



**Crook County Planning Department**

300 NE 3<sup>rd</sup> Street, Room 11,

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

**RESIDENTIAL LAND PARTITION**

**217-23-001641-PLNG**

**October 2, 2023**

**OWNER:** Dean Barnhouse  
20832 Rorick Drive  
Bend, OR 97701

**SURVEYOR:** Greg Kelso  
765 NW Third Street  
Prineville, OR 97754

**LOCATION:** The subject property is located at Prairie Schooner Road and Lazy Back Lane in Prineville. It is identified on the County Assessor’s maps as 161720A002600 and 16171720B008600. The tax lots are Parcel 2 of Partition Plat 1991-25.

**ZONING:** Recreation Residential Mobile– RR(M)5.

**I. APPLICABLE CRITERIA**

**Title 17, Subdivisions**

**Chapter 17.24 Land Partitioning**

- 17.24.020 Filing Procedures and Requirements.
- 17.24.030 Requirements for Approval.
- 17.24.060 Final Map for Partitioning.

**Title 18, Zoning**

**Chapter 18.40 Recreation Residential Mobile**

- 18.40.010 Uses permitted outright.
- 18.40.090 Lot size.

**II. BACKGROUND**

The Applicant has proposed to divide the 95.47-acre property, composed of two tax lots, into three parcels. Proposed Parcel 1 will be 57.77 acres, proposed Parcel 2 will be 31.20 acres and proposed Parcel 3 will be 6.50 acres.

**Documentation of Ownership:** MF 2009-234336, Recorded 05/01/2009.

**Wastewater:** The three proposed parcels have been evaluated for on-site systems. Proposed Parcel 1 – 217-23-000277-EVAL, proposed Parcel 2 – 217-23-000275-EVAL-01, proposed Parcel 3 – 217-23-000275.

**Domestic Water:** The application states that each parcel will be served by an individual well.

**Irrigation Rights:** The subject property has no irrigation water rights.

**Fire Protection:** The subject property is within the Crook County Fire Protection District.

**Access:** Access for the proposed parcels is from Prairie Schooner Road and Lazy Back Road.

### III. **FINDINGS OF FACT**

#### **Title 17, SUBDIVISIONS**

##### **Chapter 17.24 Land Partitioning**

##### **17.24.020 Filing procedures and requirements for land partitioning.**

*Any person proposing a land partitioning, or his authorized agent or representative, shall prepare and submit five copies of the tentative plan for the proposed partitioning together with an application for partitioning and the appropriate filing fee to the county planning department at least 30 days prior to the commission meeting at which consideration is desired, except as otherwise provided in this chapter.*

*The tentative plan for partitioning, when submitted, shall include the following:*

- (1) A vicinity map locating the proposed partitioning in relation to adjacent subdivisions, roadways and adjoining land use and ownership patterns.*
- (2) A plan of the proposed partitioning showing tract boundaries and dimensions, the area of each tract or parcel, and the names, right-of-way widths, and improvement standards of existing roads.*
- (3) Names and addresses of the landowner, the partitioner, a mortgagee if applicable, and the engineer or surveyor employed or to be employed to make necessary surveys and prepare the legal descriptions of each parcel to be created.*
- (4) A statement regarding contemplated water supply, sewage disposal, solid waste disposal, fire protection, access, etc.*
- (5) North point, scale and date of map, and property identification by tax lot, section, township and range.*
- (6) Statement regarding past, present and intended use of the parcel(s) to be created, or the use for which the parcel(s) are to be offered.*
- (7) Where a tract of land is within the boundaries of an irrigation district, an application for partitioning of the tract shall be accompanied by a water rights division plan approved by the irrigation district or other water district holding the water rights, or when there is no such district, by the district watermaster or his representative serving the Crook County area.*
- (8) Legal access to the proposed parcels. (Ord. 231 § 1 (Exh. A), 2010; Ord. 19 § 5.020, 2003)*

**FINDING:** The vicinity map and application materials submitted included all the criterion identified in subsection (1)-(8) above. The Applicant states that the property will be used for future residential development. The property has no irrigation water rights. The request complies with requirements.

***17.24.030 Requirements for approval.***

*No application for partitioning shall be approved unless the following requirements are met:*

- (1) Proposal is in compliance with the comprehensive plan.*
- (2) Proposal is in compliance with the applicable zoning.*
- (3) An approved water rights division plan.*

**FINDING:** The proposed land partition complies with the Crook County Comprehensive Plan, which has identified the property for residential use. The proposed partition will result in three parcels that meet the five-acre minimum lot size established by the underlying zone. The properties are not within an identified irrigation district and thus no water rights division plan is required. The request complies.

***17.24.040 Additional factors to be considered***

*In addition to the requirements set forth in CCC 17.24.030, the following factors may be considered by the commission for approval or disapproval of an application for land partitioning:*

- (1) Placement and availability of utilities.*

**FINDING:** Utilities and services were identified within the tentative plan.

- (2) Safety from fire, flood, and other natural hazards.*

**FINDING:** Crook County Fire & Rescue District will provide services to the property. Access will be as shown on the tentative plan. This has been included as a Condition of Approval. The property is not located within an area of special flood hazard, or any other natural hazard areas.

- (3) Adequate provision of public facilities and services.*

**FINDING:** No public facilities are located in the area. Proposed development will comply with Onsite and Building Department requirements.

- (4) Possible effects on natural, scenic, and historical resources.*

**FINDING:** No natural, scenic, or historic resources are located within the vicinity of the proposed partition.

- (5) Need for on-site or off-site improvements.*
- (6) Need for additional setback, screening, landscaping, and other requirements relative to the protection of adjoining and area land uses.*

**FINDING:** Staff did not identify a need for on-site or off-site improvements, or a need for additional setback, screening, landscaping, or other requirements relative to the protection of adjoining and area land uses. The request complies.

**17.24.060 Final map for partitioning**

**FINDING:** The final map for partitioning will meet the requirements of 17.24.060.

**Title 18, Zoning**

**Chapter 18.40 Recreation Residential Mobile Zone  
18.40.090 Lot Size**

*The minimum property size for a new parcel shall be five acres in size.*

**FINDING:** Proposed Parcel 1 will be 57.77 acres; proposed Parcel 2 will be 31.20 acres and proposed Parcel 3 will be 6.50 acres. The request complies with the minimum lot size in the RR(M)5 zone.

**IV. DECISION**

Approved, subject to the following conditions of approval.

**V. CONDITIONS OF APPROVAL**

1. The owner/applicant shall have two years from the expiration of the appeal period to file the final plat (October 2, 2025). The final plat shall be in conformance with the criteria in Section 17.24.60 of the Crook County Code.
2. All necessary taxes, fees, and assessments shall be paid before the final plat is filed.
3. Site plan approval is required prior to any development on either proposed parcel.
4. The location of the wells shall be identified on the final plat. If a shared well is developed, a shared well agreement shall be recorded with the Crook County Clerk prior to any development of either newly created parcel.
5. Access for the proposed parcels will be as shown on the tentative plan. No other access is approved with this decision.

The above approval may be appealed in writing to the Crook County Planning Commission no later than **4:00 pm on October 16, 2023**, on payment of an appeal fee of \$250.00. Appeals must be received by Crook County Community Development / Planning Division no later than the above date and time. All appeals must be accompanied by the appeal fee.

Respectfully,

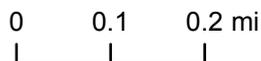
Ann Beier, Designated Representative  
Crook County Community Development

cc: Applicant  
Applicant's Surveyor/County Surveyor  
C.C. Departments  
Crook County Fire and Rescue  
Property Owners within 250'

# Crook County, Oregon

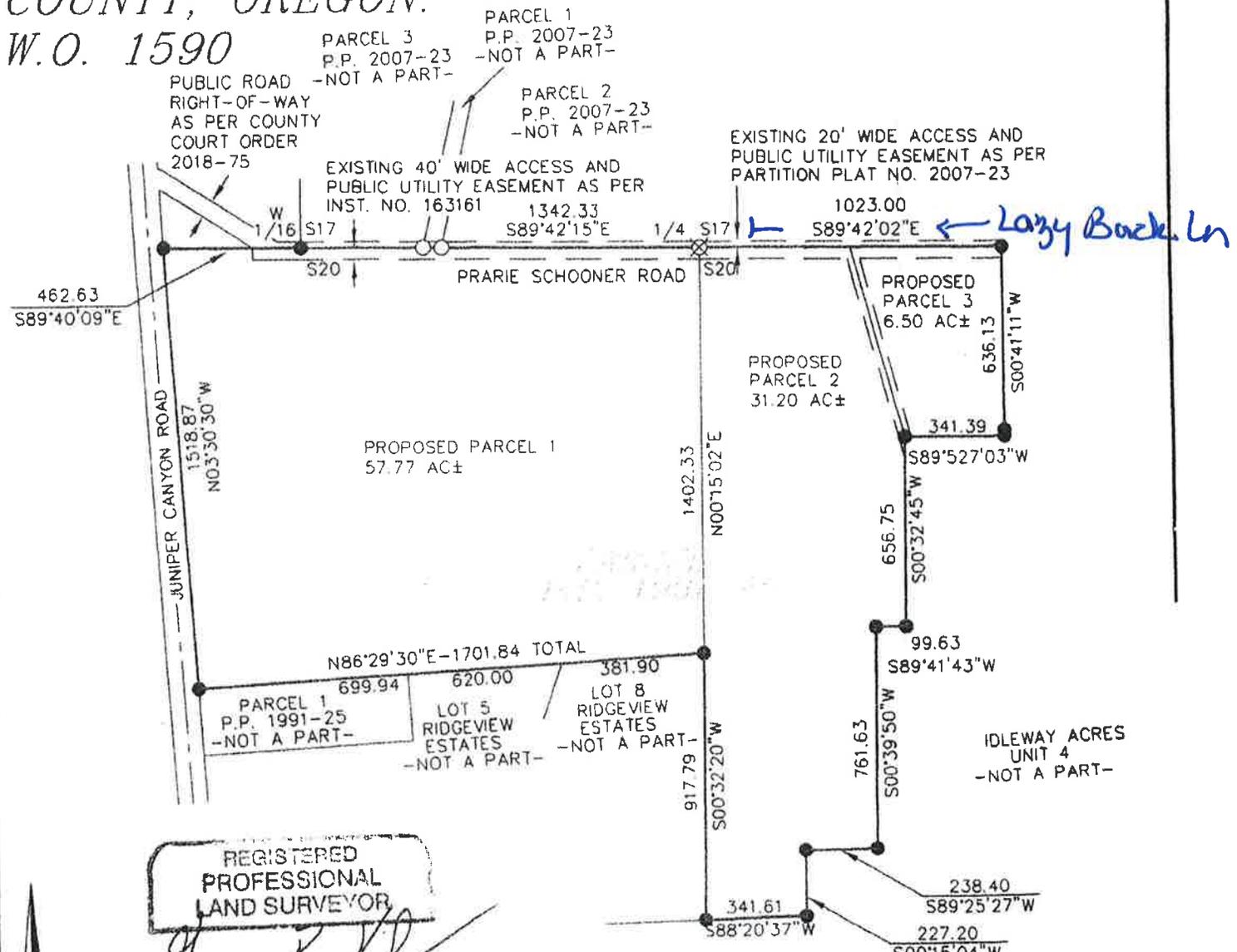


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# TENTATIVE MAP FOR A PARTITION OF PARCEL 2 OF P.P. 1991-25, LOCATED IN SECTION 20 OF T.16S., R.17E., W.M., CROOK COUNTY, OREGON.

W.O. 1590

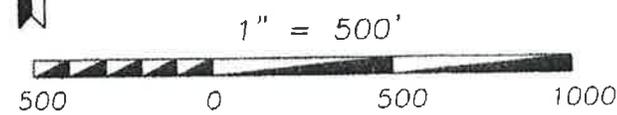


REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gregory K. Kelso*

OREGON 8/14/23  
JANUARY 21, 1931  
GREGORY K. KELSO  
2798

Reviews 6/30/25



AUGUST 3, 2023

PREPARED FOR  
DEAN BARNHOUSE  
20832 RORICK DR.  
BEND, OR 97701

PREPARED BY  
KELSO LAND SURVEYING, LLC.  
765 NW THIRD STREET  
PRINEVILLE, OR 97754  
(541) 420-8057

- LEGEND**
- RECORD 5/8" IRON ROD AS PER PARTITION PLAT NO. 1991-25.
  - RECORD 3" BRASS CAP AS PER BLM GROUP 1391.
  - ⊗ RECORD 5/8" IRON ROD AS PER PARTITION PLAT NO. 2007-23