

## Katie McDonald

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**To:** paulterrell@hotmail.com; Tom Koue  
**Cc:** Plan  
**Subject:** Incomplete Notice for Terrell - O'Neil Arena

Hello Tom,

Below is a letter for incompleteness, it identifies areas that need to be addressed from the criteria. Please review the email below and reach out if there are any questions.

**FILE NUMBER: 217-23-000246-PLNG**  
**Address: 19221 NE O'Neil Hwy & 3530 Lone Pine Rd**  
**Map/Tax Lot: 1414290000200**  
**Completeness Review for an Agri-tourism application**

Dear O'Neil Arena,

Thank you for submitting your application for eleven (11) Agri-tourism events. It was received by our office on March 20, 2023. Currently, the application is **incomplete** as of April 17 2023.

Below are areas that have been identified where more substantial information is required to demonstrate compliance with the applicable criteria, or portions of your request that do not meet the criteria:

### ***Crook County Code***

#### ***Title 18, Zoning***

##### ***Chapter 18.16 Exclusive Farm Use Zones, EFU-1 (Post-Paulina Area), EFU-2 (Prineville Valley-Lone Pine Areas), and EFU-3 (Powell Butte Area)***

##### ***18.16.055 Agri-tourism and other commercial events.***

*The following agri-tourism and other commercial events or activities that are related to and supportive of agriculture may be established:*

*(4) In addition to subsections (1) to (3) of this section, the county may authorize agri-tourism or other commercial events or activities that occur more frequently or for a longer period or that do not otherwise comply with subsections (1) to (3) of this section if the agri-tourism or other commercial events or activities comply with any local standards that apply and the agri-tourism or other commercial events or activities:*

*(a) Are incidental and subordinate to existing commercial farm use of the tract and are necessary to support the commercial farm uses or the commercial agricultural enterprises in the area;*

**Staff Recommendation: identify existing commercial farm use (can use the farm operations plan attached to this email) and connect the proposed events being necessary to support commercial farm uses/enterprises in the area.**

*(b) Comply with the requirements of subsections (3)(c), (d), (e), and (f) of this section;*

*(3) In the alternative to subsections (1) and (2) of this section, the county may authorize up to six agri-tourism or other commercial events or activities on a tract in a calendar year by a limited use permit that is personal to the applicant and is not transferred by, or transferable with, a conveyance of the tract. The*

*agri-tourism or other commercial events or activities must meet any local standards that apply, and the agri-tourism or other commercial events or activities:*

*(d) Will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use;*

Staff Recommendation: Explain what the current farm uses surrounding the property are and then identify how and why the proposed events will not significantly increase the cost or practices on those uses.

*(5) A holder of a permit authorized by the county under subsection (4) of this section must request review of the permit at four-year intervals. Upon receipt of a request for review, the county shall:*

*(a) Provide public notice and an opportunity for public comment as part of the review process; and*

*(b) Limit its review to events and activities authorized by the permit, conformance with conditions of approval required by the permit and the standards established by subsection (4) of this section.*

Staff Recommendation: Please include a request to review the permit every four years in an updated Burden of Proof.

The applicant has 180 days from the original submittal date to respond to this email of Incompleteness. If the applicant does not respond in writing within 180 days, then the application will be deemed void on the 181<sup>st</sup> day October 15, 2023. To prevent this application from being deemed void, please respond in writing to this email 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.

Best,

*Katie*

**Katie McDonald, Planner**

Crook County Community Development

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