

CROOK COUNTY PLANNING COMMISSION



February 20, 2019

Crook County Planning Commission Chairperson Michael Warren II called the hearing to order at 5:00 p.m. Commissioners present in addition to Warren were George Ponte, Linda Manning, Gary Bedortha, Susan Hermreck, Bob Lundquist, and Commissioner Pro Tem Lawrence Weberg. Commissioner Laquita Stec was not present.

Crook County Planning staff present were Planning Director Ann Beier and Planner Katie McDonald.

Warren led all persons present in saying the Pledge of Allegiance.

Opening statements were omitted because a public hearing was not being held.

McDonald said that there would be no final plat review for Brasada, as the mylar was not ready. She said that work on the Forest Zone was about finished, and that the Model Farm section would then be addressed.

WORK SESSION

Beier said that the state standards were now in the Code. She said that the Commission should make sure that what they want is included. She said that if requirements are less stringent than those of the state, a reason must be stated. She said that two additional weeks would be needed for the review.

Beier started review of the Farm zone standards.

Facilities for processing of forest products – Beier said that conditional use is required, with the standard conditions. She suggested that a one year review be required, with automatic renewal if there are no objections from neighbors.

Bedortha said that a one year review would be bad for business stability.

Beier agreed that a one year review should not be required. She said that such facilities would probably not be located in Powell Butte. She said they would probably be on large parcels with no close neighbors.

She summarized that there should be no one year review, and that facilities should be on the tract where the products are produce.

Aggregate, mining, geothermal resources, oil and gas – Beier said there are no specific review standards, and that conditional use is required. She said that conditions addressing costs imposed on farming should be included.

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She said that standards for operating hours and blasting are needed for aggregate operations. She said that the County standards should be made consistent with those of DOGAMI. She said that aggregate mining for roads on the same property should be allowed without permits.

Weberg said that sale of material stockpiled for this purpose is permitted by DOGAMI in exceptional circumstances.

Hermreck said this is unless the value is over \$5000.

Bedortha said the County should talk to DOGAMI about this.

Hermreck said that aggregate sites for this purpose measuring more than one acre should be looked at.

Aggregate processing - Beier said this is defined in the ORS. She said that this is a conditional use, and is not allowed within two miles of a vineyard, although other sensitive crops are not addressed. She said that processing of other minerals such as bentonite and metallic minerals is a conditional use.

Lundquist asked if the restriction concerning vineyards can be taken out, since there are none in the County.

Hermreck said that this standard was adopted by the state legislature, and taking it out could cause problems.

Transportation – Beier said that this is addressed primarily by ODOT, and additional County standards do not appear to be necessary.

Personal use airports – Beier said this is a conditional use with standard provisions, but is primarily governed by FAA requirements.

Transmission towers over 200 feet tall – Beier said the present Code provisions should be retained.

Commercial utilities – Beier said the present conditions should be retained. She said they have been applied to solar power facilities.

Disposal sites – Beier said this applies primarily to transfer stations.

McDonald said that the same type of permit is required for landfills and transfer stations, but that different standards are applied. She said that the Commission should consider the possible future need for a new landfill (County dump), which would be required to be a minimum of nine nautical miles from an airport, to minimize bird hazards. She said that this would probably mean siting in an EFU zone.

Beier said that the standards can be limited to transfer stations, since changes to the Code can be applied for if a new landfill is needed. She said this could also be the case for sites for disposal of septic waste

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Manning asked about standards for distance from water sources.

Beier said this is dealt with by DEQ regulations.

Ponte said that fire safety standards should apply to EFU as well as Forest Zone lands. He said that fire safety standards can be conditioned for disposal sites.

Beier said that a 30 foot fire-free zone is required for residences, with use of fire-resistant construction materials. She said that driveway grades are recommended by the Roadmaster.

McDonald said that fire safety standards for nonresidential uses are not in the Forest Section of the Code.

Beier said they should be added to the Code. She said that she would check with other agencies. She said that grade standards should be eliminated from the Code since they are set by the Roadmaster. She said that the Commission has discretion to add additional conditions for approval.

McDonald said that the Code includes a 50 foot riparian setback, and 100 foot setbacks from wildlife areas and rimrocks for all structures in Forest zones. She said that they could be applied to the EFU zones as well.

Beier said that existing setbacks should be referenced for disposal sites as new conditions (10) and (11). She said that expansion of a transfer station can be handled as a modification to the original permit.

Beier said that disposal of waste from farming operations can be done onsite with no permits needed.

The Commission and staff discussed disposal of dead livestock.

Composting – McDonald said that vermiculture (raising of earthworms) could be included in composting, as there has been an inquiry concerning this.

The Commission and staff discussed composting operations and sales.

Beier suggested that the provision “comply with other conditions as deemed necessary” be added to deal with unusual situations.

Living history museums – Beier said these have been addressed by the state legislature.

The Commission and staff discussed living history museums.

Bedortha pointed out that state regulations require that they be a minimum of three miles from an urban growth boundary (UGB).

Community centers – McDonald said that a definition should be provided.

Beier said that services permitted to be offered should be addressed in the Code. She said that medical clinics are currently not permitted in EFU zones.

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Hermreck pointed out that medical services such as inoculations are sometimes provided in EFU zones on a temporary basis. The Commission and staff discussed this, and it was agreed that no permits should be required.

Beier said that community centers are subject to similar requirements to those for living history museums, such as not being permitted within three miles of a UGB.

Public parks and playgrounds – Beier pointed out that the requirements are the same for all zones. The Commissioners and staff discussed visitor centers.

Campgrounds and public parks – The Commissioners and staff discussed whether present provisions are restrictive enough. It was agreed that additional conditions can be imposed as needed.

Extraction and bottling of drinking water – The Commission and staff discussed this. It was agreed that extraction should be permitted subject to water rights, but that bottling is not an appropriate use in farm zones, and should be restricted to industrial zones.

Private schools – Beier said that requirements are the same for all zones.

Private campgrounds – Beier said that protection of natural amenities should be part of the Code language. She said that a definition is needed.

Hermreck asked if unimproved private campgrounds can be permitted.

Beier said that they have not been permitted, in accordance with state requirements.

Home occupations – Beier said that the requirements are the same for all zones.

Guest ranches – Beier said that guest ranches are not explicitly permitted, but could be addressed in the Code.

The Commission and staff discussed this. Bedortha stated that guest ranches should not be permitted in the EFU-1 zone, as the door should not be opened for commercial activities.

The Commission and staff agreed that the Use Table should be changed to permit guest ranches in the EFU 2 and 3 zones.

Industrial hemp – Beier said that industrial hemp is presently being produced in the County, but is a new crop. She said that it is processed in essentially the same way as mint.

Lundquist commented that a large former riding arena had been converted to an industrial hemp processing facility in the Powell Butte area.

Beier said that hemp processing is done in structures which are much larger than those commonly seen in EFU zones, and which should require engineering approval. She said that applications for large structures such as riding arenas should be looked at closely, since they can potentially be converted for hemp processing.

Weberg asked if hemp production is permitted on both irrigated and nonirrigated lands.

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Beier said that water rights would have to be transferred off. She said that industrial hemp is now considered to be a farm crop. She said that least 25 percent of the material processed by any crop processing facility in an EFU zone must be grown onsite, but this is extremely difficult to enforce.

Weberg asked if the odor involved in hemp production should be considered, and if emissions controls should be required.

Beier said this should be addressed by regulations.

Residences – Beier said that the language addressing temporary hardship residences should be kept. She said that Crook County presently requires temporary hardship residences to be singlewide manufactured homes, although the state permits doublewides. She said that site-built structures and RVs are not permitted as temporary hardship residences. She said that staff presently monitors temporary hardship residences to ensure that they do not remain after they are no longer occupied by the original permit holder.

The Commission and staff discussed the issue. It was pointed out that doublewides have been permitted in cases where handicapped accessibility is required. It was agreed that both singlewides and doublewides should be permitted as temporary hardship residences, but that site-built structures and RVs should not be permitted.

Warren addressed “tiny homes”.

Beier said that they are presently required to meet regular building inspection standards, with the exception of park models on movable chassis, which are not inspected. She said that definitions should match those in the Building Code.

Ponte pointed out that RVs have been permitted to be placed on parcels as residences while a permanent residence is being constructed, but must be removed after it is completed.

Residential homes – Beier said that existing regulations should be maintained, and that nonremonstrance agreements should be required.

Beier said that the land divisions provisions in the Agricultural section would be reviewed for compliance with the Model Code.

OTHER BUSINESS

The Commission and staff discussed the future meeting schedule. Beier said that a meeting would be held at 5:00 p.m. on February 27, to review the final plat for Brasada, provided it is ready. She said that the next meeting would be held at 5:00 p.m. on March 13. She said that Woodward had requested that the hearing on the appeal of his application be held in early May, and that the hearing on the appeal of Hegele’s application was to be held in April.

Warren adjourned the meeting at 7:12 p.m.

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