

Hannah Elliott

From: Will VanVactor
Sent: Tuesday, August 2, 2022 12:00 PM
To: Katzaroff, Kenneth; Gaon, Joseph O.
Cc: Plan
Subject: Re: Notice of Incompleteness (217-22-000778-PLNG) [IWOV-pdx.FID4761489]

Hi Ken,

Thank you for the updated information. The application is deemed complete as of 7/27. When you have a minute, please give me a call to discuss hearing dates.

Will Van Vactor

Director - Crook County Community Development
300 NE 3rd Street Room 12, Prineville, OR 97754
Office: (541) 447-3211
Website: www.co.crook.or.us

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From: Katzaroff, Kenneth <KKatzaroff@SCHWABE.com>
Sent: Wednesday, July 27, 2022 8:55 AM
To: Will VanVactor <Will.VanVactor@co.crook.or.us>; Gaon, Joseph O. <JGaon@schwabe.com>
Cc: Plan <Plan@co.crook.or.us>
Subject: RE: Notice of Incompleteness (217-22-000778-PLNG) [IWOV-pdx.FID4761489]

Hi Will –

Hope you are doing well. I believe the attached addresses all of the completeness items, with the exception of the noxious weed plan, which I understand Joe Gaon met with you and you confirmed the weed plan can be dealt via condition of approval.

Best,

Ken

From: Will VanVactor <Will.VanVactor@co.crook.or.us>
Sent: Thursday, June 16, 2022 3:46 PM
To: Katzaroff, Kenneth <KKatzaroff@SCHWABE.com>; Gaon, Joseph O. <JGaon@schwabe.com>
Cc: Plan <Plan@co.crook.or.us>
Subject: Notice of Incompleteness (217-22-000778-PLNG)

Ken and Joe,

The above referenced application was accepted by Crook County Planning May 18, 2022. As of June 18, 2022, your application is considered incomplete. Below are areas staff has identified where more information is required to adequately address the Crook County Code and/or other applicable regulations:

CCC 18.16.020(3)(d)

(d) The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use; and

Staff Comment: The applicant's response does not analyze the adequacy of the public facilities and services existing or planned for the area affected by the use. Additional explanation should be provided.

CCC 18.144.050(6)(a)(iii)

(iii) A map of the site which shows existing trees and natural vegetation; existing water courses, including streams, rivers, ponds and lakes; adjacent ownerships, including the location of structures which relate to the setback or other requirements of this zone; and existing and proposed roads.

Staff Comment: This provision requires a map of adjacent owners including the location of structures. Staff was unable to locate the map in application materials. The applicant may elect to combine such map with an impact area map to assist with the analysis of conflicting uses.

CCC 18.144.050(6)(a)(xi)

(xi) A noxious weed control plan, acceptable to the Crook County weed master, to control the spread of noxious weeds within and arising from the aggregate resource site. This plan must be implemented in accordance with ORS 569.380 through 569.400 and 569.445 through 569.450 and Chapter 8.24 CCC.

Staff Comment: Staff could not locate a noxious weed plan in application material. Please have the weed master sign the CUP application and provide a proposed noxious weed plan.

The application also requires a sign off from ODFW. Please have that portion of the application signed and returned to the Planning Department.

On another note, I've attached a Staff Report regarding the applicability of CCC 18.160 to these types of applications. For the reasons outlined in it, and because the Court recently adopted the interpretation suggested in that memorandum, staff will not review CCC 18.160 in its Staff Report for the CUP application.

The applicant has 180 days from the date of this notice to respond. If the applicant does not respond in writing within 180 days, then the application will be deemed void on the 181st day. To prevent this application from being deemed void, please respond in writing to this letter of Incompleteness by submitting the following:

- 1) All of the missing information; OR
- 2) Some of the missing information and written notice that no other information will be provided; OR
- 3) Written notice that none of the missing information will be provided.

This letter does not convey tacit approval or denial of any development on the subject property.

Will Van Vactor

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