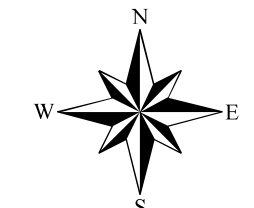
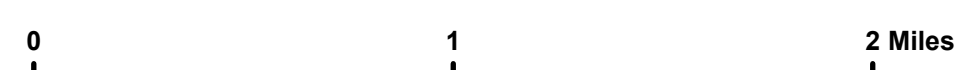


DISCLAIMER: CROOK COUNTY MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER MATTER. THE COUNTY IS NOT RESPONSIBLE FOR POSSIBLE ERRORS, OMISSIONS, MISUSE, OR MISINTERPRETATION. COUNTY DIGITAL INFORMATION IS PREPARED 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 ANY ERRORS (541) 416-3930.





# RRM5 Scoping



# Agenda



INTRODUCTION  
3

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BACKGROUND  
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ANALYSIS  
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TIMELINE  
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NEXT STEPS  
11

# Physical description

The Rural Residential Mobile Zone, RR(M)-5 is the County's largest rural residential zone with 23,698 acres.

Bordered on the south by the Prineville Reservoir, on the west by the rimrock overlooking the Crooked River, to the north rimrock overlooking the City of Prineville, and to the north and east are a mix of private, State, and Federal Lands which are vacant and/or various rangeland ranching activities.



# Recreation

Code does not define Recreation

Comprehensive Plan Policies for Recreation address:

- Energy expenditure including proximity to where population centers are located
- Equitable opportunities for persons with limited mobility or disabilities
- Protection of Natural/Scenic and Historical areas
- City-County Planning Departments coordinating local, state and federal agency recreation plans
- Development of recreation facilities by private enterprise shall be encouraged
- Governmental recreation plans coordinated with private developments
- Specific areas evaluated for feasibility of natural and scenic designation
- Recreational not to exceed the carrying capacity of the air, water and land resources of a recreational area. All recreational uses, including ORV uses specifically shall minimize environmental deterioration





18.40

Recreation  
Residential  
Mobile Zone,  
RR(M)-5

# Zoning through the ages



EXISTING RURAL SUBDIVISIONS  
Prior to 1973



A-10 & RR M-2  
1973



RR (M) -2  
1978 Ordinance 18



RR(M)-2  
1993 Implementation of Ordinance 18



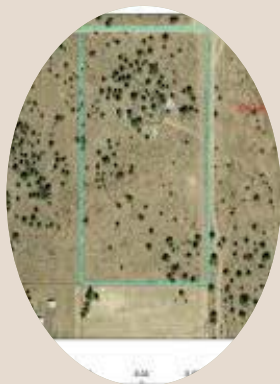
RR(M)-5  
2003 Ordinance 145 – Enacting  
Ordinances 18 & 19



WILDLIFE POLICY APPLICABILITY  
2010 Ordinance 236



ENERGY SYSTEMS –WIND & SOLAR  
2010 Ordinance 229 &  
2011 Ordinance 245



CODE AMENDMENT-CURRENT  
2018 Ordinance 282

# Juniper Canyon analysis

## August 2022

### BROAD ANALYSIS

- Total acres 23,698
- 2,094 with currently active residential, residential mixed, or commercial address
- 3,376 potential existing lots available for development

### TAXLOTS <5 ACRES

- 6,475 acres of tax lots
- 2,697 tax lots in this acreage range
- 1,749 tax lots with currently active residential, residential mixed, or commercial address
- 948 tax lots for potential development

### TAXLOTS >5 & <10 ACRES

- 3,176 acres of tax lots
- 492 tax lots in this acreage range
- 259 tax lots with currently active residential, residential mixed, or commercial address
- 233 tax lots for potential development

### TAXLOTS >10 ACRES

- 87 tax lots with currently active residential, residential mixed, or commercial address
- 2,651 acres of those have development potential
- 121 tax lots in this acreage range with 10,961 acres available to develop
- 2,314 potential 5 acre lots for development



# Juniper Canyon Access Update

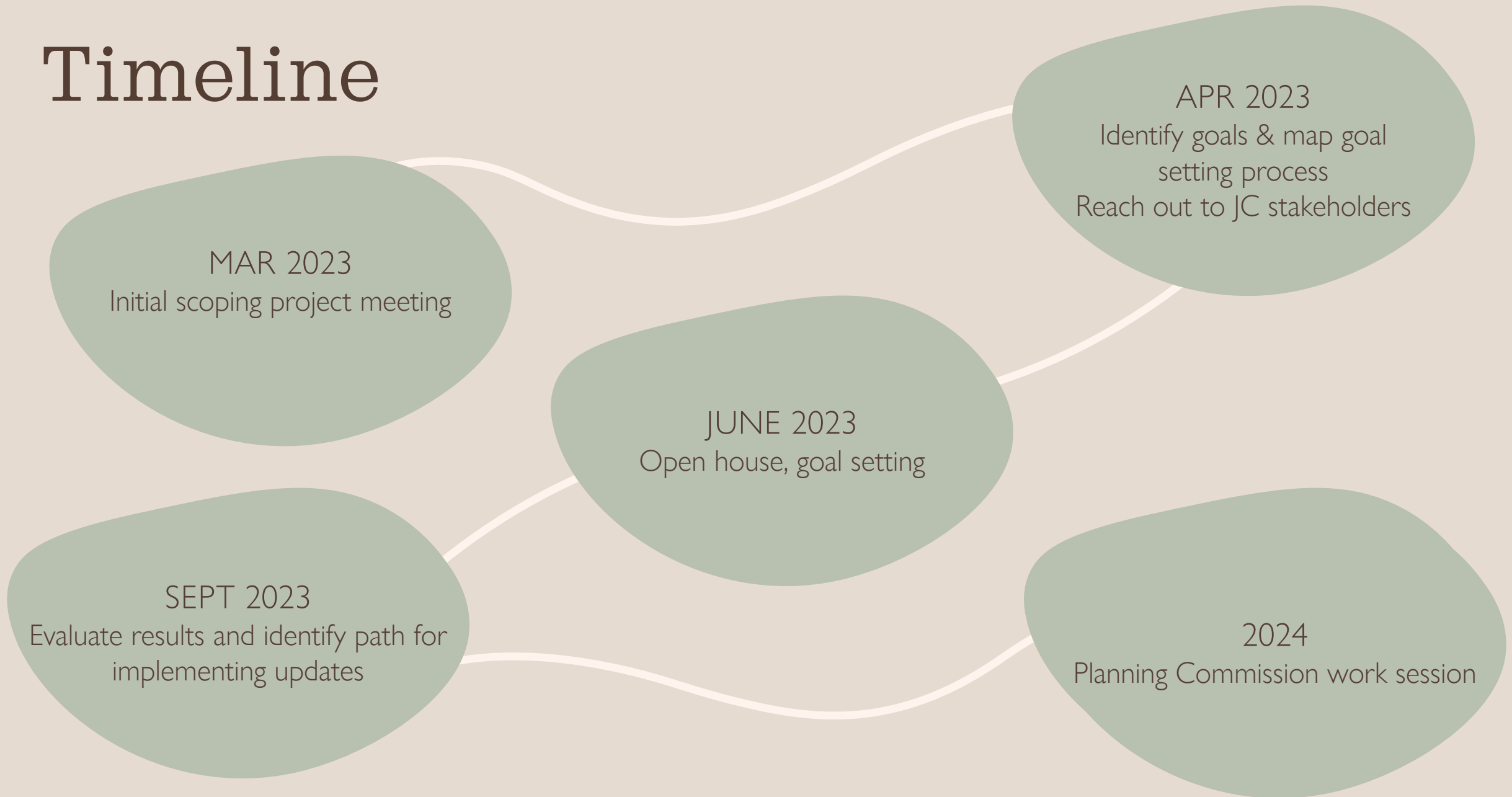
- Work in progress
- Road Master selection process
- Funding mechanisms
- Transportation System Plan update

# Area of growth

- 280 residential addresses in past 5 years
- Accessory Dwelling Units
- Barndominiums
- Shopdominiums
- Water resources
- Recreational resources



# Timeline



# Next Steps

## IDENTIFY OPPORTUNITIES

- Recreation
- Residential
- Commercial
- Light Industrial
- Mixed Use

## IDENTIFY CONSTRAINTS

- Limited Recreational Opportunities
- Access
- Water

## IDENTIFY STAKEHOLDERS

- Crook County Fire and Rescue
- Crook County School District
- St Charles
- Homeowners Associations

## LAY OUT PROCESS

- Public Meetings
- Survey
- Funding Sources
- Resources

# Questions



The background features a light gray base with a large, muted green circular shape on the right and a large, muted red shape on the bottom left. A white outline of a leafy branch is in the top left. The text is centered in the middle of the page.

# Thank you

Katie McDonald

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[www.crook.or.us](http://www.crook.or.us)

Special Thanks to the Planning Team, Code Compliance and GIS

**Crook County**  
**GOAL 14/CURRY COUNTY ANALYSIS**

**EXCEPTION AREA:** #21

**AREA NAME:** RR(M)-2 zoned land

**LOCATION:** South of Prineville

**AREA:** Approximately 36+ square miles                      **PARCELS/LOTS:** Not available

**ZONING:** RR(M)-2

**PROXIMITY TO PRINEVILLE UGB:** Adjacent

**AVAILABLE PUBLIC AND PRIVATE FACILITIES:** Public roads, community water and sewer systems, private water and subsurface disposal systems, power and telephone

**EXISTING LAND USES:** Mobile homes, residential, farm. Three are fifteen platted subdivisions in this area as well as hundreds of metes and bounds tracts.

**NUMBER AND SIZE OF VACANT PARCELS:** N/A    **AVERAGE SIZE:** N/A

**AMOUNT OF BUILDABLE LAND OR PARCELS OR LOTS GREATER THAN 5 ACRES:** N/A

**ANALYSIS:** This area contains approximately 36 square miles, with 15 active subdivisions, hundreds of metes and bounds tracts, and large undeveloped acreages. The RR(M)-2 zone allows a two acre minimum lot size and several urban land uses. The amount of vacant land available would not allow a committed or irrevocably committed Exception to be taken.

**RECOMMENDATION:** Down-zone this area to the R-5 zone.

## Chapter 18.40

# RECREATION RESIDENTIAL MOBILE ZONE, RR(M)-5

Sections:

- 18.40.005 Regulations designated.**
- 18.40.010 Uses permitted outright.**
- 18.40.020 Conditional uses permitted.**
- 18.40.030 Limitations on uses.**
- 18.40.040 Yard and setback requirements.**
- 18.40.050 Dimensional standards.**
- 18.40.060 Signs.**
- 18.40.070 Off-street parking and loading.**
- 18.40.080 Site plan review.**
- 18.40.090 Lot size.**
- 18.40.100 Limitations on conditional uses.**
- 18.40.110 Wildlife policy applicability.**

### **18.40.005 Regulations designated.**

In an RR(M)-5 zone, the following regulations shall apply. In addition, provisions of Chapter [18.124](#) CCC (Supplementary Provisions) may apply. (Ord. 282 § 1 (Exh. A), 2015; Ord. 18 § 3.070, 2003)

### **18.40.010 Uses permitted outright.**

In an RR(M)-5 zone, the following uses and their accessory uses are permitted outright:

- (1) Single-family dwelling on an individual lot, including a manufactured dwelling subject to the requirements set forth in CCC [18.132.010](#).
- (2) Farming, subject to the restrictions on animals set forth in CCC [18.40.030](#), and excluding hog or mink farms, livestock feed or sales yards and slaughter houses.



- (3) Utility facility necessary to serve the area or county.
- (4) Public park, recreation area, community or neighborhood center.
- (5) Other public uses or buildings necessary to serve the recreation residential needs for the area.
- (6) Subdivision, planned unit development or land partitioning, including those permitting or designed for mobile homes.
- (7) Church or other place of worship.
- (8) Noncommercial wind energy systems and meteorological towers that meet the requirements of CCC [18.162.010](#).
- (9) Noncommercial photovoltaic energy systems that meet the requirements of CCC [18.162.020](#). (Ord. 282 § 1 (Exh. A), 2015; Ord. 245 § 1, 2011; Ord. 229 § 1 (Exh. A), 2010; Ord. 199 § 1, 2008; Ord. 18 § 3.070(1), 2003)

#### **18.40.020 Conditional uses permitted.**

In an RR(M)-5 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements set forth by this section and Chapter [18.160](#) CCC.

- (1) Private parks, campground or picnic grounds, hunting and fishing preserves.
- (2) Commercial recreation use; including but not limited to stables, resort, gun club, traveler's accommodations, and recreational or organizational camp.
- (3) Dude or guest ranch.
- (4) Golf course.
- (5) Mobile home park.
- (6) Commercial activity directly related to recreation, including but not limited to motel, food and beverage establishment, recreation vehicle gasoline service station, recreation vehicle rental and storage facility and gift or sporting goods store.
- (7) Water supply and treatment facility.
- (8) Sewage disposal and treatment facility.

(9) Solid waste disposal site and facility.

(10) Airport or airfield.

(11) Operations for the exploration, mining and processing of geothermal resources as defined by subsection (4) of ORS [522.005](#), aggregate and other mineral resources.

(12) Home occupations carried on by the residents as an accessory use within their dwelling, a garage or other buildings permitted in the zone subject to the criteria within CCC [18.160.050](#)(7).

(13) Residential facility.

(14) Noncommercial wind energy systems and meteorological towers that do not meet the requirements of CCC [18.162.010](#) are subject to any additional standards of the zone and Chapter [18.160](#) CCC.

(15) Noncommercial photovoltaic energy systems that do not meet the requirements of CCC [18.162.020](#) are subject to any additional standards of the zone and Chapter [18.160](#) CCC.

(16) Commercial power generating facilities subject to the standards of Chapters [18.160](#) and [18.161](#) CCC. (Ord. 282 § 1 (Exh. A), 2015; Ord. 245 § 1, 2011; Ord. 229 § 1 (Exh. A), 2010; Ord. 18 § 3.070(2), 2003)

#### **18.40.030 Limitations on uses.**

The following limitations on uses permitted by CCC [18.40.010](#)(2) shall apply in an RR(M)-5 zone:

(1) Cows, horses, sheep or goats cannot be kept on lots having an area of less than 20,000 square feet. The total number of all such adult animals (those over six months of age) allowed on any individual lot shall be limited to the total square footage of the lot divided by 20,000 square feet (i.e., 20,000 square feet shall be required for each such adult animal). The number of young (under six months of age) allowed on any lot at any time shall not exceed three times the allowable number of adult animals.

(2) The number of chickens, fowl and/or rabbits (over the age of six months) shall not exceed one for each 500 square feet of property.

(3) Hogs cannot be kept on lots having an area less than one acre per each adult animal. The total number of young allowed shall not exceed four times the number of permitted adults (over six

months), and all hogs shall be confined to an area not located within 500 feet of a residential dwelling not owned by the owner(s) of said hogs.

(4) All livestock shall be located a minimum of 100 feet away from a residential building on an adjacent lot and shall be confined to the owner's premises. (Ord. 282 § 1 (Exh. A), 2015; Ord. 18 § 3.070(3), 2003)

#### **18.40.040 Yard and setback requirements.**

In an RR(M)-5 zone, the following yard and setbacks shall be maintained:

(1) The front setback shall be a minimum of 20 feet from a property line fronting on a local minor collector or marginal access street ROW, 30 feet from a property line fronting of a major collector ROW, and 80 feet from an arterial ROW unless other provisions from combining accesses are provided and approved by the county.

(2) There shall be a minimum side yard of 10 feet for all uses, except in the case of a nonresidential use adjacent to a residential use the minimum side yard shall be 20 feet.

(3) The minimum rear yard shall be 20 feet. (Ord. 282 § 1 (Exh. A), 2015; Ord. 18 § 3.070(4), 2003)

#### **18.40.050 Dimensional standards.**

In an RR(M)-5 zone, the following dimensional standards shall apply:

(1) Percent of Lot Coverage. The main building and accessory buildings located on any building site or lot shall not cover in excess of 30 percent of the total lot area.

(2) Building Height. No building or structure, nor the enlargement of any building or structure, shall be hereafter erected to exceed two stories or more than 30 feet in height. (Ord. 282 § 1 (Exh. A), 2015; Ord. 18 § 3.070(5), 2003)

#### **18.40.060 Signs.**

In an RR(M)-5 zone, the following signs are permitted:

(1) Business signs provided the aggregate of the signs do not exceed an area equal to one square foot of sign face for each foot of lot frontage or 100 square feet of sign face, whichever is the least, and the sign is not in or extending over a street ROW.

(2) The specific types, sizes, design and number of permitted commercial signs shall conform to the general provisions governing signs found in CCC [18.124.040](#). (Ord. 282 § 1 (Exh. A), 2015; Ord. 18

§ 3.070(6), 2003)

**18.40.070 Off-street parking and loading.**

In an RR(M)-5 zone, off-street parking and loading shall be provided in accordance with the provisions of Chapter [18.128](#) CCC. (Ord. 282 § 1 (Exh. A), 2015; Ord. 18 § 3.070(7), 2003)

**18.40.080 Site plan review.**

In an RR(M)-5 zone, an outright use except for single-family dwellings and farm use permitted shall be subject to the provisions of this section. Before a new building may be constructed or an existing building enlarged or substantially altered, a site development plan shall be submitted to the planning director for approval. Construction and development of the site plan shall be in conformance with plans approved by the planning director. In considering a site plan for a proposed use in an RR(M)-5 zone, the planning director shall take into account the impact of the proposed use on nearby residential and commercial property, on the capacity of the street to carry traffic and serve its function and on the appearance from or along a street. The planning director may require as a condition of approval:

- (1) An increase in the required yards.
- (2) Additional off-street parking.
- (3) Screening of the proposed use by a fence or landscaping.
- (4) Limitations on signs or lighting.
- (5) Limitations on the number, size and location of ingress, egress and other point of access.
- (6) Any other conditions considered necessary to achieve the purpose of this title. (Ord. 282 § 1 (Exh. A), 2015; Ord. 18 § 3.070(8), 2003)

**18.40.090 Lot size.**

In an RR(M)-5 zone, the following lot size shall apply:

The minimum property size for a new parcel shall be five acres in size. (Ord. 282 § 1 (Exh. A), 2015; Ord. 18 § 3.070(9), 2003)

**18.40.100 Limitations on conditional uses.**

In addition to the standards and conditions that may be attached to the approval of conditional uses as provided by Chapter [18.160](#) CCC, the following limitations shall apply to conditional uses in an

**RR(M)-5 zone:**

- (1) An application for a conditional use in the RR(M)-5 zone may be denied if, in the opinion of the planning commission, the proposed use is not related to or sufficiently dependent upon the recreational resource of the area.
- (2) An application for a conditional use in the RR(M)-5 zone may be denied if the applicant fails to demonstrate that a location in close proximity to the recreation resource to be served is essential to the public interest and to the full development of the recreation resource.
- (3) In approving a conditional use in the RR(M)-5 zone, the commission shall be satisfied that the applicant is fully apprised of the county's policy relative to development or maintenance of access improvements to recreation-residential areas, and may attach the following as a condition of approval: The granting of this permit in no way obligates Crook County to the provision, development or maintenance of access, required or otherwise to the property for which this permit is issued.
- (4) The planning commission may require establishment and maintenance of fire breaks, the use of fire-resistant materials in construction and landscaping or may attach other similar conditions or limitations that will serve to reduce fire hazards or prevent the spread of fire to surrounding areas.
- (5) The planning commission may limit changes in the natural grade of land, or the alteration, removal or destruction of natural vegetation in order to prevent or minimize erosion or pollution.
- (6) Compliance with the comprehensive plan shall be required for the approval of any application for a conditional use in the RR(M)-5 zone.
- (7) An application for a commercial use, subdivision or PUD may be denied if the subject proposal does not have immediate or adequate access to an existing or planned designated arterial or collector street. (Ord. 282 § 1 (Exh. A), 2015; Ord. 18 § 3.070(10), 2003)

**18.40.110 Wildlife policy applicability.**

The residential density limitations and the lot and parcel size limitations found in Wildlife Policy 2 of the Crook County comprehensive plan do not apply to any nonresource zones. (Ord. 282 § 1 (Exh. A), 2015; Ord. 236 § 1 (Exh. A), 2010)

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The Crook County Code is current through Ordinance 336, passed January 18, 2023.

Disclaimer: The Crook County Clerk's office has the official version of the Crook County Code. Users should contact the Crook County Clerk's office for ordinances passed subsequent to the ordinance cited above.

County Website: <https://www.co.crook.or.us/>

County Telephone: (541) 447-6553

[Code Publishing Company](#)

## Chapter 18.124 SUPPLEMENTARY PROVISIONS

### Sections:

- 18.124.010 Access – Minimum lot frontage.**
- 18.124.020 Establishment of clear-vision areas.**
- 18.124.030 Measurement of clear-vision area.**
- 18.124.040 Sign limitations and regulations.**
- 18.124.050 Authorization of similar uses.**
- 18.124.060 General provisions regarding accessory uses.**
- 18.124.070 Projections from buildings.**
- 18.124.080 Maintenance of minimum ordinance requirements.**
- 18.124.090 Riparian protection zone.**
- 18.124.100 Rimrock setback requirements.**
- 18.124.110 Approval process – Transmission tower.**
- 18.124.120 Cargo containers.**
- 18.124.130 Transportation facilities permitted outright.**
- 18.124.140 Accessory dwelling units.**
- 18.124.150 Temporary hardship dwelling.**
- 18.124.160 Domestic livestock kept solely for the purpose of a youth livestock project.**

### **18.124.010 Access – Minimum lot frontage.**

Every lot shall abut a street, other than an alley, for at least 50 feet. (Ord. 280 § 15 (Exh. O), 2015; Ord. 18 § 4.010, 2003)

**18.124.020 Establishment of clear-vision areas.**

In all zones, a clear-vision area shall be maintained on the corners of all property at the intersection of two streets or a street and a railroad. A clear-vision area shall contain no planting, fence, wall, structure or temporary or permanent obstruction exceeding two and one-half feet in height, measured from the top of the curb, or where no curb exists, from the established street center line grade, except that trees exceeding this height may be located in this area, provided all branches and foliage are removed to a height of eight feet above the grade. (Ord. 280 § 15 (Exh. O), 2015; Ord. 18 § 4.020, 2003)

**18.124.030 Measurement of clear-vision area.**

A clear-vision area shall consist of a triangular area two sides of which are lot lines measured from the corner intersection of the street lot lines for a distance specified in this regulation, or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection and so measured, and the third side of which is a line across the corner of the lot joining the nonintersecting ends of the other two sides. The following measurements shall establish clear-vision areas within the county:

(1) In an agricultural, forestry or industrial zone, the minimum distance shall be 30 feet, or at intersections including an alley, 10 feet.

(2) In all other zones, the minimum distance shall be in relationship to street and road right-of-way widths as follows:

Row Width	Clear-Vision Measurement
80 feet and more	20 feet
60 feet	30 feet
50 feet	40 feet

(Ord. 280 § 15 (Exh. O), 2015; Ord. 18 § 4.030, 2003)

**18.124.040 Sign limitations and regulations.**

In addition to the standards and limitations set forth in this title, signs shall be installed in accordance with applicable regulations of state and federal agencies. No sign will hereafter be erected, moved or structurally altered without being in conformity with the provisions of this title. Official traffic control signs and instruments of the state, county or municipality are exempt from all provisions of this title.



- (1) All outdoor signs shall be in compliance with the provisions of this title and the provisions of Chapter [377](#) ORS when applicable.
- (2) No outdoor sign permitted by Chapter [377](#) ORS shall be erected within 300 feet of a residential dwelling without written consent of the owner and/or occupant of said dwelling.
- (3) No sign shall be placed as to interfere with visibility or effectiveness of any official traffic sign or signal, or with driver vision at any access point or intersection.
- (4) No sign shall cause glare, distraction or other driving hazards within a street or road right-of-way.
- (5) No sign shall shine directly upon a residential dwelling or otherwise create a nuisance.
- (6) In addition to the limitations on signs as provided by subsections (1) through (5) of this section, additional sign restrictions may be required as determined by the planning commission in approving conditional uses, as provided by Chapter [18.160](#) CCC. (Ord. 280 § 15 (Exh. O), 2015; Ord. 18 § 4.070, 2003)

#### **18.124.050 Authorization of similar uses.**

A use that is similar to a use provided for in a zone may be allowed in that zone with planning director approval pursuant to CCC [18.172.060](#)(1) unless:

- (1) The use is specifically provided for in another zone; or
- (2) The use is more similar to uses provided for in another zone. (Ord. 280 § 15 (Exh. O), 2015; Ord. 216 § 2, 2009; Ord. 18 § 4.080, 2003)

#### **18.124.060 General provisions regarding accessory uses.**

An accessory use shall comply with all requirements for a principal use, except as this title specifically allows to the contrary, and shall comply with the following limitations:

- (1) A side yard or rear yard may be reduced to three feet for an accessory structure erected more than 65 feet from a front lot line, provided the structure is detached from other buildings by five feet or more and does not exceed a height of one story nor an area of 450 square feet.
- (2) Boats and trailers, travel trailers, pickup campers or coaches, motorized dwellings, and similar recreational equipment may be stored on a lot but not used as an accessory use in any zone; provided, that:

(a) In a residential zone, parking or storage in a front yard or in a side yard abutting a street other than an alley shall be permitted only on a driveway.

(b) Parking or storage shall be at least three feet from an interior side lot line. (Ord. 280 § 15 (Exh. O), 2015; Ord. 18 § 4.090, 2003)

#### **18.124.070 Projections from buildings.**

Architectural features such as cornices, eaves, canopies, sunshades, gutters, chimneys and flues shall not project more than three feet into a required yard; provided, that the projection is not closer than three feet to a property line. (Ord. 280 § 15 (Exh. O), 2015; Ord. 18 § 4.170, 2003)

#### **18.124.080 Maintenance of minimum ordinance requirements.**

No lot area, yard, other open space or off-street parking or loading area existing on or after the effective date of the ordinance codified in this title shall be reduced below the minimum standards required for it by this title. (Ord. 280 § 15 (Exh. O), 2015; Ord. 18 § 4.180, 2003)

#### **18.124.090 Riparian protection zone.**

(1) The following area of riparian vegetation is defined: One hundred feet from lakes and reservoirs of one acre or more and from Class I and II streams. Setbacks are measured horizontal and perpendicular from the ordinary high-water line.

(2) All development shall be located outside of areas listed in subsection (1) of this section, unless:

- (a) For a bridge crossing;
- (b) Direct water access is required in conjunction with a water-dependent use;
- (c) Because of natural feature such as topography, a narrower riparian area protects equivalent habitat values; or
- (d) A minimal amount of riparian vegetation is present and existing dense development in the general vicinity significantly degrades riparian and fish and wildlife habitat values.

Setbacks may be reduced under the provisions of subsections (2)(c) and (d) of this section only if the threat of erosion will not increase and a minimum 50-foot setback is maintained. Determinations of riparian and habitat values will be made by the Oregon Department of Fish and Wildlife.

(3) All trees and at least 75 percent of the under story vegetation shall be retained within areas listed in subsection (1) of this section, with the following exceptions:

- (a) Removal of trees that pose an erosion or safety hazard to existing uses allowed by the underlying zone.
- (b) The mowing, planting, or maintenance of existing lawn and pasture, including the control of noxious weeds.
- (c) Vegetation removal necessary in conjunction with an approved in-water project or to provide direct access for a water-dependent use.
- (d) Structural shore land stabilization subject to an approved shoreline stabilization plan or project.
- (e) Vegetation removal for new bridge construction or routine repair, operation, or maintenance of bridges and highways.
- (f) Vegetation removal necessary for maintenance of clear vision areas and the removal of roadside hazards.
- (g) Vegetation removal necessary for construction of a minor highway improvement within an existing right-of-way. Forest operations for which notification is required by ORS [527.670](#)(2) shall be governed by the Oregon Forest Practices Act. (Ord. 280 § 15 (Exh. O), 2015; Ord. 18 § 4.190, 2003)

#### **18.124.100 Rimrock setback requirements.**

A proposed structure locating on the rimrock shall be set back 200 feet from the edge of said rimrock. Please reference CCC [18.08.180](#) for the applicable geographic areas, and definition. (Ord. 330 § 7 (Exh. F), 2022; Ord. 280 § 15 (Exh. O), 2015; Ord. 18 § 4.210, 2003)

#### **18.124.110 Approval process – Transmission tower.**

(1) Applicability. Height Restrictions for Transmission Towers/Site Plan Review and Conditional Use.

(a) In EFU and Forest Zones. Transmission towers less than 200 feet in height or siting on a colocation facility shall be by site plan review based upon the standards contained within this section. New towers proposed to be greater than 200 feet in height shall be by conditional use, pursuant to this section. Nothing herein shall preclude any uses permitted outright under ORS [215.213](#)(1)(d) or [215.283](#)(1)(d).

(b) In Zones Described in Chapters [18.48](#), [18.52](#), [18.56](#), [18.68](#), [18.88](#), [18.92](#), [18.108](#) and [18.112](#) CCC. A new transmission tower less than 30 feet in height either from the existing grade or, if

located on an existing building, from the base monopole, shall be by site plan review based on the standards contained within this section. Lattice towers shall not be permitted to be constructed on existing buildings. New towers proposed to be greater than 30 feet in height shall be by conditional use pursuant to this section. Colocation facilities shall be approved pursuant to CCC [18.160.050\(17\)\(b\)](#).

(2) Conditional Use Approval. An application for a conditional use permit for a transmission tower or its equivalent in the EFU and forest zones shall comply with the applicable standards, setbacks and criteria of the base zone, any combining zone and the following requirements:

(a) Preapplication Conference. Applicant shall attend a scheduled preapplication conference prior to the submission of a land use application. An application for a transmission tower will not be deemed complete until the applicant has had a preapplication conference with the planning department staff. The planning staff shall require payment by the prospective applicant of a fee commensurate with the estimated duration of this conference.

(b) Neighborhood Meeting. Prior to submitting an application for a transmission tower, the applicant shall provide notice of and hold a meeting with interested owners of the property nearby to a potential facility location. Notice shall be in writing and shall be mailed no less than 10 days prior to the date set for the meeting to owners of record of property within a notice area of 2,000 feet of the boundary of the property on which the applicant proposes to establish a tower or monopole greater than 30 feet in height. For the purpose of this section, the property on which an applicant proposes to establish a transmission tower includes the lot of record on which the applicant will locate the facility and all contiguous lots of record held in common ownership. The applicant shall notify the owners of record of a minimum of 20 properties located within 660 feet of the affected property. If the number of owners of property notified in the notice area does not equal at least 20, the applicant shall notify the owners of record of property within the next increment of 660 feet from the initial notice area until the number of owners of property notified reaches at least 20. The applicant shall also provide a copy of this notice to the planning department.

(c) Balloon or Crane Test. After the neighborhood meeting, the applicant shall conduct a test with a balloon or a crane to provide an estimate of the ultimate height of a support structure proposed as part of the transmission tower. The applicant shall notify all persons attending the neighborhood meeting of the date, the time, and the location of the test. The applicant shall schedule the balloon test so that it can be conducted no later than two business days following the date of the neighborhood meeting or such time as is agreeable to the neighbors at the

meeting, but in no event shall the balloon test occur more than 30 days following the date of the neighborhood meeting. Notice of this test shall be provided to the planning staff.

(d) The preapplication conference shall be completed prior to scheduling the neighborhood meeting or conducting the balloon/crane test.

(e) Submittal Requirements. An application for a transmission tower in either an EFU zone or a forest zone shall include:

(i) A copy of the executed lease from the owner of the site of the property where the tower will be located;

(ii) A copy of the applicant's Federal Communications Commission license. A copy of this document will not be required to be submitted if applicant is not a personal wireless service provider, and is seeking approval only for a support structure for a wireless telecommunications facility;

(iii) For a new tower, a map that shows the applicant's search area for the proposed site and the properties within the search ring, including locations of existing telecommunications towers or monopoles;

(iv) For a new tower, a copy of the written notice of the required neighborhood meeting and a certificate of mailing showing that the notice was mailed to the list of property owners falling within the notice area designated under CCC [18.124.110\(2\)](#);

(v) For a new tower, a transcript of the neighborhood meeting or copies of the audiotape recordings of the meeting. The applicant shall also submit a list of attendees, including the date, time, and location of the meeting;

(vi) A site plan showing the location of the proposed facility and its components. The site plan shall also identify the location of the existing and proposed landscaping, any equipment shelters, utility connections, and fencing proposed to enclose the facility, and lighting if any is proposed. Describe primary and emergency energy sources proposed for the cell tower;

(vii) A copy of the design specifications, including photographs or manufacturer's graphic representations of proposed colors, and an elevation of an antenna array proposed with the facility, and lighting, if any, for the facility;

(viii) An elevation drawing of the facility and a photographic simulation of the facility showing how it would fit into the landscape. The elevation drawing shall be drawn to scale and show the existing trees adjacent to the proposed facility and show the height of such trees from existing grade to the highest portion of each tree. This documentation shall include any support structure, transmission equipment including antennas and microwave dishes, and any ground-based equipment cabinets or shelters;

(ix) A copy of a letter of determination from the Federal Aviation Administration or the Oregon Department of Transportation – Aeronautics Division as to whether any requirements, including but not limited to aviation lighting, would be required for the proposed facility. Such letter of determination shall be submitted prior to issuance of a decision by the county planning authority;

(x) An agreement and security in accordance with CCC [17.40.080](#) and [17.40.090](#) for removal of any support structure and any ground-based equipment or accessory structures, such as equipment buildings and security fences;

(xi) Proof that the applicant is not able to colocate similar telecommunication structures on existing transmission facilities or locate on existing structures;

(xii) In the event that the applicant plans to develop more than one tower in Crook County, the applicant shall simultaneously submit a tentative plan for future tower site development in the county. (Ord. 296 § 9 (Exh. G), 2016; Ord. 280 § 15 (Exh. O), 2015; Ord. 18 Amd. 61 §§ 2, 3, 2003; Ord. 18 § 4.250, 2003)

### **18.124.120 Cargo containers.**

(1) Cargo Containers as Accessory Storage Structures. Cargo containers, as defined in Chapter [18.08](#) CCC, may be used as accessory storage structures in Crook County if they are 200 square feet or less. Semi-trailers are not considered cargo containers for purposes of this section.

(a) Containers are not to be used for storage of motorized passenger vehicles.

(b) Containers are not to be stacked on top of each other.

(c) Containers used exclusively for storage are not to be equipped with plumbing or electrical power or lighting.

(d) Be placed on a firm, level surface.

(e) Be painted in earth tone colors or sided with earth tone colored materials.

(f) Cargo containers of more than 200 square feet will require a building permit.

(2) Cargo containers as defined in Chapter [18.08](#) CCC may be used as a building component of any structure, including as an office, shop, studio, dwelling or similar use, subject to review and approval by the county planning director and county building official. (Ord. 280 § 15 (Exh. O), 2015)

#### **18.124.130 Transportation facilities permitted outright.**

Except where otherwise specifically regulated by this title, the following improvements are permitted outright:

(1) Normal operation, maintenance, repair, and preservation activities of existing transportation facilities.

(2) Installation of culverts, pathways, medians, fencing, guardrails, lighting, and similar types of improvements within the existing right-of-way.

(3) Projects that are consistent with projects identified and planned for in the transportation system plan.

(4) Landscaping as part of a transportation facility.

(5) Emergency measure necessary for the safety and protection of property.

(6) Acquisition of right-of-way for public roads, highways, and other transportation improvements designated in the transportation system plan.

(7) Construction of a street or road as part of an approved subdivision or land partition consistent with the Crook County subdivision ordinance. (Ord. 303 § 1 (Exh. C), 2017)

#### **18.124.140 Accessory dwelling units.**

Accessory dwelling units, as defined in CCC [18.08.010](#), where permitted by zoning within the city of Prineville's urban growth boundary, are subject to site plan review and the following standards:

(1) A maximum of one accessory dwelling unit is allowed per legal single-family dwelling.

(2) Floor Area. A detached accessory dwelling unit shall not exceed more than 900 square feet of habitable space.

(3) Building Codes. The structure shall meet all requirements of the Crook County building official. A manufactured dwelling may be utilized if all other standards can be met.

(4) Wastewater. The dwelling unit shall be serviced by either:

(a) An existing septic system that meets all applicable requirements of the Crook County sanitarian and the Oregon Department of Environmental Quality. The applicant shall submit evidence that the appropriate septic system permit has been issued; or

(b) A community/municipal sewer system, in which case, the applicant shall submit evidence that the service agency is mutually bound and able to serve the accessory dwelling unit.

(5) Domestic Water. The applicant must demonstrate that the property can be served by an approved drinking water source.

(6) The accessory dwelling unit shall share the same road approach as the primary dwelling on the property.

(7) The accessory dwelling unit shall meet all setback requirements of the zone in which the property is located.

(8) There shall be one additional off-street parking space for use by occupants of the accessory dwelling unit. (Ord. 313 § 5, 2019)

#### **18.124.150 Temporary hardship dwellings.**

A temporary hardship dwelling is subject to the following:

(1) One manufactured dwelling, or recreational vehicle, or the temporary residential use of an existing building may be allowed in conjunction with an approved existing dwelling in any zone, as a temporary use for the term of the hardship suffered by the existing resident or relative, subject to the following:

(a) The manufactured dwelling shall use the same subsurface sewage disposal system used by the existing dwelling if that disposal system is adequate to accommodate the additional dwelling. If the manufactured home will use a public sanitary sewer system, such condition will not be required;

(b) The county shall review the permit authorizing such manufactured homes every two years; and



(c) Within three months of the end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demolished, or, in the case of an existing building, the building shall be removed, demolished, or returned to an allowed nonresidential use.

(2) A temporary residence approved under this section is not eligible for replacement under Use 2.7 in Table 1 of Chapter [18.16](#) CCC. Department of Environmental Quality review and removal requirements also apply.

(3) As used in this section “hardship” means a medical hardship or hardship for the care of an aged or infirm person or persons. (Ord. 323 § 3 (Att. A), 2021; Ord. 314 § 2, 2019)

### **18.124.160 Domestic livestock kept solely for the purpose of a youth livestock project.**

(1) Domestic livestock as defined in CCC [18.08.120](#), where permitted by zoning, kept solely for the purpose of a youth livestock project such as 4-H or FFA, may be exempted from the square footage requirements of the underlying zone; provided, that the following conditions are complied with:

(a) Evidence is provided to community development that the youth is officially enrolled in a youth livestock project such as 4-H or FFA and an outline of the planned project including animal types and numbers.

(b) The youth livestock project must comply at all times with applicable sanitation control and other requirements. Failure to comply with sanitation control and other requirements may result in the cancellation of the exemption. (Ord. 336 § 3 (Exh. B), 2023)

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The Crook County Code is current through Ordinance 336, passed January 18, 2023.

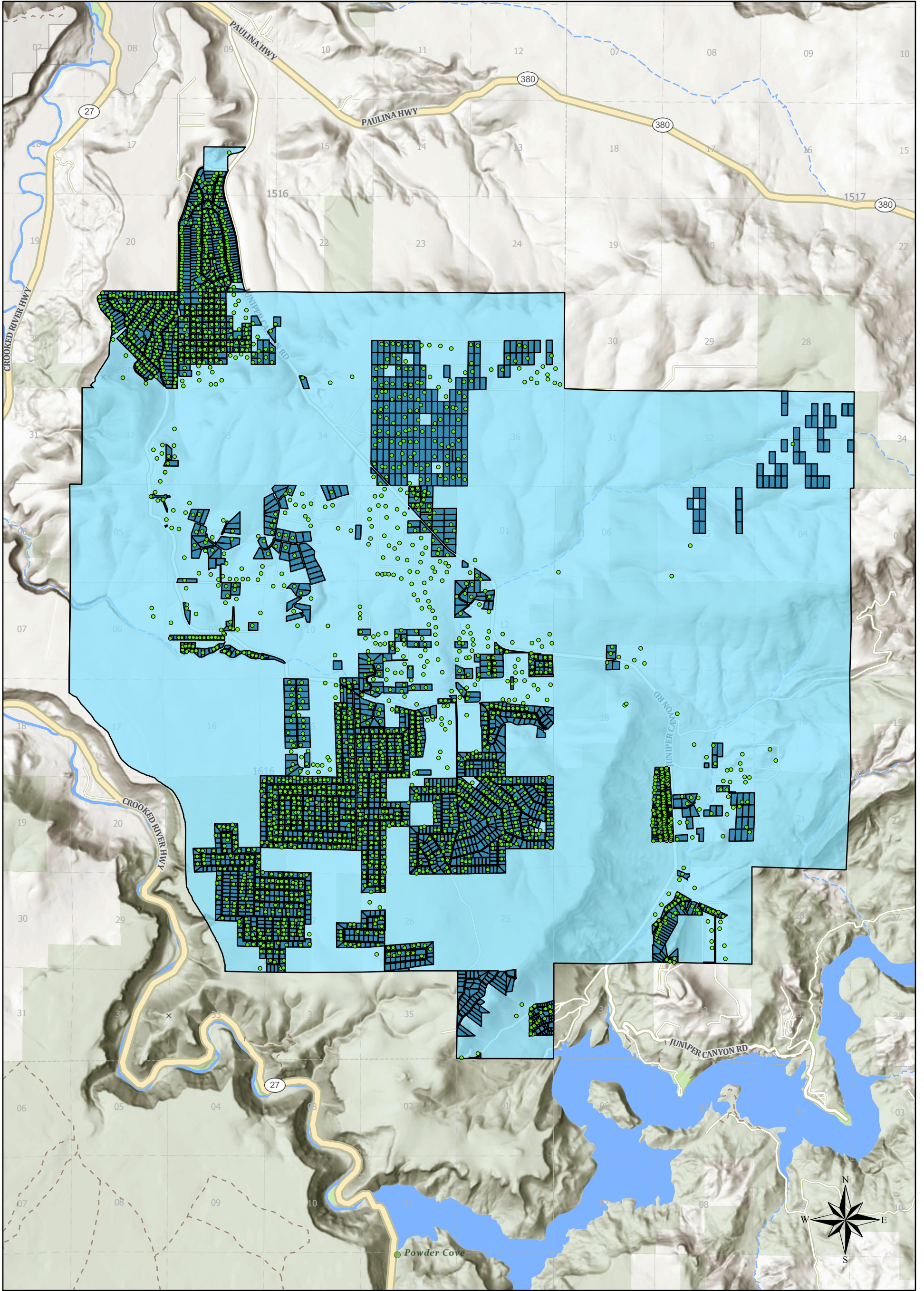
Disclaimer: The Crook County Clerk’s office has the official version of the Crook County Code. Users should contact the Crook County Clerk’s office for ordinances passed subsequent to the ordinance cited above.

County Website: <https://www.co.crook.or.us/>

County Telephone: (541) 447-6553

[Code Publishing Company](#)

# Juniper Canyon Analysis RRM5 Zone

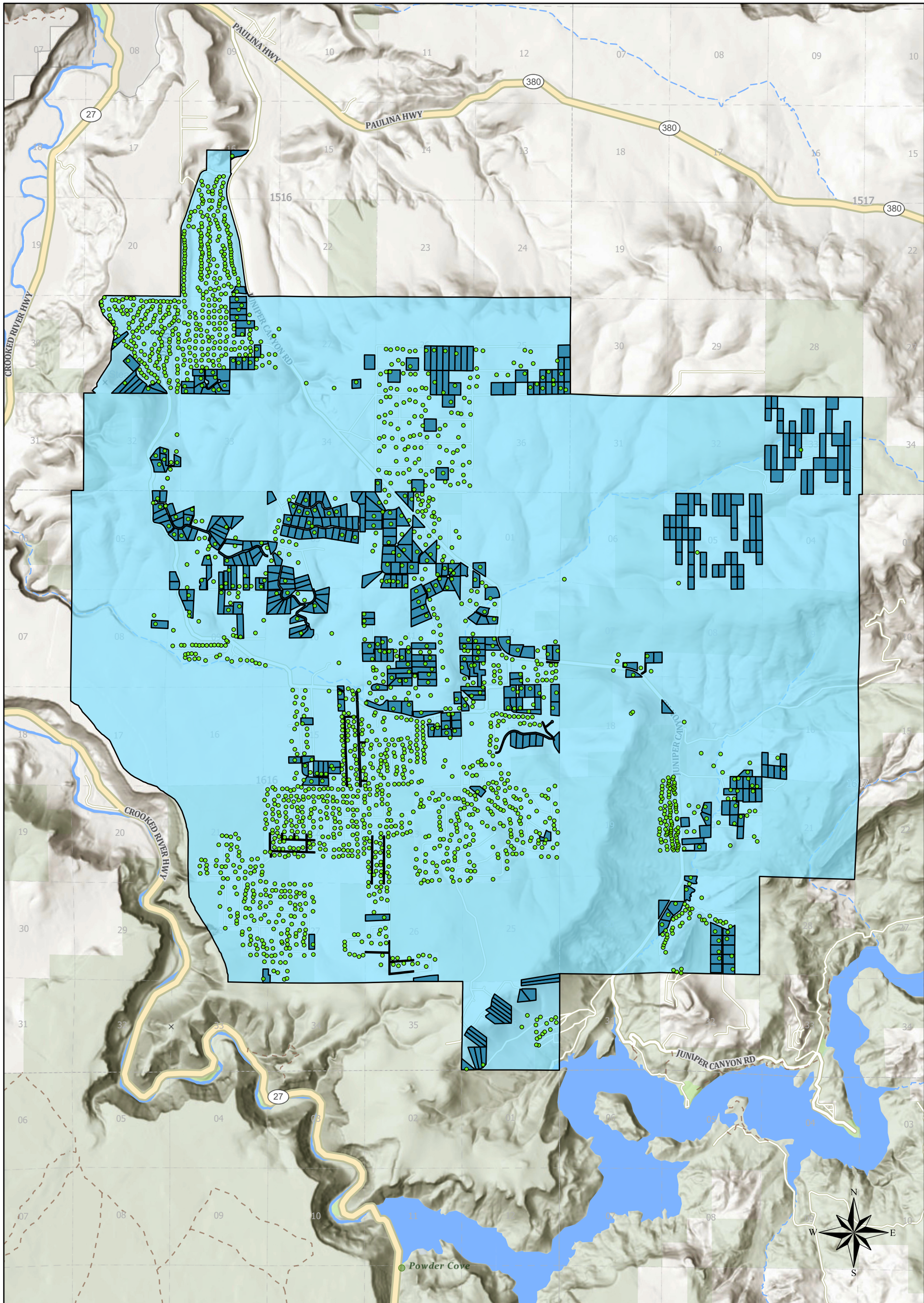





- Taxlots < 5
- RRM5 Zone
- Address Points



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# Juniper Canyon Analysis RRM5 Zone



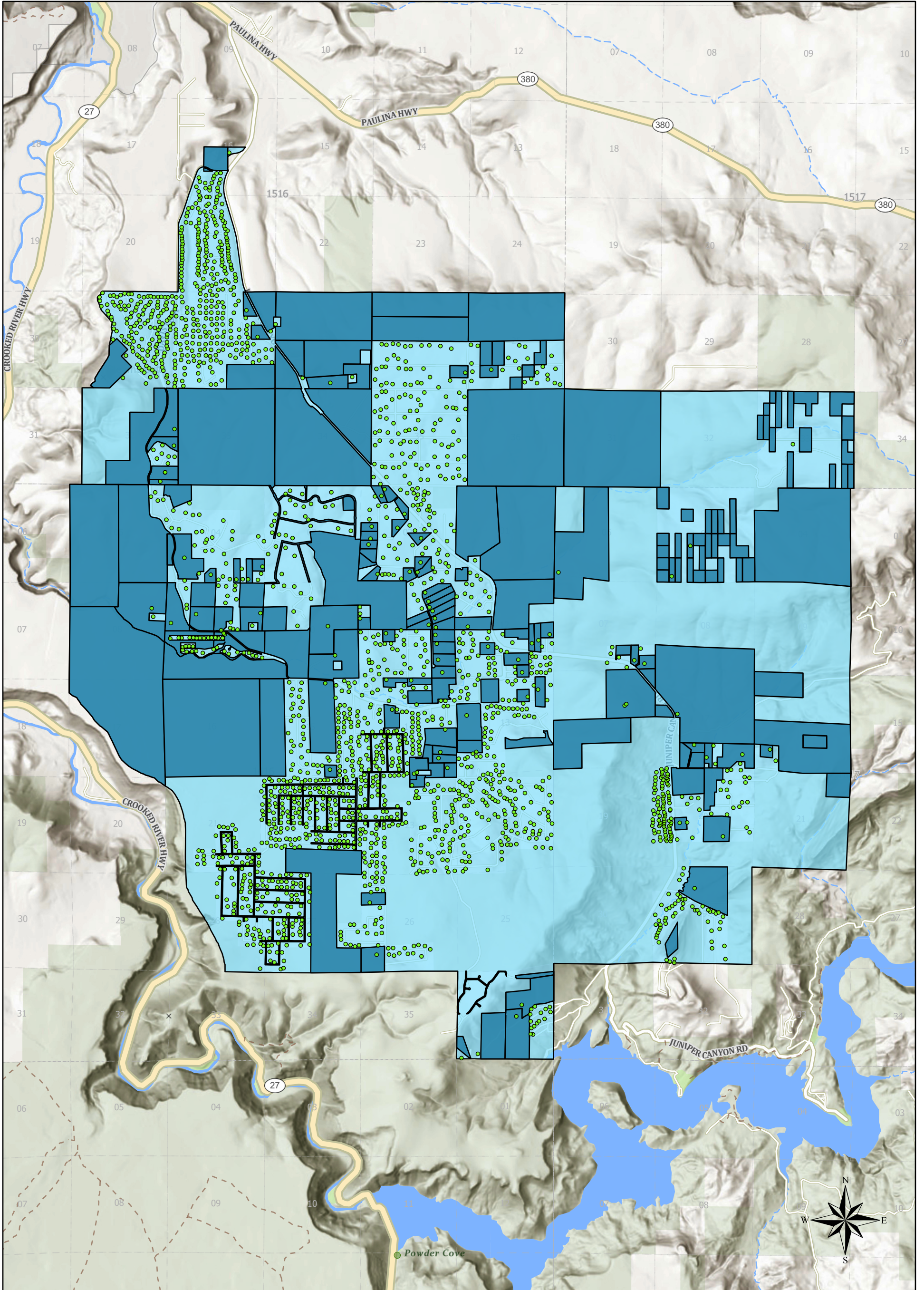
-  Taxlots > 5 & < 10
-  RRM5 Zone
-  Address Points

0 1 2 Miles



**Crook County GIS**  
GEOGRAPHIC INFORMATION SYSTEMS

# Juniper Canyon Analysis RRM5 Zone



- Taxlots > 10
- RRM5 Zone
- Address Points

0 1 2 Miles

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# Juniper Canyon Access Survey Area

