



County Administration

300 NE 3rd St, Third Floor
Prineville, OR 97754
541-447-6555

Administration@crookcountyor.gov

Crook County Board of County Commissioners

Wednesday, January 28, 2026 at 9:00 AM

**Crook County Administration Conference Room | 203 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: 962 4214 4333; Passcode: 970900

Commissioners: Seth Crawford, Chair; Brian Barney; Susan Hermreck

Work Session Agenda

Public Comment

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

Discussion

1. Barb Wire Pit Mining Lease

Requester:

Brad Haynes, CCRD Superintendent

2. USDA APHIS Wildlife Services Agreement Renewal

Requester:

Jacquie Davis, Landfill Director

3. Community Development Monthly Update for November and December 2025

Requester:

John Eisler, Community Development Director

Presenter(s):

John Eisler, Community Development Director

Randy Davis, Building Official

Manager Report

4. Landfill Update

Commissioner Updates

Executive Session

5. None scheduled.

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 County Commissioners has published this PDF file. This file contains the material to be presented before the Board of County 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 County Commissioners 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.

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 541- 447-6555. Crook County encourages persons with disabilities to participate in all programs and activities. This event/location is accessible to people with disabilities. If you need accommodation to make participation possible, please call (541) 447-6555.

Contact: Seth Crawford (Seth.Crawford@crookcountyor.gov (541) 447-6555) | Agenda published on January 27, 2026.



Agenda Item Request

Date of Meeting: January 28, 2026

Subject:

Barb Wire Pit Mining Lease

Background and Policy Implications:

This has been utilized in the past and helped with the maintenance in two district D-1 and D-2 for fixing and graveling roads. This has been a strategic location and will serve Crook County needs for present and future. Requesting to lease Desert Creek LLC, Barb Wire Pit for rock crushing 30,000 tons in strategic area for road maintenance on gravel roads, Deschutes County would also purchase up to 60,000 tons from this lease.

Budget/Fiscal Impacts:

This has been budgeted through the Rock Crush GL and will probably span into FY26/27 timeline.

Requester:

Brad Haynes, CCRD Superintendent

Presenter(s):

Brad Haynes, CCRD Superintendent

Legal Review (only if requested):

Elected official sponsor (if applicable):

LEASE AGREEMENT

THIS AGREEMENT is dated February 7, 2026, by and between DESERT CREEK LAND, CATTLE & TIMBER CO., LLC, an Oregon limited liability company (hereinafter "Lessor"), and CROOK COUNTY, a political subdivision of the State of Oregon (hereinafter "Lessee").

RECITALS

WHEREAS, Lessor is the owner of a tract of land situated in Crook County, Oregon, described on attached Exhibit A attached hereto and incorporated herein by reference ("Leased Property").

WHEREAS, Lessee desires to lease the Leased Property from Lessor for the purpose of removal and crushing of gravel to be used for the maintenance of public County roads and Lessor desires to lease the Leased Property to Lessee for said purposes pursuant to this Agreement.

NOW THEREFORE, in consideration of the covenants and promises contained herein, Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor, the Leased Property on the following terms and conditions:

AGREEMENT

1. Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor the Leased Property for the purpose of extracting and storing aggregate from the rock pit located thereon.
2. This Agreement shall be in effect beginning February 7th, 2026, and ending on February 7th, 2036. 5-year extension to be added if necessary for material removal completion.
3. Lessee shall be solely responsible for obtaining and keeping current all applicable approvals, licenses, and permits as deemed necessary by any government entity whether local, state, or federal relating to conducting business on the Leased Property. Lessor agrees to cooperate with Lessee in its efforts to obtain such approvals, licenses, and permits.
4. Lessee acknowledge that they have examined the Leased Property and know the condition thereof and that no representations or warranties, express or implied, have been made by Lessor or any agent of Lessor prior to or at the time of the execution of this Agreement. Lessee accept the Leased Property in its present "AS IS" condition.
5. Rock extracted or crushed shall be used on roads maintained by Lessee, or roads maintained by other Oregon public entities. Royalty rights shall be paid to Lessor at the rate of one dollar and fifty cents (\$1.50) per ton upon completion of crushing. All reject material resulting from crushing shall belong solely to Lessor. Lessee holds the right to contract rock to outside contractors for usage on Crook and

Deschutes County roads.

6. Lessee agree to provide 5,000 tons of crushed rock to Lessor on or before the termination of the agreement. To be reduced from Royalty costs, which will not be subject to the royalty costs described in Section 5 above.
7. In order to obtain access to the Leased Property, and to carry on its operations, Lessee shall have the right to use Van Lake Road, as it is now existing on Lessor's property. Lessor shall not be required to make any expenditure of money to construct or maintain any access route. Lessee shall be responsible for repairing any damage done or caused to be done to Lessor's property by Lessee in exercising their right to access existing roadway and Lessee shall bear the cost and expense of such repair. Lessee shall be liable for any damage to Lessor's property resulting from Lessee's operations under this Agreement.
8. Lessee may erect such equipment on the Leased Property as may be necessary to process materials. Lessee agrees to remove all equipment upon the termination of this Agreement. All improvements and equipment placed on the Leased Property by Lessee shall remain the property of Lessee.
9. Lessee agrees that all contractors and subcontractors who work on the Leased Property shall be licensed, bonded, and insured, including general liability insurance in commercially reasonable amounts and workers' compensation insurance.
10. Upon termination of this Agreement, Lessee shall cease operations as an active mining area. Lessee shall remove all stored aggregate and other personal property from the Leased Property within thirty (30) days of termination. Lessee shall remove all equipment not necessary for the reclamation of the Leased Property within thirty (30) days after the date of termination.
11. Lessee agrees to reclaim all lands mined on the Leased Property within one (1) year from the date of termination of this Agreement or within such time as is reasonably required to complete such reclamation obligations, whichever is the longer period. Lessee, at Lessee's sole expense, shall comply with all requirements of their DOGAMI permit(s) and current land use permit(s). Lessee's reclamation obligation, inclusive of access and maintenance for reclamation, shall survive the termination of this Agreement. Reclamation means the restoration of the Leased Property to the original contour, use, or condition or those activities required to close Lessee's activities in and on the entire Leased Property in compliance with applicable laws and regulations. Lessee's reclamation obligation, inclusive of access and maintenance of the reclamation, as set forth herein, shall survive the termination of this Agreement.
12. Lessee shall at all times keep and maintain the Leased Property in a clean, orderly, and sanitary condition, and shall comply with all environmental rules and regulations. Dumping of hazardous materials is prohibited. There shall be no storage of hazardous materials unless the hazardous materials are expressly used

in extraction and storage of aggregate. Lessee is solely responsible for the cost and expense of any clean up, remediation, or restoration required as a result of hazardous materials, as that term is defined by any local, state, or federal entity, used or stored on the Leased Property by Lessee.

13. All property of any kind which may be on the Leased Property during the term of this Agreement shall be placed there at the sole risk of the Lessee and Lessor shall not be liable to Lessee, their agents, guests, contractors, or employees for any damage caused to their person or property.
14. All notices, consents, and communications required under this Agreement shall be in writing and shall be deemed effective when hand delivered, sent by certified mail, return receipt requested, or upon written confirmation of receipt by the intended party of the notice, consent, or communication.

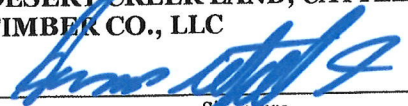
If to Crook County: Crook County Road Department
 1306 N Main St
 Prineville, OR 97754

If to Lessor: Desert Creek Land,
 Cattle & Timber, LLC
 54000 Harmon Rd
 Brothers, OR 97712

15. Lessor shall pay all real property taxes levied against the Leased Property. Lessee will be responsible for all personal property taxes for Lessee's own property located on the Leased Property before they become delinquent. Lessee shall be responsible for all utilities serving the Leased Property, including but not limited to electricity and gas, as may be necessary for Lessee's activities.
16. Lessee shall indemnify and save harmless Lessor and Lessor's affiliates, past and present officers, members, shareholders, employees, attorneys, agents, assigns, insurers, representatives, counsel, other administrators, successors, parent companies, subsidiaries, managers, and/or directors from and against any and all claims, liability, penalties, damages, expenses and judgments for injuries or accidents to persons or property, in connection with Lessee's operations occurring on or about the Leased Property during the term of this Agreement and any other period of occupancy, including costs, expenses and attorney's fees incurred by Lessor in defense of any such claims, whether the same be or not be covered adequately by insurance. The indemnification contained in this paragraph shall survive the termination of this Agreement.
17. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, executors, representatives, administrators, and permissible assigns. However, nothing in this Agreement is intended to confer any rights upon any third parties and shall not be interpreted to create any third-party beneficiaries or rights.

18. The sole relationship between the parties created by this Agreement is that of the Lessor and Lessee. Nothing contained in this Agreement shall be deemed, held, or construed as creating a joint venture or partnership between the parties.
19. This Agreement shall not be assigned or modified without the express written consent of the parties hereto. Notwithstanding the foregoing, Lessee may sublease all or part of the Leased Premises to another Oregon public entity, provided that such sublessee must comply with the terms and conditions of this Agreement, and the sublease will not relieve Lessee of its obligations hereunder. This Agreement may be amended, changed or modified only by an instrument in writing executed by both Lessor and Lessee.
20. If any provision of this Agreement is declared by any court of competent jurisdiction to be invalid for any reason, such invalidity shall not affect the remaining provisions. Such remaining provisions shall be fully severable, and this Agreement shall be construed and enforced as if such invalid provisions never had been inserted in this Agreement.
21. No delay or omission to exercise any right, power, or remedy accruing under this Agreement shall impair such right, power, or remedy, nor shall it be construed as a waiver of or acquiescence in a breach of or default under this Agreement.
22. This Agreement constitutes the entire agreement between the parties concerning the subjects of this Agreement. There are no other oral or written agreements between the parties and there are no other contingent matters or conditions which constitute a part of this Agreement other than as stated herein. The parties mutually agree that by the execution of this Agreement, any and all prior agreements between the parties concerning the subject of this Agreement are rescinded and held void and unenforceable for the mutual consideration of the parties.

DESERT CREEK LAND, CATTLE &
TIMBER CO., LLC

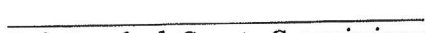

Signature

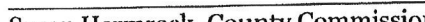

Printed Name


Title: MANAGER / OWNER

Date: 1-26-2026

CROOK COUNTY


Seth Crawford, County Commissioner

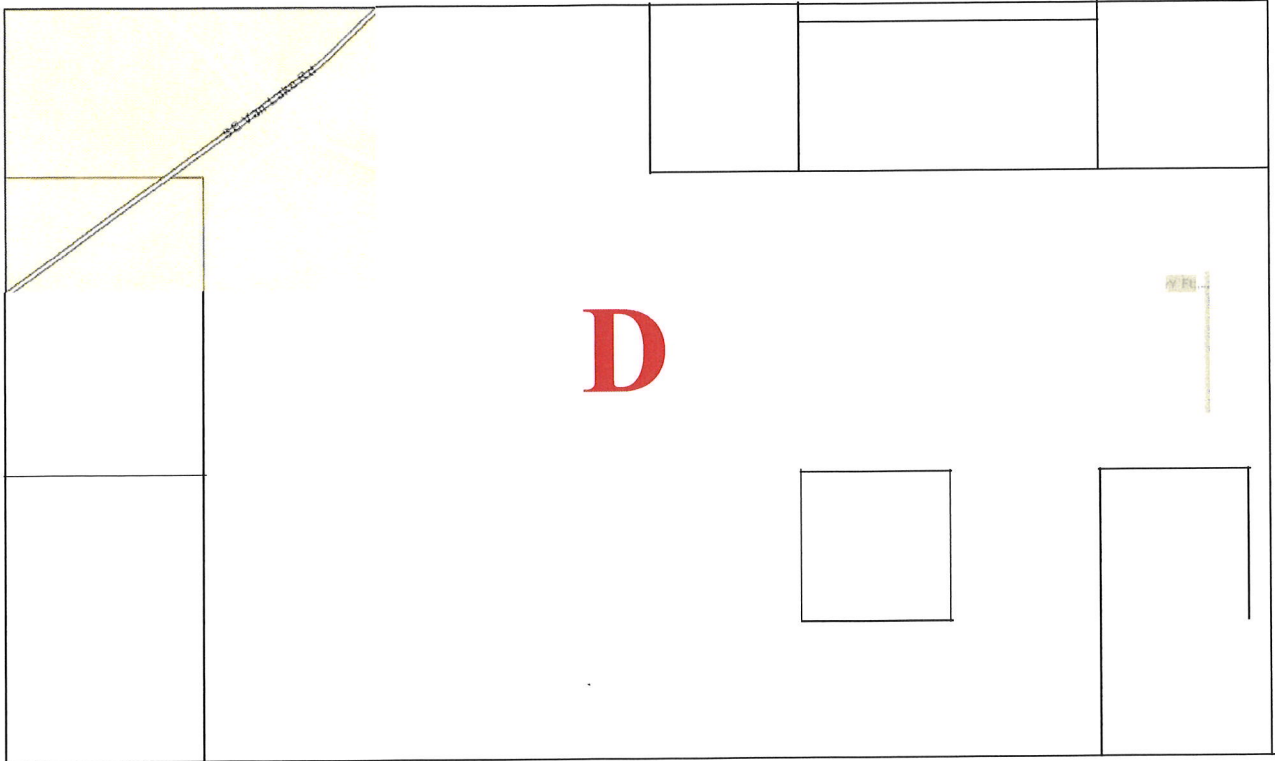

Susan Hermreck, County Commissioner


Brian Barney, County Commissioner

Date: _____

Crook county, Oregon

Current Time: 12/9/2025 9:40 AM



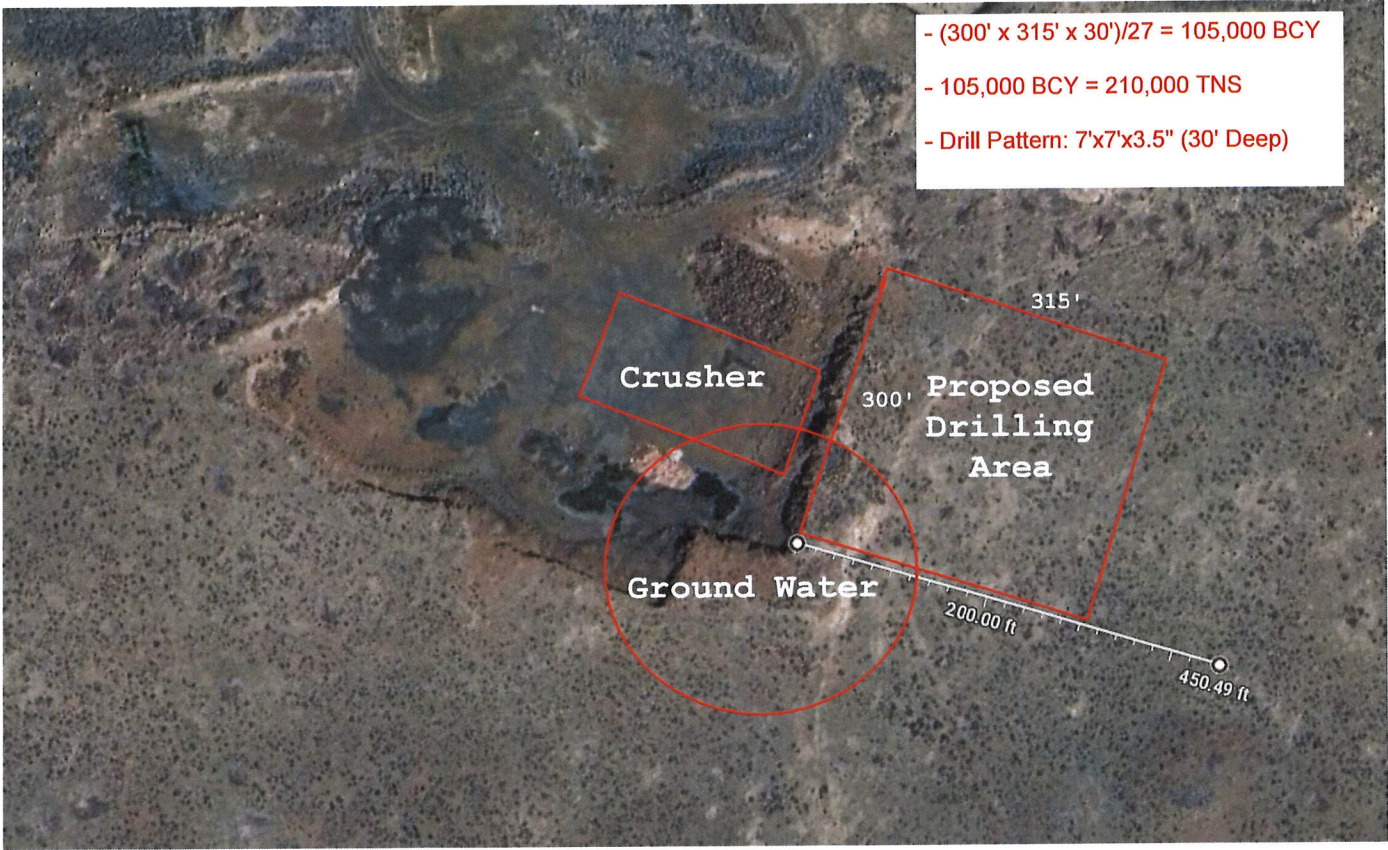
Disclaimer: CROOK COUNTY MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER MATTER. THE COUNTY IS NOT RESPONSIBLE FOR POSSIBLE ERRORS, OMISSIONS, MISUSE, OR MISINTERPRETATION. COUNTY DIGITAL INFORMATION IS PREPARED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED, AND IS NOT INTENDED FOR, SURVEY OR ENGINEERING PURPOSES OR THE AUTHORITATIVE 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 SCHEDULES AND RESOURCES PERMIT. PLEASE NOTIFY CROOK COUNTY GIS OF

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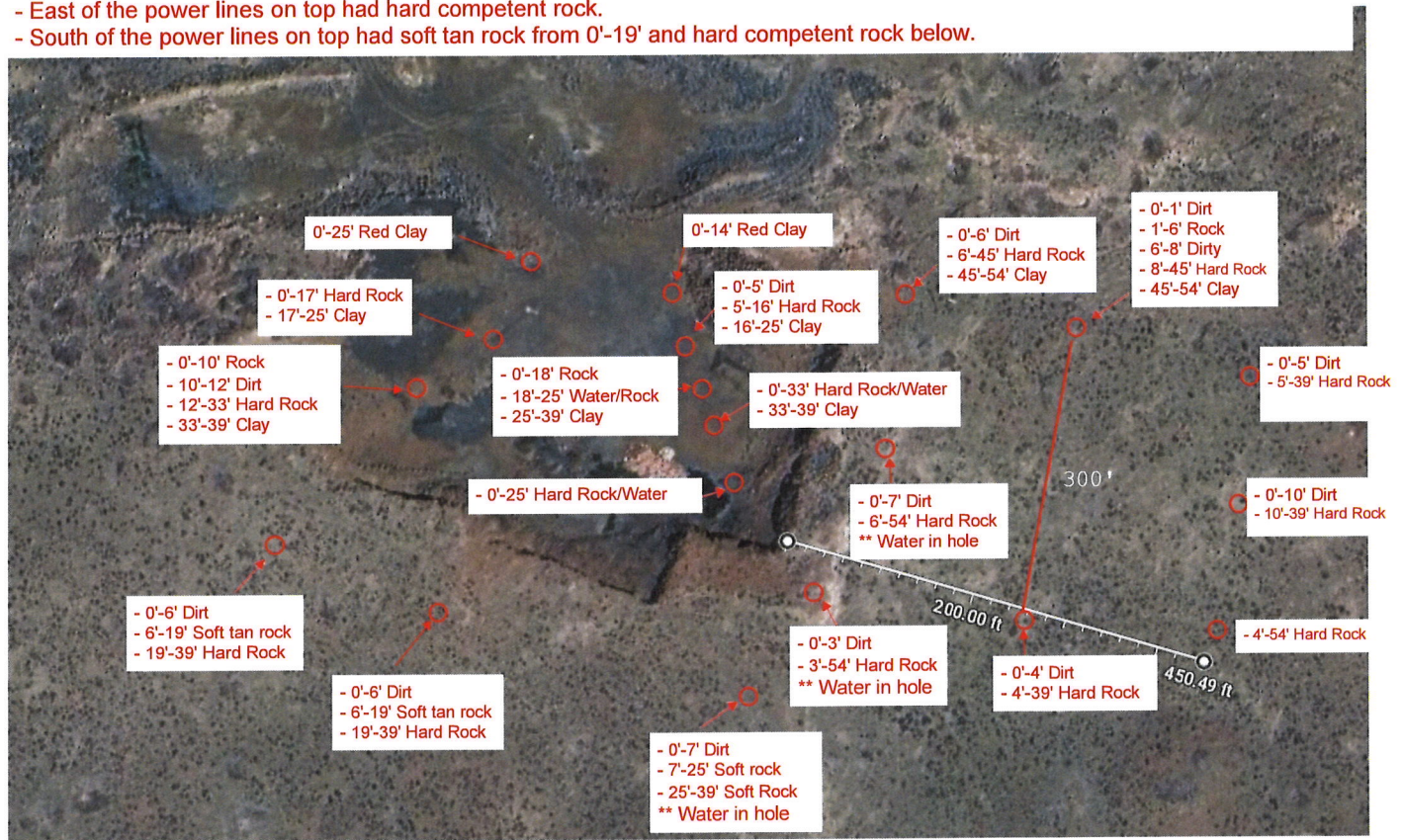
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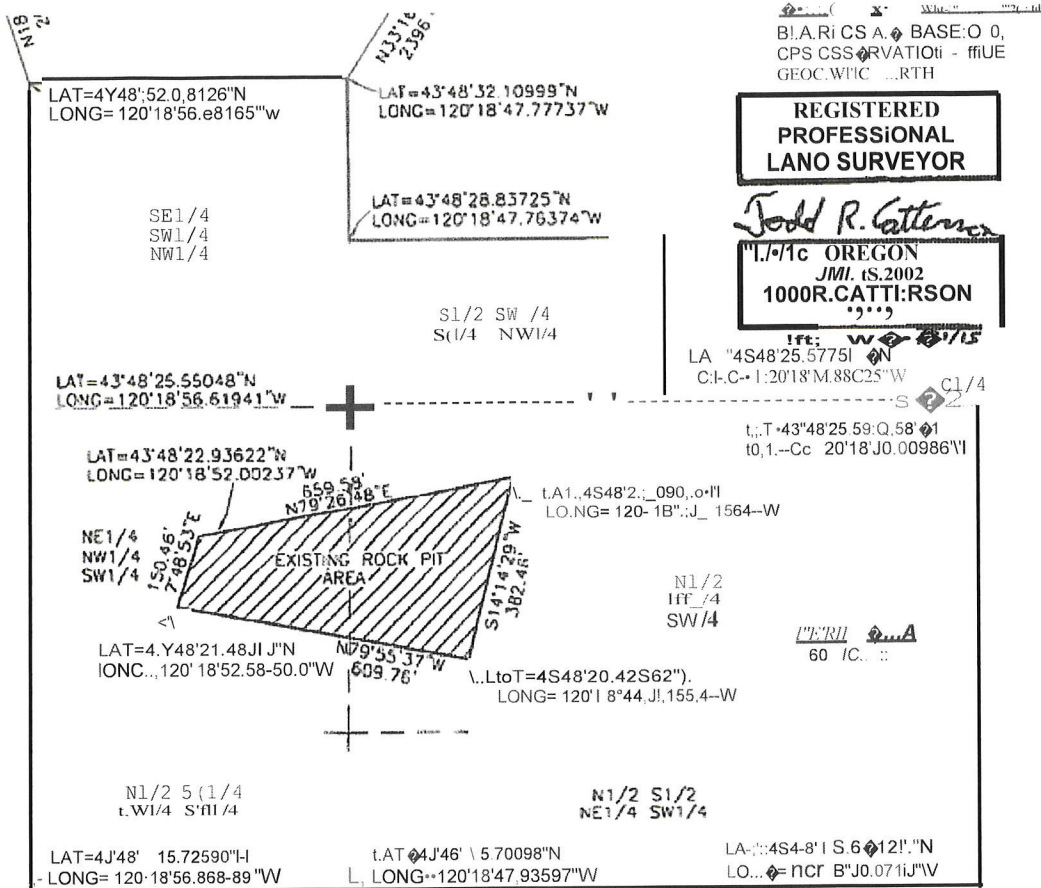
Barbwire Quarry



Summary: Barbwire Quarry Test Drilling 7/26/25

- The Northern half of the pit floor was mostly red clay.
- The Southern half of the pit floor had hard competent rock from 0'-33' and red clay below.
- The SE portion of the pit floor had an abundance of ground water.
- East of the power lines on top had hard competent rock.
- South of the power lines on top had soft tan rock from 0'-19' and hard competent rock below.







Agenda Item Request

Date of Meeting: January 28, 2026

Subject:

USDA APHIS Wildlife Services Agreement Renewal

Background and Policy Implications:

USDA provides services to the Crook County Landfill for Vector Control as required by the Solid Waste Permit. This will renew services with USDA for 2026.

Budget/Fiscal Impacts:

Requester:

Jacquie Davis, Landfill Director

Presenter(s):

Jacquie Davis, Landfill Director

Legal Review (only if requested):

Elected official sponsor (if applicable):

USDA APHIS WILDLIFE SERVICES WORK AND FINANCIAL PLAN

COOPERATOR:	CROOK COUNTY LANDFILL
COOPERATIVE AGREEMENT NO.:	26-7341-7393-RA
ACCOUNT WBS:	AP.RA.RX41.73.0293
AGREEMENT DATES:	July 1, 2026 – June 30, 2027
AGREEMENT AMOUNT:	\$15,750.00

Pursuant to Cooperative Service Agreement No. 23-7341-7393-RA between Crook County Landfill and the United States Department of Agriculture, Animal and Plant Health Inspection Service, Wildlife Services (APHIS-WS), this Work and Financial Plan defines the objectives, plan of action, resources, and budget for cooperative wildlife services program.

OBJECTIVES/GOALS

APHIS-WS objective is to provide professional wildlife management assistance to reduce or manage damage caused by ravens, starlings, and other nuisance wildlife to protect property and human health and safety.

Specific goals are:

1. To provide direct assistance for Crook County Landfill from wildlife conflicts or damage.
2. To provide direct assistance in the form of educational information.

PLAN OF ACTION

The objectives of the wildlife damage management program will be accomplished in the following manner:

1. APHIS-WS will provide technical assistance and or direct management at times and locations for where it is determined there is a need to resolve problems caused by wildlife. Management efforts will be directed towards specific offending individuals or local groups of animals. Method selection will be based on an evaluation of selectivity, humaneness, human safety, effectiveness, legality, and practicality.

Technical Assistance: Wildlife Services' personnel may provide verbal or written advice, recommendations, information, demonstrations, or training to use in managing wildlife damage problems. Generally, implementation of technical assistance recommendations is the responsibility of the resource/property owner.

Direct Management: Direct management is usually provided when the resource/property owner's efforts have proven ineffective and or technical assistance alone is inadequate. Direct management methods/techniques may include trap equipment, shooting, and other methods as mutually agreed upon.

2. APHIS-WS District Supervisor, Shane Koyle, in La Grande, Oregon, will supervise this project, (541) 963-7947. This project will be monitored by Jeff Flores, Acting State Director, in Sacramento, California, (916) 979-2029.
3. APHIS-WS will invoice Crook County Landfill monthly for actual costs incurred in providing service, not to exceed \$15,750.00, provided there are billable expenses posted at the time of billing for the month of service. In some cases, the work is done during the period of performance, but expenses post outside of the agreement end date, resulting in a final invoice one month after the period of performance has ended.
4. In accordance with the Debt Collection Improvement Act (DCIA) of 1996, bills issued by APHIS-WS are due and payable within 30 days of the invoice date. The DCIA requires that all debts older than 120 days be forwarded to debt collection centers or commercial collection agencies for more aggressive action. Debtors have the option to verify, challenge and compromise claims, and have access to administrative appeals procedures which are both reasonable and protect the interests of the United States.

PROCUREMENT

Crook County Landfill understands that additional supplies and equipment may need to be purchased under this agreement to replace consumed, damaged, or lost supplies/equipment. Any items remaining at the end of the agreement will remain in the possession of APHIS-WS.

STIPULATIONS AND RESTRICTIONS:

1. All operations shall have the joint concurrence of APHIS-WS and Crook County Landfill and shall be under the direct supervision of APHIS-WS. APHIS-WS will conduct the program in accordance with its established operating policies and all applicable state and federal laws and regulations.
2. APHIS-WS will cooperate with the Oregon Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, Oregon Department of Transportation, Oregon Fire marshal's Office, county and local city governments, and other entities to ensure compliance with Federal, State, and local laws and regulations.
3. Wildlife Damage Management: A Work Initiation Document for Wildlife Damage Management (WS Form 12A), a Work Initiation Document for Wildlife Damage Management – Multiple Resource Owners (WS Form 12B) or a Work Initiation Document for Management of Wildlife Damage on Urban Properties (WS Form 12C) will be executed between APHIS-WS and the landowner, lessee, or administrator before any APHIS-WS work is conducted.

COST ESTIMATE FOR SERVICES:

Salary, including possible overtime, differentials, benefits, vehicle including maintenance and repairs, supplies and material costs are charged at actual cost as well as assessed APHIS-WS indirect and pooled job costs. The distribution of the budget for this work plan may vary as necessary to accomplish the purpose of this Agreement.

AUTHORIZATION:

CROOK COUNTY LANDFILL
300 NE 3rd St
Prineville, OR 97754
TIN# 93-6002290

Commissioner Seth Crawford, Crook County

Date

Commissioner Susan Hermreck, Crook County

Date

Commissioner Brian Barney, Crook County

Date

UNITED STATES DEPARTMENT OF AGRICULTURE
ANIMAL AND PLANT HEALTH INSPECTION SERVICE
WILDLIFE SERVICES

Jeff Flores, Acting State Director, Oregon

Date

Wendy Anderson, Western Regional Director

Date

FINANCIAL PLAN

For the Disbursement of Funds From

CROOK COUNTY LANDFILL -

to

USDA APHIS Wildlife Services

for

Bird Management at Landfill

from

July 1, 2026

to

June 30, 2027

Cost Element		Full Cost
Personnel Compensation	\$	9,524.65
Travel	\$	-
Vehicles	\$	1,502.31
Other Services	\$	552.62
Supplies and Materials	\$	407.36
Equipment	\$	400.00

Subtotal (Direct Charges)	\$	12,386.94
Pooled Job Costs	11.00%	\$ 1,362.56
Indirect Costs	16.15%	\$ 2,000.50
Aviation Flat Rate Collection		\$ -
Agreement Total	\$	15,750.00

The distribution of the budget from this Financial Plan may vary as necessary to accomplish the purpose of this agreement, but may not exceed: \$15,750.00



Agenda Item Request

Date of Meeting: January 28, 2026

Subject:

Community Development Monthly Update for November and December 2025

Background and Policy Implications:

Update on Department services, including permit and application activity.

Budget/Fiscal Impacts:

Requester:

John Eisler, Community Development Director

Presenter(s):

John Eisler, Community Development Director
Randy Davis, Building Official

Legal Review (only if requested):

Elected official sponsor (if applicable):

Community Development Department

Mailing: 300 NE Third St. RM 12, Prineville, OR 97754

☐ Phone: 541-447-3211



MEMO

TO: Crook County Board of Commissioners

FROM: John Eisler, Community Development Director
Randy Davis, Building Official

DATE: December 3, 2025

SUBJECT: Community Development Activity Update – November 2025

Below is a summary of building, planning, onsite, and code enforcement activity for the last month.

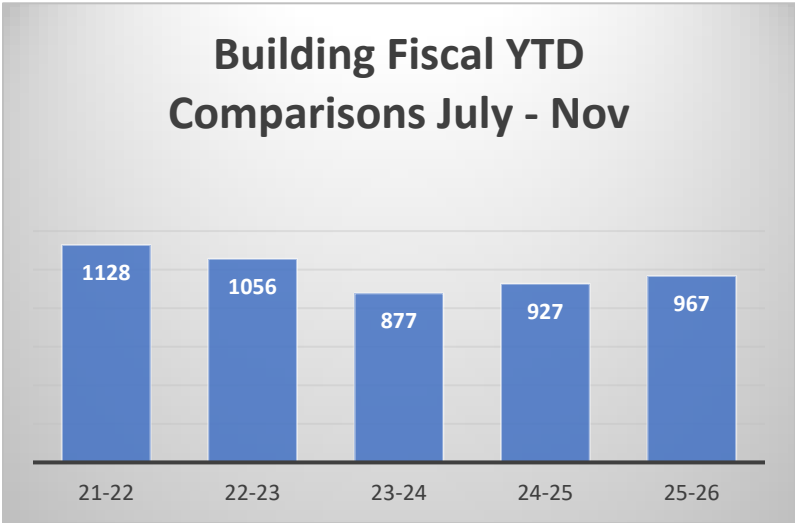
Building:

Permits issued summary (November):

Permit Type	Number of Permits
New Residential Dwellings (Site Built or Manufactured)	7
Commercial (plumbing, electrical, structural, etc.)	33
Residential Permits (plumbing, electrical, mechanical etc.)	103
Residential Structural (shops, etc.)	34
Other (e.g. demo)	2
TOTAL	179

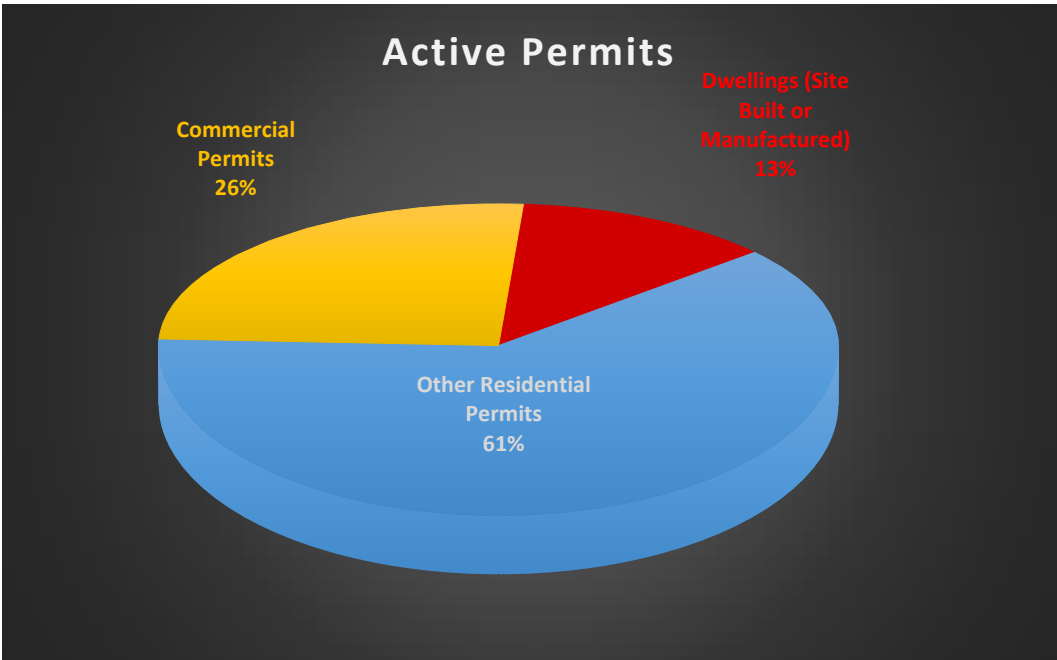
Comparisons:

Time Frame	Permits
November 2025	179
November 2024	138
YTD 2025	2011
YTD 2024	1896
Fiscal YTD 2025-26	967
Fiscal YTD Comparison 2024-25	927



Active Permits:

Permit Type	Amount Still Active as of end of November
Dwellings (Site Built or Manufactured)	169
Other Residential Permits	768
Commercial Permits	327



Daily Inspections:

Inspection Type	Amount this month
Residential	755
Commercial	234
All	989

Larger Projects Under Construction:

Apple Data Center
PRN1 Retrofit
Rooster Restaurant/Bar
Convenience Store
Reserve at Ochoco Creek - Apartments
Cabins at Brasada Ranch
9,000 SQ FT Commercial Office & Shop for Auto Detailing
Oppidan Data Center
Forest Service Bldg – Lamonta
Prineville Apartments (Ochoco Lumber)
Crooked Tails Addition
CV International – 72,187 sq ft Manufacturing Facility
River View Court RV Park Expansion
Central OR Processing Expansion

Larger Projects Under Review or Incoming:

Wood Pellet & Brick Mill – Bus Evans Ln
CCMS Addition of Wrestling Room

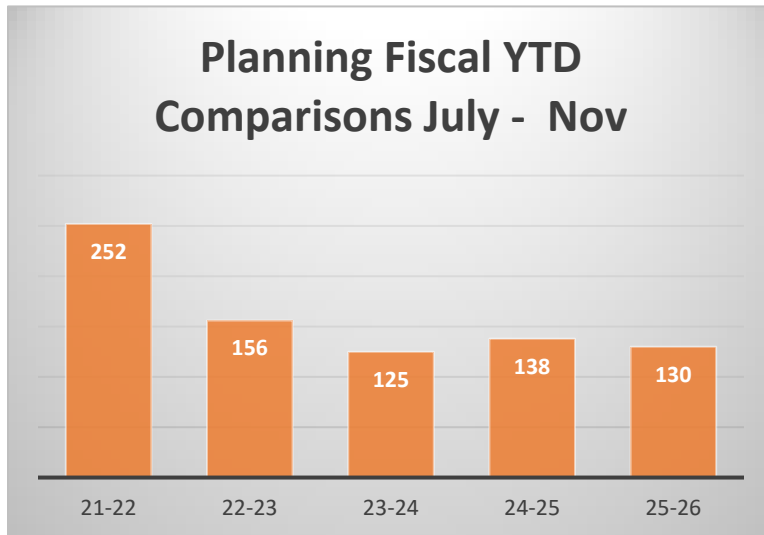
Planning:

Applications received:

Application Type	# of Applications (November)	YTD
Appeals	0	0
Variance	0	1
Site Plan Review	17	207
Agricultural Exempt	0	2
Land Partition	1	8
Combine/Un-Combine Lots	0	1
Road Approach	1	29
Boundary Line Adjustment	1	12
Destination Resort	0	0
Conditional Use	0	5
Miscellaneous	3	31
Sign	0	0
Extension	0	2
Subdivision	0	2
Amendment	0	5
Road Name/Rename	0	1
Lot of Record	1	2
Vested Right	0	0
TOTAL	24	308

Comparisons:

Time Frame	Permits
November 2025	24
November 2024	14
YTD 2025	308
YTD 2024	280
Fiscal YTD 2025-26	130
Fiscal YTD Comparison 2024-25	138



Notable County Land Use Applications:

Request	Status
COLW Appeal of non-farm decision	PC Deliberations Dec 17
Verizon Tower	PC Hearing Dec 17
Code Updates	PC Hearing Dec 10
Transportation Safety Action Plan	Paused
Aggregate Mining Conditional Use – Hegele – O’Neil	PC Hearing TBD
Hidden Canyon Phase 1	PC Hearing tentatively February

Notable City Land Use Applications:

Request	Status
GOAL 5 inventory and code update	Awaiting grant award
Grocery Bandit vacant lot zone change – industrial to commercial	Application
Economic Opportunity Analysis (EOA)	Tentative adoption Feb 2026
New Subdivision in Ironhorse South of BBE	Mostly finalized – awaiting application
Housing Development in NW portion of City	Prelim work/discussions with landowners – ongoing
City RFP to design water and sewer ext for unconnected areas in City limits & UGB	Awarded to Anderson Perry, currently includes all areas in City limits and SE portion of the County inside the UGB
ASR 2 well	Well complete – awaiting building and motor
Spurs sculpture	Community effort to move the spurs out of the “Y”, potentially to a grassy area in the plaza near the wall. The county will need to weigh in as this is technically County property.

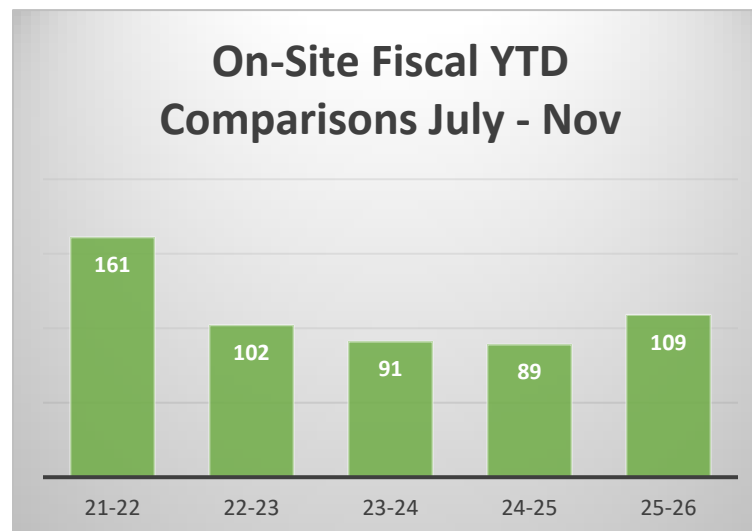
On-Site:

Applications (November):

Application Type	Number of Applications
Residential Authorization	3
Commercial Authorization	0
Construction Permit (Residential)	6
Construction Permit (Commercial)	1
Repair (Major) - Residential	3
Repair (Minor) - Residential	2
Repair (Major) – Commercial	0
Repair (Minor) - Commercial	0
Residential Site Evaluation	4
Commercial Site Evaluation	0
Alteration (Minor) – Residential	0
Alteration (Major) – Residential	1
Alteration (Minor) - Commercial	0
TOTAL	20

Comparisons:

Time Frame	Permits
November 2025	20
November 2024	10
YTD 2025	218
YTD 2024	187
Fiscal YTD 2025-26	109
Fiscal YTD Comparison 2024-25	89



Code Compliance:

Case Activity:

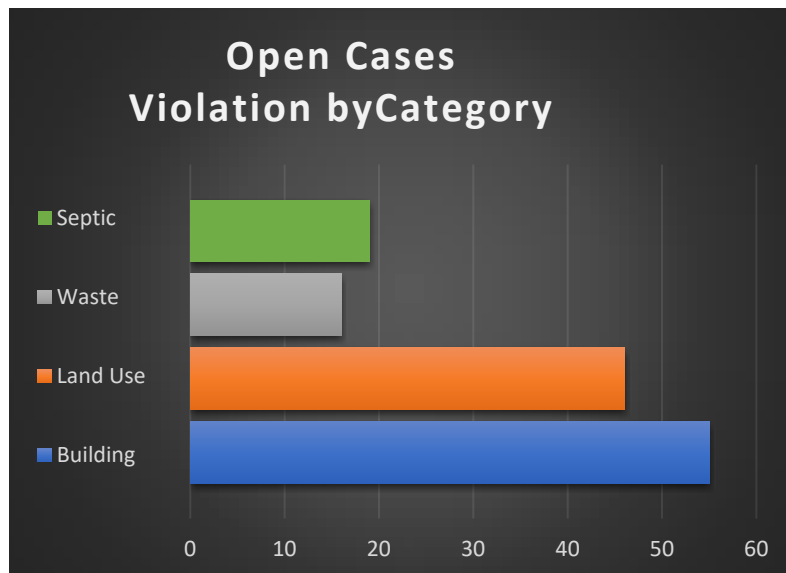
Opened in November: 5
 Closed in November: 10

Total Cases:

Opened: 95
 Closed: 79

Case Load (Total violations from open cases):

Year	Building	Land Use	Waste	Septic
YTD 2025	55	46	16	19



Community Development Department

Mailing: 300 NE Third St. RM 12, Prineville, OR 97754

☐ Phone: 541-447-3211



MEMO

TO: Crook County Board of Commissioners

FROM: John Eisler, Community Development Director
Randy Davis, Building Official

DATE: January 20, 2026

SUBJECT: Community Development Activity Update – December 2025

Below is a summary of building, planning, onsite, and code enforcement activity for the last month.

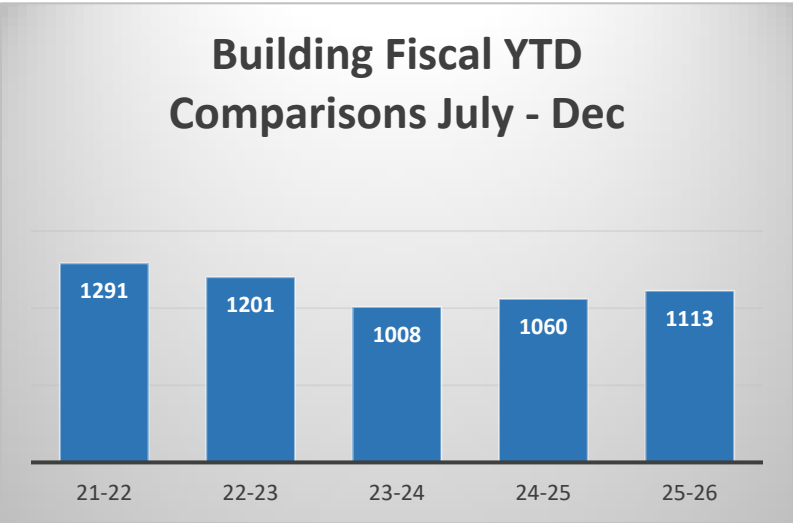
Building:

Permits issued summary (December):

Permit Type	Number of Permits
New Residential Dwellings (Site Built or Manufactured)	6
Commercial (plumbing, electrical, structural, etc.)	38
Residential Permits (plumbing, electrical, mechanical etc.)	73
Residential Structural (shops, etc.)	23
Other (e.g. demo)	3
TOTAL	143

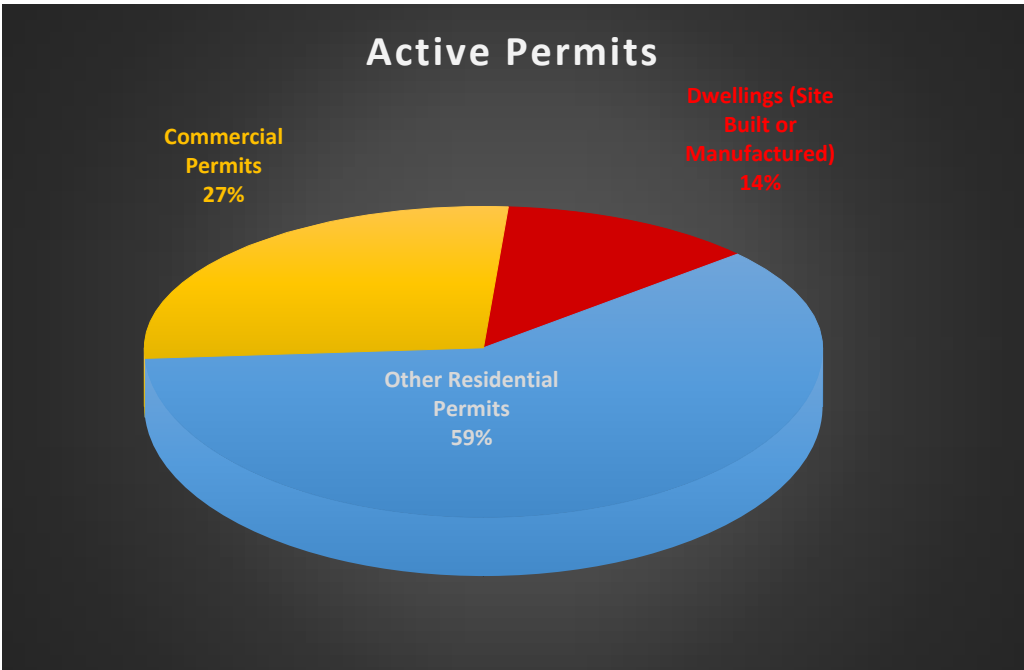
Comparisons:

Time Frame	Permits
December 2025	143
December 2024	129
YTD 2025	2161
YTD 2024	2031
Fiscal YTD 2025-26	1113
Fiscal YTD Comparison 2024-25	1060



Active Permits:

Permit Type	Amount Still Active as of end of December
Dwellings (Site Built or Manufactured)	159
Other Residential Permits	697
Commercial Permits	323



Daily Inspections:

Inspection Type	Amount this month
Residential	779
Commercial	241
All	1020

Larger Projects Under Construction:

Apple Data Center
PRN1 Retrofit
Reserve at Ochoco Creek - Apartments
Cabins at Brasada Ranch
9,000 SQ FT Commercial Office & Shop for Auto Detailing
Oppidan Data Center
Forest Service Bldg – Lamonta
Prineville Apartments (Ochoco Lumber)
Crooked Tails Addition
CV International – 72,187 sq ft Manufacturing Facility
River View Court RV Park Expansion
Central OR Processing Expansion
Cadillac’s
Horseshoe Tenant Improvement

Larger Projects Under Review or Incoming:

Wood Pellet & Brick Mill – Bus Evans Ln
Brasada Ranch Addition “The Barn”

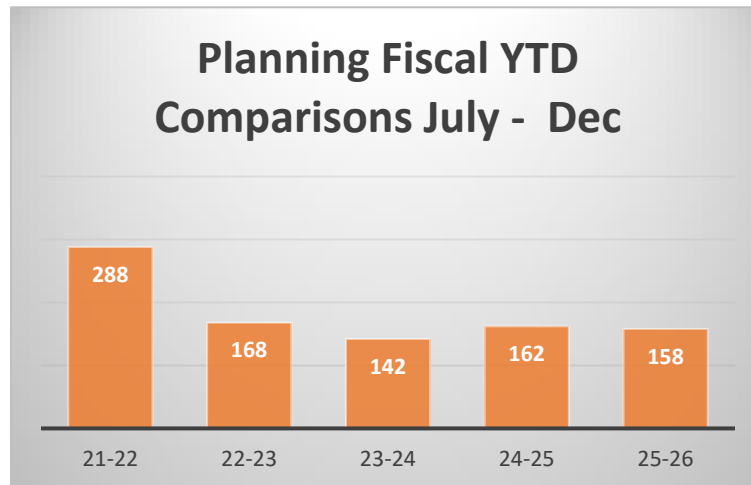
Planning:

Applications received:

Application Type	# of Applications (December)	YTD
Appeals	0	0
Variance	0	1
Site Plan Review	17	224
Agricultural Exempt	0	2
Land Partition	1	9
Combine/Un-Combine Lots	0	1
Road Approach	4	33
Boundary Line Adjustment	1	13
Destination Resort	0	0
Conditional Use	1	6
Miscellaneous	2	33
Flood Hazard	1	1
Sign	1	1
Extension	0	2
Subdivision	0	2
Amendment	1	6
Road Name/Rename	0	1
Lot of Record	0	2
Vested Right	0	0
TOTAL	29	337

Comparisons:

Time Frame	Permits
December 2025	29
December 2024	25
YTD 2025	337
YTD 2024	306
Fiscal YTD 2025-26	158
Fiscal YTD Comparison 2024-25	162



Notable County Land Use Applications:

Request	Status
Verizon Tower	PC Hearing Continued to Jan 14
Code Updates	BOCC 2 nd reading Jan 21
Transportation Safety Action Plan	Paused
Aggregate Mining Conditional Use – Hegele – O’Neil	PC Hearing TBD
Hidden Canyon Phase 1	PC Hearing tentatively March
Aggregate Mining Comp Plan Amendment & CU – GP LLC – O’Neil	PC Hearing tentatively March

Notable City Land Use Applications:

Request	Status
Contribution to OFP	City Council authorized contribution of \$5,000 to OFP.
Middle-Income Revolving Loan program (MIRL)	Looking into how this State program could be utilized in our community.
GOAL 5 inventory and code update	Received this grant award but did not receive the land use code update grant. The State also could not run the grant. Without that there are too many unknowns. I ultimately declined the grant and requested funds be moved to general code update as part of housing analysis. Fingers crossed.
Grocery Bandit vacant lot zone change – industrial to commercial	Approved by Council
Economic Opportunity Analysis (EOA)	Tentative adoption Feb 2026, still waiting for land use attorney to give go ahead.
New Subdivision in Ironhorse South of BBE	Mostly finalized – awaiting application
Housing Development in NW portion of City	Prelim work/discussions with landowners – ongoing
ASR 2 well	Well complete – awaiting building construction.

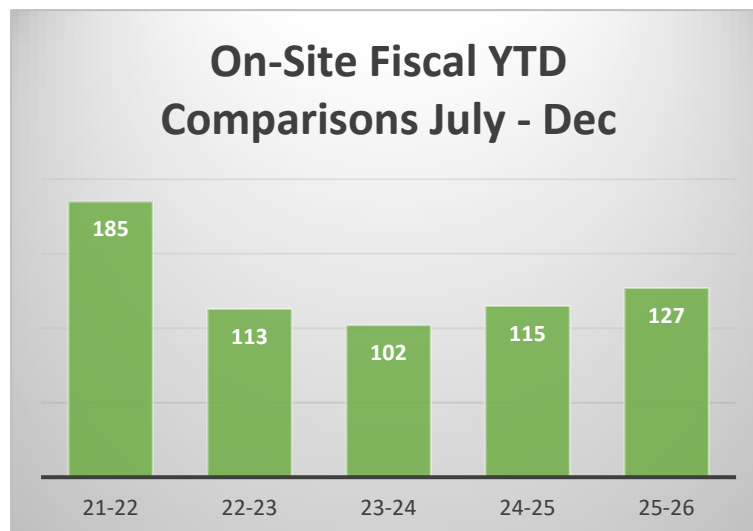
On-Site:

Applications (December):

Application Type	Number of Applications
Residential Authorization	6
Commercial Authorization	0
Construction Permit (Residential)	3
Construction Permit (Commercial)	0
Repair (Major) - Residential	1
Repair (Minor) - Residential	2
Repair (Major) – Commercial	0
Repair (Minor) - Commercial	0
Residential Site Evaluation	5
Commercial Site Evaluation	1
Alteration (Minor) – Residential	0
Alteration (Major) – Residential	0
Alteration (Minor) - Commercial	0
TOTAL	18

Comparisons:

Time Frame	Permits
December 2025	18
December 2024	26
YTD 2025	236
YTD 2024	213
Fiscal YTD 2025-26	127
Fiscal YTD Comparison 2024-25	115



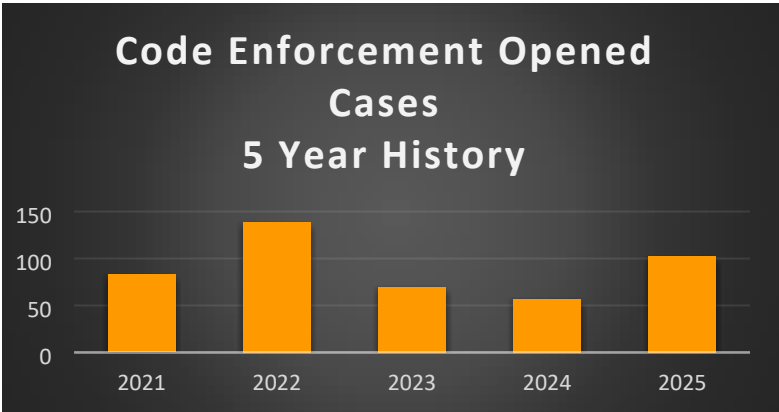
Code Compliance:

Case Activity:

Opened in December: 8
Closed in December: 7

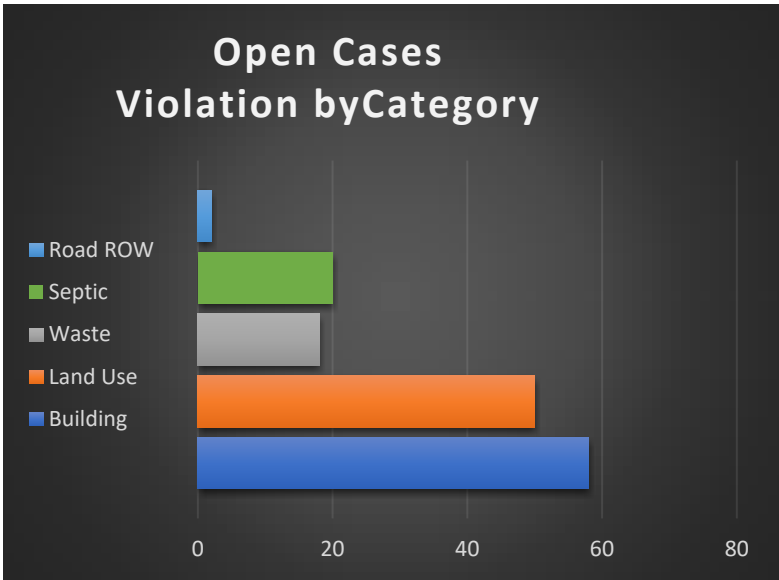
Total Cases:

Opened: 103
Closed: 86



Case Load (Total violations from open cases):

Year	Building	Land Use	Waste	Septic	Road ROW
YTD 2025	58	50	18	20	2



Crook County Landfill Quarterly Report

Reporting Period: Q4

Prepared by: Jacquie Davis, Director

Date: January 21th, 2026

1. Executive Summary

Highlights this quarter:

- Hired Landfill Manager
- Implemented RecycleOn Oregon PRO Trailer
- Held free HHW (Household Hazardous Waste) Event
- Septage hauler agreement extension with Muck Septic completed.
- Extended property lease with Taylor NW for an additional 90 days in exchange for \$20K worth of $\frac{3}{4}$ " minus material.

Concerns or corrective actions underway: N/A

2. Landfill Operations Summary

Total waste received (tons): 13,947.0 Tons

- 18.6% increase over Q3 (*Cont. Soil accounted for 3,500 tons in Q4*)

Commercial: 10,711.3 Tons

- 29.56% increase over Q3

Self-Haul: 3235.7 Tons

- -7.33% decrease from Q3

Average daily tonnage: 183.5 Tons

Operational notes:

- TopCon GPS system for landfill equipment that went down in Q3 is back up and running.
- Three unmanned kiosk screens failed. Landfill manager replaced the touch screens and fixed the issue.

3. Regulatory Compliance & Environmental Monitoring

Landfill Gas Monitoring:

- Q4 SEM Testing. Methane exceedances or actions required: Five locations within Cell 4 exceeded the 200-ppm limit. Landfill operators successfully remediated the areas and passed the thirty-day re-monitor test.

Leachate Management:

- N/A

Inspection Results:

- N/A

Training completed this quarter:

- Annual Confined Spaces Training
- Annual Bloodborne Pathogens Training

4. Recycling & Waste Diversion

Total Waste Diverted: 261.69 Tons

- 137.75% increase over Q3 (*increase due to sale of wood chips/mulch for ground amendment due to weather*).

Education & outreach efforts:

- Updated landfill website to RecycleOn Oregon PRO Trailer options. Landfill Director presented and BOC meeting to inform commissioners and audience members of the new program.

5. Financials

Revenues collected (by category):

- Septic Self Haul YTD: \$18,845.00 (45%)*
- Septic Charge Account YTD: \$136,800.00 (70%)*
- Solid Waste Self Haul YTD: \$498,152.00 (52%)*
- Solid Waste Charge Account YTD: \$882,086.00 (51%)*
- Recycling YTD: \$32,832.00 (6%)*

Expenses: Total Expenditures 38%*

Capital expenditures or grant funding pursued: N/A

Balance of capital reserve fund: Total Capital Reserve Funds Spent: 0%*

**Q4 expected percentage is 50%*

6. Projects & Planning Updates

Infrastructure improvements:

- Maintenance Department installed I.T. rack in conference room to relocate I.T. hardware from shop office into main building. Hardware still needs to be moved.
- Office windows have begun leaking water during heavy rainstorms. Ticket placed with maintenance department to troubleshoot the issue.
- Current security camera software maintenance ends at the end of 2025. Facilities Director worked with Landfill Director to brainstorm a new solution with Safe & Sound. Changes still need to be implemented.

Franchise agreement discussions:

- In Q3 Republic Services was asked to provide additional seasonal hours at Paulina Transfer Station and that was completed. Also, Paulina School now has garbage service.
- Updated franchise agreement is still being reviewed.
- Republic Services has agreed to a 2 p.m. shutdown on holidays for trucks coming into the landfill. Having a cutoff time allows the landfill to better utilize staff scheduling and overtime funds on County holidays.

7. Next Quarter Priorities

- Pursue purchase of used Sweeper
- Pursue purchase of used Service Truck
- Pursue outbound scale replacement
- Asbestos Area – Final cover plan and site new asbestos location
- Paulina Transfer Station Operations Plan Update Submittal to DEQ
- Landfill Operations Plan Updates to DEQ
- City of Prineville extension with county to continue to accept septic waste into the city's wastewater treatment plant.
- DEQ end-of-year reports: Recycling, Quarterly Solid Waste, Hazardous Waste, Composting, OR State Fire Marshal, etc.
- USFW Permit extension for bird depredation.
- Contract extension with environmental engineering firm, Apex Companies, LLC.
- Finish I.T. hardware relocation