunteers to risk. The County will continue to monitor for misuse and address concerns as they arise.
- **Concern: Burden on departments, especially those with infrequent meetings and opportunity cost in taking these additional steps.**
 - To partially address this we have broadened the Communications Officer role, recommend departmental backups, and will develop a platform/training plan. Additionally, there will be centralized support for low-frequency committees (defined as those that meet two times or fewer per year) will be provided. These committees will be supported directly by the Communications Officer or designee for tasks such as meeting hosting, recording, and upload, to ensure consistency and reduce the burden on departments unfamiliar with the process.
- **Concern: Lack of centralized staffing and oversight.**
 - To address this, the Communications Officer will be designated to support, monitor, and follow up. The proposed structure centralizes significant responsibilities with the Communications Officer, including downloading, uploading, and managing public access to recordings. Departments are primarily responsible for scheduling and initiating recordings. Given this setup and available resources, further centralization is not recommended, though we will monitor implementation and feedback after rollout.

To-Do List Prior to Rollout

- Finalize platform selection (YouTube vs. Ignite).
- Confirm Zoom administrative model (host/co-host permissions, account access, meeting scheduling).
- Develop and distribute workflow checklist and training materials.
- Confirm video retention and ADA accessibility requirements.
- Distribute committee spreadsheet to IT and Communications.
- Identify two staff members per department for redundancy.
- Confirm security and access controls for file handling and upload.



Recommendation

I recommend adopting this workflow, subject to resolution of the technical and administrative issues noted above. This approach will ensure a consistent, transparent, and accessible process for public meeting recordings and reflects legal compliance, operational feasibility, and feedback from both staff and department leadership.



Exhibit A: Boards and Committees for Which Crook County is Responsible

Board/Committee Name	Responsible Department
Planning Commission	Planning
Appeals Committee, Abatement of Dangerous Building Code	Building
Property Values Appeals Board (PVAB)	Clerk
Budget Committee	Finance/Budget
Local Public Safety Coordinating Council (LPSCC)	Board of Commissioners
Fair Board	Fairgrounds
Forestlands Classification Committee	Forestry/Fire Officials
Community Health Advisory Council (CHAR)	Health & Human Services
Elected Officials Compensation Committee	Human Resources
Library Board of Trustees	Library
Museum Advisory Board	Museum Director
Natural Resources Advisory Committee (NRAC)	Natural Resources/Board of Commissioners
Wolf Committee	Natural Resources/Board of Commissioners
Crook County Ambulance Service Committee	Health & Human Services
Ag Extension Service District Advisory Board	OSU Extension
Ad hoc employee committees (as needed for internal projects)	Varies by project

AGENDA ITEM REQUEST



Date:

6/10/2025

Meeting date desired:

6/18/2025

Subject:

Public Hearing: First reading of Ordinance 352; a zone map amendment

Background and policy implications:

Ordinance to implement zone map amendment that has been approved through the Planning Commission. County zoning map will be updated after the recordation of the Ordinance.

Budget/fiscal impacts:

N/A

Requested by:

Katie McDonald

katie.mcdonald@crookcountyor.gov | 541.447.3211

Presenters:

Katie McDonald

John Eisler

Legal review (only if requested):

n/A

Elected official sponsor (if applicable):

**BEFORE THE BOARD OF COMMISSIONERS
CROOK COUNTY, OREGON**

An Ordinance Amending the)	
Crook County Zoning)	
Map to Adopt a Zone)	ORDINANCE NO. 352
Change for mtl 1614110000601)	
and Declaring an Emergency)	

WHEREAS, Andrew and Shannon Lester, Trustees of the Lester Revocable Trust, filed land use application (217-25-000034-PLNG) to change the zoning designation for the property identified on Crook County Assessor’s map 16S14E11, taxlot 601, and legally described on the Attached Exhibit A (the “Property”) from Exclusive Farm Use Zone, EFU-3 (Powell Butte Area) to Rural Residential, R10 on the County’s Zoning Map.

WHEREAS, the County provided notice in accordance with applicable law, the public hearing was held before the Crook County Planning Commission on May 14, 2025; and

WHEREAS, the Planning Commission after receiving public comment and fully deliberating the matter, voted in approval to change the zoning in alignment with the Comprehensive Plan, Powell Butte Study adopted ordinances, amendments and policies, with reference of this property as included in Ordinance 127, Amendment 1.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF CROOK COUNTY, OREGON ORDAINS AS FOLLOWS:

Section 1. The findings of fact and conclusions of law contained in the recitals above, and in the Planning Commission decision attached hereto as Exhibit B are hereby adopted and incorporated herein.

Section 2. The conditions of approval for File no 217-25-000034-PLNG attached hereto as Exhibit B are hereby adopted and incorporated herein.

Section 3. The County’s Zoning Map is hereby amended to change the zoning designation for the Property from Exclusive Farm Use Zone, EFU-3 to Rural Residential, R-10 as shown on the attached Exhibit C.

Section 4. Staff shall provide the required notice to those who are entitled to notice of the Map Amendment, with a notice of this Ordinance.

Section 5: If any court of competent authority invalidates a portion of this Ordinance 352, the remaining portions will continue in full force and effect.

Section 6: This Ordinance 352 being immediately necessary for the health, welfare, and safety of the people of Crook County, an emergency is hereby declared to exist, and this Ordinance 352 shall become effective upon signing.

First Reading: _____

Second Reading: _____

Dated this _____ day of _____, 2025

Commissioner Brian Barney

Commissioner Seth Crawford

Commissioner Susan Hermreck

Vote:	Aye	Nay	Excused
Brian Barney	_____	_____	_____
Seth Crawford	_____	_____	_____
Susan Hermreck	_____	_____	_____

EXHIBIT A

Legal Description of the Subject Parcel

Township 16 South, Range 14 East of the WM. Section 11, taxlot 601

EXHIBIT B

Decision from the Planning Commission



Crook County Community Development

Planning Division

300 NE 3rd Street, Room 12,

Prineville Oregon 97754

541-447-3211

plan@crookcountyor.gov

www.co.crook.or.us

**THE CROOK COUNTY PLANNING COMMISSION
DECISION of ZONE MAP AMENDMENT
217-25-000034-PLNG**

June 11, 2025

Applicant: Lester Revocable Trust
11404 SW Reif Rd
Powell Butte, OR 97753

Agent: Andrew & Shannon Lester
Same as above

Subject Property: Tax Lot: 1614110000601

I. PROCEDURE

The application for a zone map amendment was submitted to the planning department on 01/30/2025. The Planning Commission's evidentiary hearing was held on May 14, 2025. The Commission heard from staff, the applicant, and a member of the public in support of the zone map amendment. Per the Crook County Code the amendment will go before the Board of County Commissioners with an Ordinance to record and finalize the zone amendment.

The Commission voted in favor of the zone map amendment;

4-0-0

II. PROPOSAL

The Applicant proposes to amend the Crook County Zone Map to rezone approximately 18.95 acres from Exclusive Farm Use Zone, EFU-3 (Powell Butte area) to Rural Residential, R10.

III. BASIC FINDINGS

A. Location

The subject property is located on SW Reif Rd in Powell Butte, approximately 3 miles south of Highway 126. The address is 11404 SW Reif Rd. It is identified on the County Assessor's maps as map tax lot number 1614110000601. The entirety of the property is proposed to be rezoned to R10.

B. Site Characteristics

The subject property is listed as 18.95 acres with the Crook County Assessor's office. There is an existing single family dwelling and accessory structures on the property. The property is not in farm use and not located within an irrigation district. The property is covered in native grasses, brush and Juniper trees. There is a riverine running southeast to northwest through the center of the parcel.

C. Access

The Subject Property has existing access to SW Reif Rd.

D. Other Information

There is a mapped riverine mentioned in the site characteristic on the subject property. The property is not in a mapped special flood hazard area. The application is for a zone change only. The mapped riverine on the property, which would be addressed at the time of development.

IV. Applicable Criteria:

Crook County Code:

Title 18, Chapter 18.12 Establishment of zones, Boundaries

Section 18.12.020 Location of Zones, lists zones established in Crook County

Section 18.12.030 Zoning Map. Map is amended by authority of the Planning Commission

Title 18, Chapter 18.92 Rural Residential Zone, R-10, describes zone requirements

Title 18, Chapter 18.170 Quasi-Judicial Amendments

Section 18.170.010 Quasi-Judicial amendment standards

Title 18, Chapter 18.172 Administration Provisions

Section 18.172.010 Quasi-judicial hearing authority

Section 18.172.010 Application

Section 18.172.010 Notice of Public Hearing

Crook County Comprehensive Plan

Crook County Ordinance 127, Amendment 1

V. FINDINGS

Title 18, Chapter 18.12 Establishment of zones, Boundaries

18.12.020 Location of Zones

The boundaries of the zones listed in this title are indicated on the Crook County zoning map, which is hereby adopted by reference. The boundaries shall be modified in accordance with zoning map amendments, which shall be adopted by reference.

Finding: The Applicant is requesting a rezoning to an established zone indicated on the Crook County zoning map, which is Rural Residential, R-10. Crook County Code Title 18, Chapter 18.92.

18.12.030 Zoning Map.

A zoning map or zoning map amendment adopted by CCC [18.12.020](#) or by an amendment thereto shall be prepared by authority of the planning commission or be a modification by the county court of a map or map amendment so prepared. The map or map amendment shall be dated with the effective date of the ordinance that adopts the map or map amendment. A certified print of the adopted map or map amendment shall be maintained in the office of the county clerk as long as this title remains in effect.

Finding: Map is amended by authority of the Planning Commission. The subsequent Ordinance shall be recorded with an attachment of the amended zone and maintained in the office of the County Clerk.

Title 18, Chapter 18.170 Quasi-Judicial Amendments

18.170.010 Quasi-judicial amendment standards.

An applicant requesting a quasi-judicial amendment must satisfy the following factors for quasi-judicial amendments:

(2) Zone Map Change.

(a) That the zone change conforms with the Crook County comprehensive plan, and the change is consistent with the plan's statement and goals.

(b) That the change in classification for the subject property is consistent with the purpose and intent of the proposed amendment.

Finding: The subject property is currently zoned Exclusive Farm Use Zone, EFU-3 and has been designated as Irrevocably Committed to use other than exclusive farm use, through the adoption of the Powell Butte Study Policies into the County's Comprehensive Plan.

The area of Powell Butte is addressed in the Comprehensive Plan as referenced and explored through the Powell Butte Study. There were multiple adopted ordinances, amendments, and policies associated with this area. The requested zone change conforms with the policies (as have been enacted) established by the study as well as consistent with the intent of the proposed amendment to have the property rezoned as it was included in Area 2-4 recorded in Ordinance 127, Amendment 1.

(c) That the amendment will presently serve the public health, safety and welfare considering the following factors:

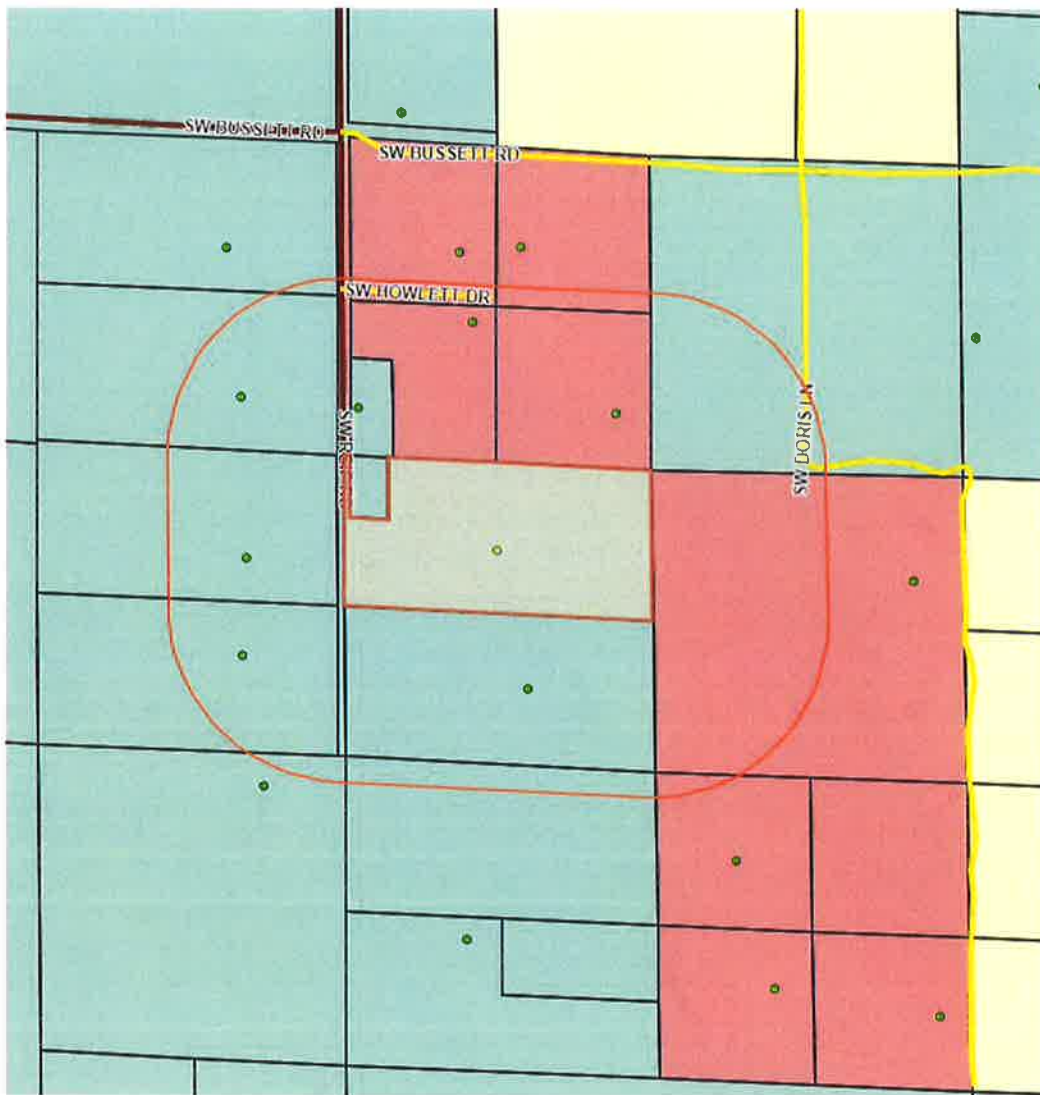
(i) The availability and efficiency of providing necessary public services and facilities.

Finding: The availability and efficiency of public services and facilities will be addressed at the time the property is divided and/or subsequently developed. The subject property is currently served with access easements and power. Wells are the subject of Oregon Water Resources, and the property has an approved onsite system for septic.

(ii) The impacts on surrounding land use will be consistent with the specific goals and policies contained within the Crook County comprehensive plan.

Finding: The area surrounding the subject property was included in the Powell Butte Study as area 2-4. Attachment C is a map showing the 2-4 area as it was designated in Ordinance 219, Amendment 1. Staff has reviewed twenty-two properties surrounding the subject property, ten (10) of which are zoned EFU3; three (3) have approved nonfarm dwellings; one (1) is for tax lot purposes only; and two are owned by Crook County, location of the Powell Butte Cemetery. The remaining 12 have already been rezoned either Powell Butte Residential, PBR20 or Rural Residential, R10. Figure 1 (below)ⁱ is a visual representation of the surrounding area. The green coloring is zoned Exclusive Farm Use Zone, EFU-3, the yellow is Powell Butte Residential 20, PBR20, and the red is zoned Rural Residential, R10. The small green circles are residential addresses.

Figure 1



(d) That there has been a change in circumstances since the property was last zoned, or a mistake was made in the zoning of the property in question.

Finding: The request is to rezone the property to a R10 designation as was recorded in Ordinance 127, Amendment 1. The rezoning is optional for property owners. The property was included in the adopted area 2-4 for rezoning through the Powell Butte study as Irrevocably Committed to uses other than exclusive farm use which was the previous zoning of EFU3.

VI. PROCEDURAL STATUS

The Applicant submitted an application for this map amendment on January 30, 2025. The Planning Commission is tasked with making a decision of approval or denial for the proposed Zone Map Amendment as outlined in CCC18.172.010.

The required Post Acknowledgement Plan Amendment notice was sent to the Department of Land Conservation and Development on April 9, 2025 (DLCD File No. 002-25). Newspaper notice of the first evidentiary hearing was published in the Central Oregonian on April 22, 2025. Neighbor notice of the first evidentiary hearing was mailed on April 24, 2025.

Comprehensive Plan/Powell Butte Study

A. Powell Butte Study, Crook County Comprehensive Plan

The Comprehensive Plan includes a summary of the Powell Butte Study which identified lands in the Powell Butte area that were approved through the exceptions process. There were a number of policies that were adopted into the Comprehensive Plan, however as the mandate for periodic review of County Comprehensive Plan stopped, the implementation for some of the adopted policies did not happen. Language from the Comprehensive Plan is below.

"In 1997 and 1998, the County commissioned a general study of the Powell Butte area in southwestern Crook County. The result of that study was the adoption of a series of amendments to the Comprehensive Plan in Ordinances No. 126, 127, 128, 130, 131, 132, 133, and 134, as individual sections of the Powell Butte area were redesignated from Exclusive Farm Use to other land uses through the exceptions process. These amendments were challenged in the Land Use Board of Appeals by interested parties and the Land Use Board of Appeals remanded a number of the ordinances back to the County for further work. This resulted in a number of minor amendments, including Ordinance No. 127, Amendment #1; Ordinance No. 131, Amendment #1; Ordinance No. 132, Amendment No. 1; Ordinance No. 133, Amendment #1, which resulted in the outright appeal of Ordinances No. 131, 133, and 134, and some modified policies governing the Powell Butte area which are reproduced below.

The following policies are adopted as a part of the Crook County Comprehensive Plan. These policies supplement and amend the Powell Butte Study to the extent that the Study is inconsistent with these policies and the Agreement. To the extent that there is any conflict between the Study and these policies or the Agreement, the Study shall automatically be modified to the extent necessary to conform the Study with these policies and the Agreement.

1.The Comprehensive Plan as amended provides that rural residential and nonresource development shall occur south of Highway 126 and generally north of Powell Buttes, and west of Stillman Road and east of Study Area 2-2. [Subject property meets this policy]

The specific areas to be reclassified and rezoned are those areas designated as Areas 1-2, 2-1 (as amended), 2-2 (as amended), 2-3 (as amended), and 2-4 (as amended). These areas are specifically described in Ordinances 126 (Area 2-3); 127 (Area 2-4); 128 (Area 2-

1); 130 (Area 1-2); and 132 (Area 2-2). The land contained within these areas is hereinafter referred to as "the Area to be rezoned." **[Subject property meets this policy]**

Except of uses permitted outright and by conditional use in the EFU-3 Zone, other lands shall be maintained as exclusive farm uses consistent with Policy 2 below. Rezoning of land other than "the Area to be rezoned" are inconsistent with the Comprehensive Plan. In this regard, Ordinances 131 (Area 1-1) and Ordinance 133 (Area 3-1) are repealed by separate ordinances because the rezoning of that land is inconsistent with this provision of the Comprehensive Plan. Ordinance No. 134 which pertains to Area 3-2 is being repealed as that area is being reserved for the City of Prineville's future industrial growth. **[NA]**

2. *The County will not initiate additional exceptions or nonresource designations within the Powell Butte Study Area until the next periodic review. The foregoing does not create an expectation that rezonings will necessarily occur at the next periodic plan review and does not create an obligation on the part of the County to rezone any EFU land at any time. The County may, however, consider a proposal(s) to expand the urban growth boundary of the City of Prineville in conjunction with an annexation into Area 3-2 for the purpose of providing an adequate supply of industrial land prior to the next periodic review.* **[NA]**

3. *The land north of Highway 126 shall be retained as exclusive farm use as that land is composed of large parcels and contains less rural residential development than the area south of the highway. For the purpose of this policy, all of Area 1-2 is deemed to be located south of the Highway 126, notwithstanding that a small portion of Area 1-2 is physically located to the north of that Highway.* **[NA]**

4. *The County shall adopt a new rural residential zoning district for Area 2-3 which imposes a minimum lot size and density consistent with Section Two of this Ordinance.* **[NA]**

5. *The zoning ordinance for Area 2-3 shall contain a 250-foot setback requirement from adjacent exclusive farm use zoned land.* **[NA]**

This setback shall not apply when the adjacent land is owned by a governmental entity, e.g. the Bureau of Land Management, or is adjacent to land already approved for non-farm use. **[NA]**

In those cases, the minimum setback shall be the setback already established for dwellings in an EFU zone or if no such setback has been established, then the setback shall be and hereby is established as one hundred (100) feet. **[NA]**

The 250 foot setback shall be adopted simultaneously with adopting the new zoning ordinance. If the imposition of this setback makes land undevelopable, then Crook County shall require the maximum achievable setback. **[NA]**

The County shall investigate declaring an ordinance violation to be a “nuisance” thereby allowing a private party to bring suit enforcing the county’s ordinance provisions. [NA]

6. The County shall require, as a condition of development approval, that all new rural residential development in the Powell Butte area pay system development charges (SDC’s) necessitated by Powell Butte rural residential development. The County currently funds road improvements from the earnings it receives from invested timber receipts. Prior to using property tax receipts for road improvements, the County shall adopt SDC’s sufficient to cover one hundred percent (100%) of the applicable road capital improvements required to support new rural residential development in Powell Butte.

In this regard, the County shall promptly adopt a system development charge ordinance to assess a road system development charge on new development. The amount of this system development charge shall be sufficient to recover a significant portion of the capital costs of road improvements required as a result of rural residential development in Powell Butte. Nothing in this ordinance shall preclude the County from applying system development charges to other classes of property or in other areas of Crook County. In the event that a developer desires to proceed with development prior to the adoption of the system development charge ordinance, he or she shall pay the sum of \$2,000 per single family dwelling at the time of building permit issuance. In the event that the adopted system development charge is less than \$2,000, the difference shall be refunded to the developer without interest. In the event that the adopted system development charge exceeds \$2,000, the developer shall be obligated to pay the difference. [policy not implemented]

7. The County shall comply with the transportation planning rule when it adopts the zoning ordinances. [The adopted Transportation System Plan adheres to the transportation planning rule]

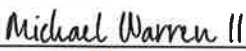
8. The zoning ordinances shall require developers to execute covenants of nonremonstrance in respect to all farm operations in favor of adjacent EFU land. These covenants shall be in the form of equitable servitudes and shall be binding on all heirs, devisees, legatees, vendees, and successors in interest of the developers. The County shall require such covenants to be executed and recorded at the time the building permit is issued. [This will be a condition of approval for any subdivision of the parcel and upon development]

9. The County will develop its zoning and land development ordinances utilizing the Gannet Study (“Groundwater Availability In The Powell Buttes Area, Central Oregon” Groundwater Report No. 32) recommendations on accessibility of groundwater in the Powell Butte Areas, and will require access to the regional water supply as a condition of development, or use of water from a district or public utility. Private exempt wells in existence prior to March 1, 2000 shall be exempt from the requirements contained in the zoning and land development ordinances pertaining to wells.” (pages 66-69) [This provision is currently codified in the PBR20 zone only.]

VII. CONCLUSION

The Planning Commission determined that the Applicant met the burden of proof necessary to change the zoning of the subject property from Exclusive Farm Use, EFU3 to Rural Residential, R10, through effectively demonstrating compliance with the applicable criteria.

Dated this 11th day of June, 2025

DocuSigned by:

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Michael Warren, Planning Commission Chair

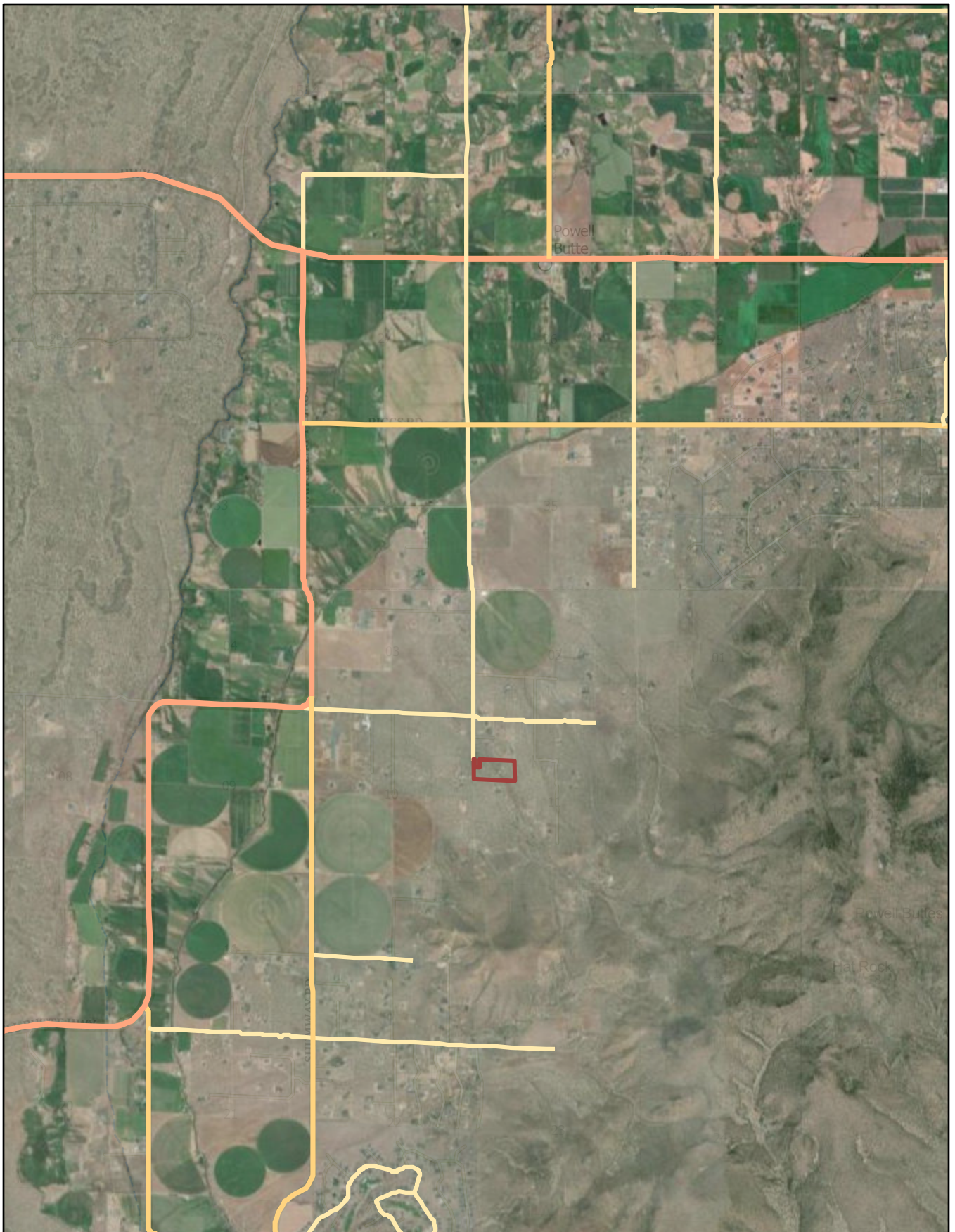


Katie McDonald, Senior Planner
Crook County Planning Department

Attachments

- A. Vicinity Map
- B. Crook County Ordinance No. 127 and Amendment No. 1
- C. Powell Butte Study of Area 2-4

¹ Figure 1 prepared via Crook County GIS.



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ORDINANCE NO. 127 Amend. No. 1

AN ORDINANCE OF THE CROOK COUNTY COURT TO ADOPT AMENDMENTS TO THE COUNTY'S COMPREHENSIVE PLAN CONCERNING POWELL BUTTE AND TO AMEND ORDINANCE NO. 127 IN ACCORDANCE WITH THE FINAL DECISION BY THE LAND USE BOARD OF APPEALS REMANDING ORDINANCE NO. 127, AND DECLARING AN EMERGENCY.

WHEREAS, over a period of years, Crook County has conducted a comprehensive study of proper land use classifications for lands in Powell Butte; and

WHEREAS, in December 1998 and February 1999, the County Court adopted eight ordinances reclassifying different areas of Powell Butte from exclusive farm use to either a nonresource or rural residential classification. One of those ordinances was Ordinance No. 127 which provided for the redesignation of Area 2-4 from exclusive farm use to rural residential zoning;

WHEREAS, all eight ordinances were appealed to LUBA separately and by multiple parties. The appeals of Ordinance No. 127 were given Case Nos. 98-221 and 98-224;

WHEREAS, all of the appeals were submitted to mediation pursuant to ORS 197.860 among the parties to the appeal;

WHEREAS, as a result of the mediation process, the parties have reached an agreement as to all the appeals, ("the Agreement"), and have thereby agreed that Ordinance No. 127 should be amended in the manner set forth in this ordinance and LUBA has adopted the parties' agreement remanding Ordinance No. 127 with instructions to adopt the below amendments;

NOW, THEREFORE, this 26TH day of JULY, 2000, the Crook County Court ordains as follows:

Section One. The Agreement including all its exhibits is hereby adopted by reference and is included herein as if fully set forth.

The Crook County Comprehensive Plan is amended to designate the land within Area 2-4 as an exception to Statewide Planning Goal 3. Area 2-4 consists of the land as depicted on the map attached to this Ordinance as Exhibit "1" and as more specifically described as follows:

Legal Description "B" -- Zone NR-20

Lands located in Sections 2, 3 and 10, Township 16 South, Range 14 East, W.M., Crook County, Oregon, more particularly described as follows: Beginning at the ¼ corner common to Sections 2 and 3, thence South along the East line of said Section 3 to the Northwest corner of the South one-half of the Southwest one-quarter (S½ SW¼) of said Section 2; thence East along the North line of said S½ SW¼ to the Northeast corner thereof; thence South along the East line of said S½ SW¼ to the ¼ corner common to Sections 2 and 11; thence West along the South line of said Section 2 to the corner common to Sections 2, 3 10 and 11; thence South along the East line of said Section 10 to the Southeast corner of the Northeast one-

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(5pgs)

quarter of the Southeast one-quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$); thence West along the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to the Southwest corner thereof; thence North along the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to the Northwest corner thereof; thence West along the South line of the North one-half (N $\frac{1}{2}$) of said Section 10 to the Southwest corner of the East one-half of the Northwest one-quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$); thence North along the West line of said E $\frac{1}{2}$ NW $\frac{1}{4}$ to the Northwest corner thereof; thence North on the West line of the East one-half of the Southwest one-quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of said Section 3 to the Northwest corner thereof; thence East along the North line of the South one-half (S $\frac{1}{2}$) of said Section 3 to the Point of Beginning.

Legal Description "C" - Zone NR-20

Lands located in Section 11, Township 16 south, Range 14 East, W.M., Crook County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the Southwest one-quarter of the Northeast one-quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 11, thence North along the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Northwest corner thereof; thence East along the North line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to the Northeast corner thereof; thence south along the East line thereof to the Southeast corner thereof; thence South along the East line of the Northwest one-quarter of the Southeast one-quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) to the Southeast corner thereof; thence West along the South line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ to the Southwest corner thereof; thence North along the West line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ to the Point of Beginning.

Legal Description "I" - Zone NR-10

Lands located in Section 3, Township 16 South, Range 14 East, W.M., Crook County, Oregon, more particularly described as follows: Beginning at the North section corner common to Sections 2 and 3, thence South along the East line of said Section 3 to the Southeast corner of Government Lot 1; thence West along the South line of Government Lots 1, 2 and 3 to the Southwest corner of Government Lot 3; thence North along the West line of said Government Lot 3 to the Northwest Corner of said Government Lot 3; thence East along the North line of said Section 3 to the Point of Beginning.

Legal Description "J" - Zone NR-10

Lands located in Section 11, Township 16 South, Range 14 East, W.M., Crook County, Oregon, more particularly described as follows: Beginning at the corner common to Sections 2, 3 10 and 11, thence East along the North line of said Section 11 to the Northeast corner of the West one-half (W $\frac{1}{2}$) of said Section 11; thence South along the East line of said W $\frac{1}{2}$ to the Southeast corner of the North one-half of the South one-half (N $\frac{1}{2}$ S $\frac{1}{2}$) of said Section 11; thence West along the South line of said N $\frac{1}{2}$ S $\frac{1}{2}$ to the Southwest corner thereof; thence North along the West line of Section 11 to the Point of Beginning.

Section Two. The residential density and minimum lot size for Area 2-4 shall be one (1) single family dwelling per twenty (20) gross acres in legal descriptions B and C and shall be one (1) single family dwelling per ten (10) gross acres in legal description I and J.

Section Three. The following policies are adopted as a part of the Crook County Comprehensive Plan. These policies supplement and amend the Powell Butte Study to the extent that the Study is inconsistent with these policies and the Agreement. To the extent that there is any conflict between the Study and these policies or the Agreement, the Study shall automatically be modified to the extent necessary to conform the Study with these policies and the Agreement.

1. The Comprehensive Plan as amended provides that rural residential and nonresource development shall occur south of Highway 126 and generally north of Powell Buttes, and west of Stillman Road and east of Study Area 2-2.

The specific areas to be reclassified and rezoned are those areas designated as Areas 1-2, 2-1 (as amended), 2-2 (as amended), 2-3 (as amended), and 2-4 (as amended). These areas are specifically described in Ordinances 126 (Area 2-3); 127 (Area 2-4); 128 (Area 2-1); 130 (Area 1-2); and 132 (Area 2-2). The land contained within these areas is hereinafter referred to as "the Area to be rezoned."

Except for uses permitted outright and by conditional use in the EFU-3 Zone, other lands shall be maintained as exclusive farm use consistent with Policy 2 below. Rezoning of land other than "the Area to be rezoned" are inconsistent with the Comprehensive Plan. In this regard, Ordinances 131 (Area 1-1) and Ordinance 133 (Area 3-1) are repealed by separate ordinances because the rezoning of that land is inconsistent with this provision of the Comprehensive Plan. Ordinance No. 134 which pertains to Area 3-2 is being repealed as that area is being reserved for the City of Prineville's future industrial growth.

2. The County will not initiate additional exceptions or nonresource designations within the Powell Butte Study Area until the next periodic review. The foregoing does not create an expectation that rezonings will necessarily occur at the next periodic plan review and does not create an obligation on the part of the County to rezone any EFU land at any time. The County may, however, consider a proposal(s) to expand the urban growth boundary of the City of Prineville in conjunction with an annexation into Area 3-2 for the purpose of providing an adequate supply of industrial land prior to the next periodic review.

3. The land north of Highway 126 shall be retained as exclusive farm use as that land is composed of large parcels and contains less rural residential development than the area south of the highway. For the purpose of this policy, all of Area 1-2 is deemed to be located south of the Highway 126, notwithstanding that a small portion of Area 1-2 is physically located to the north of that Highway.

4. The County shall adopt a new rural residential zoning district for Area 2-4 which imposes a density and minimum lot size consistent with Section Two of this Ordinance.

5. The zoning ordinance for Area 2-4 shall contain a 250-foot setback requirement from adjacent exclusive farm use zoned land.

This setback shall not apply when the adjacent land is owned by a governmental entity, e.g. the Bureau of Land Management, or is adjacent to land already approved for non-farm use.

In those cases, the minimum setback shall be the setback already established for dwellings in an EFU zone or if no such setback has been established, then the setback shall be and hereby is established as one hundred (100) feet.

The 250 foot setback shall be adopted simultaneously with adopting the new zoning ordinance. If the imposition of this setback makes land undevelopable, then Crook County shall require the maximum achievable setback.

The County shall investigate declaring an ordinance violation to be a "nuisance" thereby allowing a private party to bring suit enforcing the county's ordinance provisions.

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In this regard, the County shall promptly adopt a system development charge ordinance to assess a road system development charge on new development. The amount of this system development charge shall be sufficient to recover a significant portion of the capital costs of road improvements required as a result of rural residential development in Powell Butte. Nothing in this ordinance shall preclude the County from applying system development charges to other classes of property or in other areas of Crook County. In the event that a developer desires to proceed with development prior to the adoption of the system development charge ordinance, he or she shall pay the sum of \$2,000 per single family dwelling at the time of building permit issuance. In the event that the adopted system development charge is less than \$2,000, the difference shall be refunded to the developer without interest. In the event that the adopted system development charge exceeds \$2,000, the developer shall be obligated to pay the difference.

7. The County shall comply with the transportation planning rule when it adopts the zoning ordinances.

8. The zoning ordinances shall require developers to execute covenants of nonremonstrance in respect to all farm operations in favor of adjacent EFU land. These covenants shall be in the form of equitable servitudes and shall be binding on all heirs, devisees, legatees, vendees, and successors in interest of the developers. The County shall require such covenants to be executed and recorded at the time the building permit is issued.

9. The County will develop its zoning and land development ordinances utilizing the Gannett Study ("Groundwater Availability In The Powell Buttes Area, Central Oregon" Groundwater Report No. 32) recommendations on accessibility of groundwater in the Powell Butte Areas, and will require access to the regional water supply as a condition of development, or use of water from a water district or public utility. Private exempt wells in existence prior to March 1, 2000 shall be exempt from the requirements contained in the zoning and land development ordinances pertaining to wells.

Section Four. This ordinance shall serve as the County's decision on remand from LUBA Case Nos. 98-221 and 98-224.

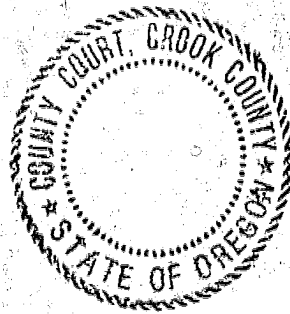
Section Five. This ordinance shall become effective immediately as an emergency exists.

CROOK COUNTY

Fred W. Rodgers
Judge Fred Rodgers

Mike McCabe
Commissioner Mike McCabe

Jerry Crafton
Commissioner Jerry Crafton

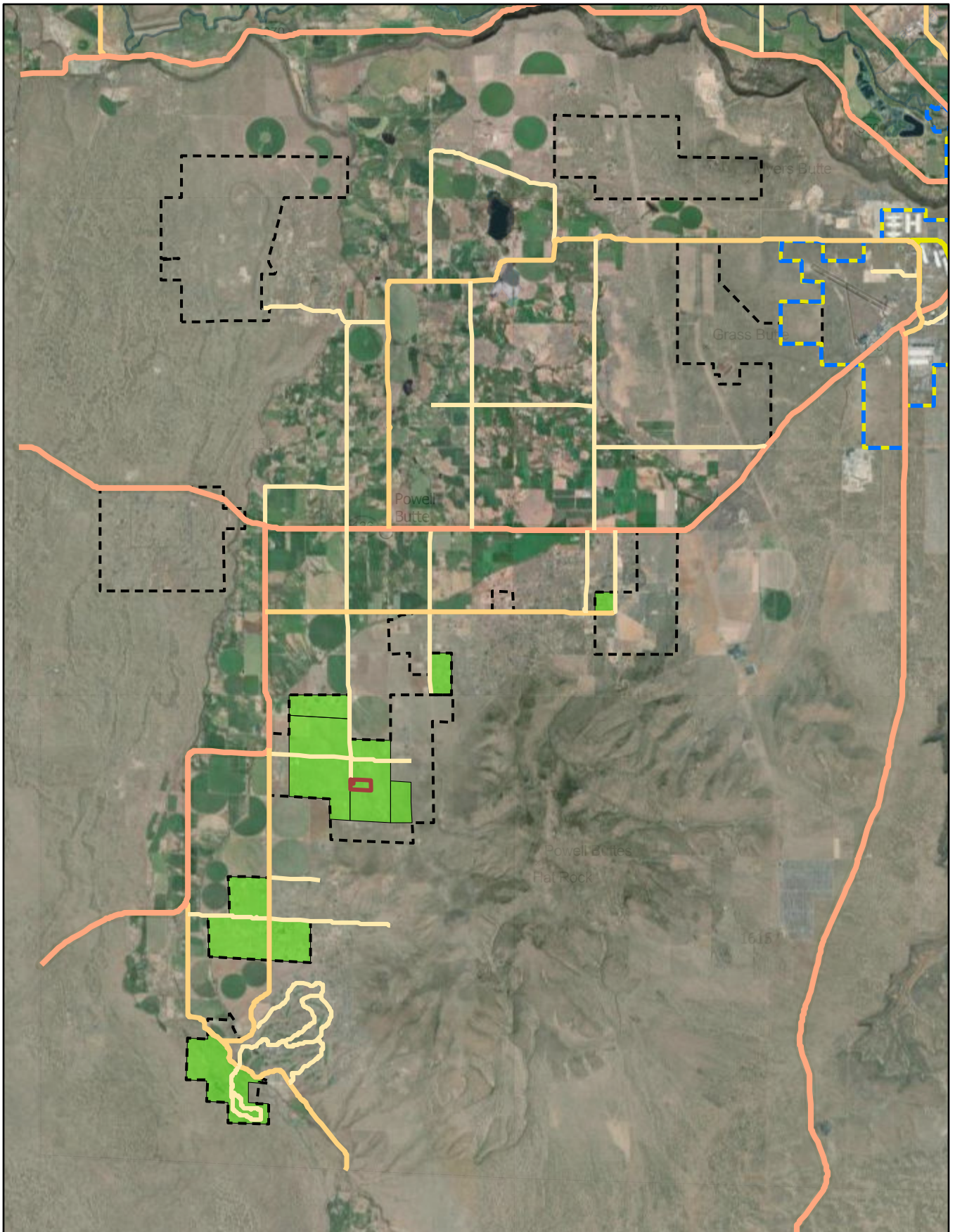


KEY PUNCHED

JUL 31 2000

STATE OF OREGON } ss 156817
COUNTY OF CROOK }
I CERTIFY THAT THE WITHIN INSTRUMENT WAS
RECEIVED FOR RECORD ON THE 27th DAY OF
July, 2000, AT 9:00 A. M.
AND RECORDED IN CJRNL
RECORDS OF SAID COUNTY, MF NO. 156817
DEANNA E. BERMAN, CROOK COUNTY CLERK
BY Deanna E. Berman DEPUTY

N/C



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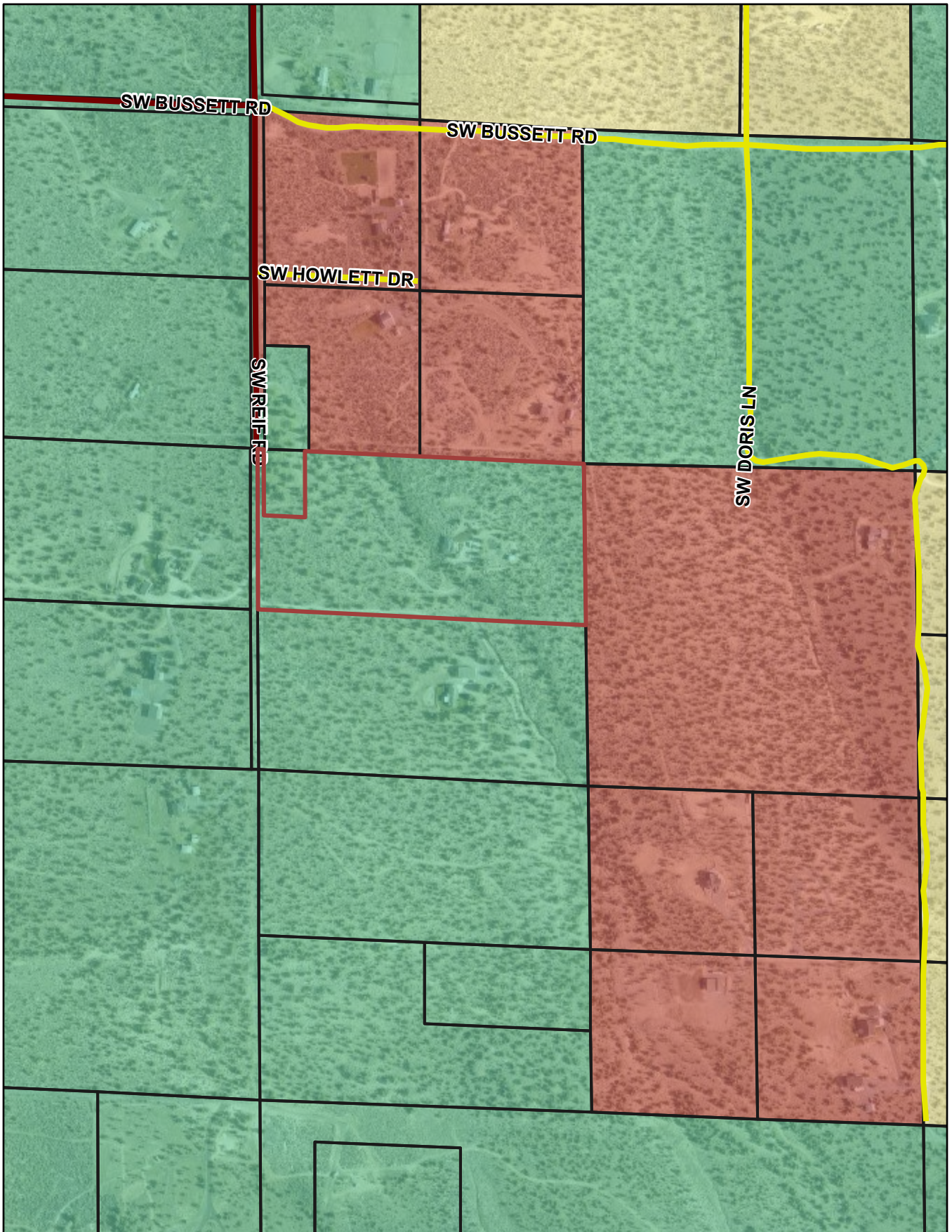
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EXHIBIT C

Zoning Map

Crook County, Oregon



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