



**Crook County Community Development
Planning Department**
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**STAFF REPORT
217-23-000246-PLNG**

May 17, 2023

OWNER: Paul Terrell
3673 NW 18th Ave
Oakland Park, FL 33309

AGENT: Tom Koue
19221 NE O'Neil Hwy
Redmond, OR 97756

REQUEST: Approval for eleven (11) Agri-tourism, Commercial Events per calendar year.

Event ID No.	Event Name:	Date:	Hours:	Est. Daily Attendance:
1	Bull Riding	5/6/2023	3pm - 10pm	500
2	Bull Riding	5/14/2023	12 - 4pm	400
3	Bull Riding	5/21/2023	13 - 4pm	400
4	Bull Riding	5/29/2023	14 - 4pm	400
5	Bull Riding	6/4/2023	15 - 4pm	400
6	Bull Riding	6/11/2023	16 - 4pm	400
7	Bull Riding	6/18/2023	3pm - 10pm	500
8	Bull Riding	6/25/2023	16 - 4pm	400
9	Bull Riding	7/8/2023	3pm - 10pm	500
10	Bull Riding	9/9/2023	3pm - 10pm	500
11	Fundraiser	7/22/2023	12pm - 10pm	500

I. BASIC FINDINGS

PROJECT LOCATION: The subject property is located at 19221 NE O’Neil Hwy, Redmond and the proposed event location is at 3530 NE Lone Pine Rd., Redmond. It is west of the City of Prineville and north of the O’Neil Highway. The event access is from Lone Pine Rd. The County Assessor identifies the tax lot as 1414290000200; total acreage is 87.81.

BACKGROUND: Paul Terrell purchased the property in 2017 (MF 2017-280760 recorded 06/07/2017). The subject property was created by Boundary Line Adjustment (BLA) BA 09-0100. A social gathering permit (217-22-001092-PLNG) was approved for an event in August 2022.

II. APPLICABLE CRITERIA

Crook County Code

Title 18 Zoning

Chapter 18.16 Exclusive Farm Use Zones, EFU-3 (Powell Butte Area)

18.16.010 Use table.

3.5	<i>Agri-tourism and other commercial events or activities that are related to and supportive of agriculture.</i>	STS	<i>Notice and Opportunity for Hearing</i>	<u>18.16.055</u>
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PROPOSED FINDING: The Applicant has submitted application and materials addressing criteria in 18.16.055. The newspaper notice for the public hearing was published on May 3rd, 2023. Notice to neighbors was mailed on May 3rd, 2023. There is a scheduled site visit on May 24th, 2023. Notice of the site visit will be mailed out on May 17th, 2023.

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;

PROPOSED FINDING: The application materials state that the subject property has eight irrigated acres currently in orchard grass and about 72 acres of dry land grazing for their bucking stock.

The proposed events are proposed to take place in the existing outdoor arena on tax lot 200, which is 87.81 acres. The eleven (11) proposed events are described by the Applicant as being incidental and subordinate to existing farm use, "The arena is necessary for the stock to be exercised." They also state that the revenue raised from the events will be used to support the cost of feeding stock.

The Applicant has stated "Northwest stock contractors find a community here. A place to network, land for stock, arena to exercise stock, and education community wide."

(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:

Proposed Condition of Approval:

This agri-tourism permit does not run with the property. If the property ownership changes the agri-tourism permit is void and a new property owner will need to reapply for any agri-tourism events held at the property.

(c) May not require that a new permanent structure be built, used or occupied in connection with the agri-tourism or other commercial events or activities;

PROPOSED FINDING: The proposal does not include any new structure to be built, used, or occupied in connection with the events. The existing arena is shown on the submitted site plan (Attachment A) and is the venue being proposed for use in connection with the events.

Proposed Condition of Approval:

The Applicant shall obtain all required permits from Crook County Building Department.

(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;

PROPOSED FINDING: The Applicant described the adjacent uses on surrounding lands, “To the North of the subject property is a cow calf operation”, the Butler property includes property to the east as well, map tax lot numbers 1414200000100 and 1414290000205. “The property to the West grows hay and is part of the rock pit”, the O’Neil Valley LLC property, map tax lot numbers 1414300000100 and 1414300000302.

The Applicant has provided a site plan for the proposal showing the parking area, the overflow parking area and area intended for vendors at events (see Attachment B).

Staff reviewed aerial imagery and the site plan submitted with the application and determined the arena and proposed venter locations will be approximately 1,400ft from the west property line which borders Lone Pine Rd. It is approximately 600ft from the south property line which crosses the Prineville Railroad line and abuts O’Neil Hwy. Approximately 250ft to the east of the arena is the Crooked River and the Butler property. Distance to the north property line is over 1,600ft. Staff concludes that the limited duration of the events, the existing bordering roads, railroad and river create a buffer to neighboring properties will not force a significant change or significantly increase the cost of surrounding farm use.

(e) May not, in combination with other agri-tourism or other commercial events or activities authorized in the area, materially alter the stability of the land use pattern in the area; and

PROPOSED FINDING: There are no other Agri-tourism or other commercial events or activities authorized in the area.

(f) Must comply with:

(i) The types of agri-tourism or other commercial events or activities that are authorized during each calendar year, including the number and duration of the agri-tourism or other commercial events and activities, the anticipated daily attendance and the hours of operation;

PROPOSED FINDING: The request is for eleven (11) agri-tourism events. Attachment B includes anticipated daily attendance and hours of operation.

Proposed Conditions of Approval:

The Applicant shall submit an amended list of events to the Community Development Department at least 72 hours prior to any change in the date of approved event dates.

The Applicant shall submit a yearly event schedule for the upcoming calendar year by March 1st each year.

The Applicant shall submit a vehicle count and approximate attendance of previous events, by October 1, 2023.

No agri-tourism event or activity may begin before 6 a.m. or end after 10 p.m.

No use of amplified sound may begin before 6 a.m. or end after 10 p.m.

(ii) The location of existing structures and the location of proposed temporary structures to be used in connection with the agri-tourism or other commercial events or activities;

PROPOSED FINDING: The Applicant provided a Site Plan (Attachment B) showing the existing facilities.

Proposed Condition of Approval:

All lighting on existing structures or temporary use shall be downcast, shielded, and bat friendly.

When no events are scheduled lighting shall be turned off and/or motion activated.

(iii) The location of access and egress and parking facilities to be used in connection with the agri-tourism or other commercial events or activities;

PROPOSED FINDING: Two access points are identified on the site plan submitted. The main access point is located on Lone Pine Rd. with an existing approved access permit. The second access point is an existing driveway for emergency access from O'Neil Hwy.

(iv) Traffic management, including the projected number of vehicles and any anticipated use of public roads; and

PROPOSED FINDING: The Applicant has submitted a site plan which shows existing driveways and a parking area. The application states that there is, "open field parking, designated handicap parking, 800 parking spaces."

Proposed Condition of Approval:

The Applicant shall work with the Crook County Road Department for event signs.

There will be no backing onto or parking on NW Lone Pine Rd., or O'Neil Highway.

(v) Sanitation and solid waste.

PROPOSED FINDING: The application states that there will be twelve (12) portable restrooms, six (6) hand-washing stations distributed evenly among the event space.

Proposed Condition of Approval:

The Applicant shall obtain all required permits from Crook County Environmental Health Department.

(g) Occur on a lot or parcel that complies with the acknowledged minimum lot or parcel size; and

PROPOSED FINDING: The parcel is 87 acres, thus meeting the minimum parcel size which is 80 acres in the EFU-2 (Prineville Valley – Lone Pine Area).

(h) Do not exceed 18 events or activities in a calendar year.

PROPOSED FINDING: The proposal does not exceed 18 events.

(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.

PROPOSED FINDING: The Applicant has requested review of the permit at four-year intervals.

Proposed Condition of Approval:

The Applicant shall request review of the permit every four years on or before (Month, Day, Year), pursuant to CCC 18.16.055(5)(a)(b).

(6) Temporary structures established in connection with agri-tourism or other commercial events or activities may be permitted. The temporary structures must be removed at the end of the agri-tourism or other event or activity. Alteration to the land in connection with an agri-tourism or other commercial event or activity including, but not limited to, grading, filling or paving, are not permitted.

PROPOSED FINDING: The Applicant is not proposing any temporary structures or alterations to the land in connection with the Agri-tourism events.

Proposed Condition of Approval:

All lighting on existing structures or temporary use shall be downcast, shielded, and bat friendly. When no events are scheduled lighting shall be motion activated.

(7) The authorizations provided by this section are in addition to other authorizations that may be provided by law, except that “outdoor mass gathering” and “other gathering,” as those terms are used in ORS 197.015(10)(d), do not include agri-tourism or other commercial events and activities.

PROPOSED FINDING: The Applicant is not proposing any “outdoor mass gathering” and/or “other gathering,” with this application. The criterion does not apply.

I. **PROPOSED CONDITIONS OF APPROVAL:**

1. This Agri-tourism permit does not run with the property. If the property ownership changes the Agri-tourism permit is void and a new property owner will need to reapply for any Agri-tourism events held at the property.
2. The Applicant shall obtain all required permits from Crook County Building Department.
3. The Applicant shall obtain all required permits from Crook County Environmental Health Department.
4. The Applicant shall submit an amended list of events to the Community Development Department at least 72 hours prior to any change in the date of approved event dates.
5. The Applicant shall submit quarterly an event schedule for the upcoming by March 1st, 2023.
6. The Applicant shall submit a vehicle count and approximate attendance of previous events by October 1st, 2023.
7. All lighting on existing structures or temporary use shall be downcast, shielded, and bat friendly. When no events are scheduled lighting shall be motion activated.
8. The Applicant shall work with the Crook County Road Department for event signs.
9. There will be no backing onto or parking on NW Lone Pine Road or NW O'Neil Highway.
10. No agri-tourism event or activity may begin before 6 a.m. or end after 10 p.m.
11. No use of amplified sound may begin before 6 a.m. or end after 10 p.m.
12. The Applicant shall request review of the permit every four years on or before (Month, Day, Year), pursuant to CCC 18.16.055(5)(a)(b).

Respectfully Submitted,



Katie McDonald, Planner

Attachment A – Site Plan

Attachment B – Proposed Schedule of Events



O'Neil Arena Events				Attachment B	
Event ID No.	Event Name:	Date:	Hours:	Est. Daily Attendance:	Notes:
1	Bull Riding	5/6/2023	3pm - 10pm	500	Shows what our bulls are bred to do and trains them and the riders
2	Bull Riding	5/14/2023	12 - 4pm	400	See Above
3	Bull Riding	5/21/2023	12 - 4pm	400	See Above
4	Bull Riding	5/29/2023	12 - 4pm	400	See Above
5	Bull Riding	6/4/2023	12 - 4pm	400	See Above
6	Bull Riding	6/11/2023	12 - 4pm	400	See Above
7	Bull Riding	6/18/2023	3pm - 10pm	500	See Above
8	Bull Riding	6/25/2023	12 - 4pm	400	See Above
9	Bull Riding	7/8/2023	3pm - 10pm	500	See Above
10	Bull Riding	9/9/2023	3pm - 10pm	500	See Above
11	Fundraiser	7/22/2023	12-10pm	500	A way to raise money for local wrestling
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13					
14					
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