



RECORD No. 217 25 - 000151 For Office Use Only **PLNG**

**Crook County Community Development
Planning Division**

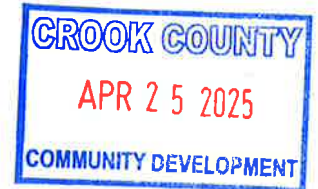
300 NE 3rd Street, Room 12, Prineville Oregon 97754

541-447-3211

plan@co.crook.or.us

www.co.crook.or.us

Conditional Use Application
Administrative or Public Hearing



PROPERTY OWNER

Last Name: Powell Butte Farmers Club First Name: _____

Mailing Address: PO BOX 87

City: Powell Butte State: OR Zip: 97753

Day-time phone: (503) 789 - 3849 Cell Phone: (_____) _____ - _____

Email: steveturner@srt-construct.com

AGENT / REPRESENTATIVE

Last Name: Vanden'Aklie First Name: Monique

Mailing Address: PO BOX 87

City: Powell Butte State: OR Zip: 97753

Day-time phone: (541) 419 - 4363 Cell Phone: (_____) _____ - _____

Email: monique@communitybasedconsulting.com

PROPERTY LOCATION

Township 1155 South, Range 1414 East WM, Section 3535, Tax lot 400

Size of property: 39.25 Acres Zoning: EEFU3FU3

Physical address: 8404 SW REIF RD, POWELL BUTTE OR 97753

Subdivision name, if applicable: _____

REQUEST:

Beginning Steps Childcare requests a Conditional Use Permit (CUP) to develop and operate a licensed childcare and early education center on a 1-2 acre portion of the Powell Butte Community Center (PBCC) property, zoned Exclusive Farm Use (EFU). The facility will serve up to 60 children, offering full-day, part-time, before/after-school, and seasonal care for infants through school-age, and will operate Monday through Friday from 5:00 a.m. to 9:00 p.m. with 10-15 staff. The project includes an under 3,000 square foot L-shaped building with fenced play areas, a sensory gym, mini farm, food prep space, and ADA-compliant facilities. It will establish its own well and septic system and connect to existing electrical infrastructure. The proposed use is conditionally allowed under ORS 215.283 and Crook County Code 18.16.020(C), and is designed to be fully compatible with adjacent agricultural uses, meeting the requirements of ORS 215.296, OAR 660-033-0130, and the Crook County Comprehensive Plan.

ACCESS / ROADS

Is there existing access to the property? Yes ☒ No ☐

If no, will the proposed access be from: County ☐ Public ☐ Private ☐ State(ODOT) ☐

*Please provide recorded easement or ODOT approval

ENVIRONMENTAL HEALTH – SEPTIC DISPOSAL

Soil/Site Evaluation Crook County File: Application pending _____

On-Site Authorization: _____

FLOOD ZONE

Is the property located within a Flood Zone? Yes ☐ No ☒

If yes, submit a "Special Flood Hazard Area Development Permit".

DOMESTIC WATER

Water will be supplied by:

☒ An existing or proposed individual well

☐ 4 to 14 dwellings on one well State regulated system

☐ Shared well (Number of dwellings _____)

☐ Other: Please explain _____

☐ Community Water System: Name _____

Community Water System Authorization

Print Name: _____ Daytime phone: _____

Authorization Signature: _____ Date: _____

IRRIGATION WATER

Does the property have irrigation water right? Yes _____ No X

If the property has irrigation water rights, who is the supplier:

_____ Central Oregon Irrigation District - 541-548-6047

_____ Ochoco Irrigation District - 541-447-6449

_____ Water Resources Department - 541-306-6885

_____ People's Irrigation District - 541-447-7797

_____ Other: _____

Watermaster Signature: _____ **Date:** _____

Print Name Clearly: _____ **Phone:** _____

Irrigation District Signature: _____ **Date:** _____

Print Name Clearly: _____ **Phone:** _____

COMMENTS: _____

WILDLIFE

ODF&W, Prineville Field Office, 2042 SE Paulina Hwy Phone: (541) 447-5111

Is the subject property located within a "Winter Wildlife" overlay zone? Yes _____ No X

Is the subject property located within a "Sensitive Bird Habitat" zone? Yes _____ No X

COMMENTS: _____

ODF&W Signature: _____ **Date:** _____

Print Name: _____

WEED CONTROL

1306 N. Main Street, Prineville

Phone: (541) 447-7958 Email: kev.alexanian@co.crook.or.us

Weed Master Signature: _____

Date: 7/29/25

COMMENTS:

SUPPLEMENTAL INFORMATION

IMPORTANT NOTICE: The Crook County Planning Department is required to review all applications for accuracy and to determine whether the staff and/or the Planning Commission have the information needed to make a decision. The County has 30 days to determine whether the application is complete. Within that 30-day period, the Planning Department will request additional information, if necessary. A decision on your application will be postponed until the information is received. State law requires that all information to support an application be available for public inspection at our office 20-days before a public hearing. Any information submitted after this date may require a postponement of the hearing date if necessary. Please make sure your application is complete. The burden of proof lies with the applicant.

SIGNATURES

I agree to meet the standards governing the laws as outlined in the State of Oregon's OAR, ORS, Crook County Code, and Crook County – Prineville Comprehensive Plan. I agree that all the information contained in this application is true to the best of my knowledge.

Property Owner Signature: _____ Date _____

Print name: _____

Property Owner Signature: _____ Date _____

Print name: _____

Agent/Representative Signature: Monique Vanden'Aklie Date 4/23/25

Print name: Monique Vanden'Aklie

CHECK LIST OF REQUIREMENTS

- ☒ Detailed explanation of the proposed use and how the applicable standards and criteria are satisfied. Crook County Code, Title 18 has the applicable standards and criteria.
- ☒ Signed application form
- ☒ Copy of the Tax Lot Card
- ☒ Copy of the current owners Warranty Deed
- ☒ Signed Authorization Form; if applicable
- ☒ Detailed "Plot Plan/Site Plan" of the subject property
- ☐ Special Flood Hazard Area Development Permit; if applicable
- ☒ Supplemental Information



Crook County Community Development
300 NE 3rd Street, Prineville, OR 97754
Phone: (541) 447-3211 Fax: (541) 416-2139
Email: bld@co.crook.or.us Website: www.co.crook.or.us

AUTHORIZATION FORM

Let it be known that Steven Turner and Powell Butte Farmers Club (Community Center)
(Print name clearly)

has been retained to act as my authorized agent to perform all acts for development on my property noted below. These acts include: Pre-application conference, filing applications, and/or other required documents relative to all permit applications in regards to this project.

Physical address of property: 8404 SW REIF RD, POWELL BUTTE OR 97753 and described in the records of
CROOK COUNTY, Oregon as map/tax number: 15143500-00400-15573

The costs of the above actions, which are not satisfied by the agent, are the responsibility of the undersigned property owner.

PROPERTY OWNER

(Please print clearly)

Printed Name: Steven Turner, Powell Butte Farmers Club (community center) Date: 4/23/25

Signature: _____

Mailing Address: 8404 SW Reif Rd

City: Powell Butte State: OR Zip: 97753

Phone: 503-789-3849

eMail: steveturner@srt-construct.com

☐ Individual ☐ Corporation ☒ Limited Liability Corporation ☐ Trust

IMPORTANT NOTE: If the property is owned by an entity, include the names of all the authorized signers.

If a Corporation: Provide the name of the President, or other authorized signor (s).

If a LLC: Provide the names of ALL members and managers.

If a Trust: Provide the name of the current Trustee (s).

In addition, if you are a corporation, you will need to include a copy of the bylaws, an operating agreement if you are an LLC, or Certificate of Trust if you are a trust that verifies authority to sign on behalf of the entity

APPROVED AGENT

Printed Name: Monique Vanden'Aklie Date: 4/23/25

Signature: Monique Vanden'Aklie

Mailing Address: 1549 NW Newport Ave B

City: Bend State: OR Zip: 97703

Phone: 541-419-4363

eMail: monique@communitybasedconsulting.com

Beginning Steps Childcare

Conditional Use - Burden of Proof



Applicant:

Beginning Steps Childcare, LLC
1511 NW 18th Street
Redmond, OR 97756

Owner:

Powell Butte Farmer's Club
8404 SW Reif Road
Powell Butte, OR 97753

Applicant's Designer:

Suburban Renewal LLC
61071 Snowberry Place
Bend, OR 97702

Document prepared by Community Based Consulting and Suburban Renewal

Table of Contents

1. Project Overview	3
2. Site Context, Community Need	5
3. Design Components	6
4. Background of the Subject Property and Surrounding Area	8
4.1 Policy Framework	9
4.1 Existing Site Conditions	10
4.3 Reason for Request	12
4.4 Proposed Childcare Facility	13
a. Crook County Tax Map	13
b. Overall Site Plan	13
c. Site Plan	15
d. Floor Plan	16
e. Elevations	17
f. Roof Plan	18
5. Regulatory Alignment.....	19
5.1 Applicable Criteria and Standards	19
5.2 Conditional Use	19
a. Approval Criteria OAR CH. 660 DIV. 033 Section 0130 subsection (5)	19
b. Massing and Structure Height	21
b.1 Adjacent Structure Radius	21
b.2 Average Structure Height	22
b.3 Average Structure SF (Massing)	22
b.4 Surrounding Property Information	23
c. APPROVAL CRITERIA - ORS 215.283(2)(dd)	24
d. Approval Criteria - CCC, Chapter 18.16.020	26
6. Impact Analysis.....	27
6.1 Livability	27

6.2 Property Value 28

6.3 Development Compatibility 28

7. Traffic Impact and Access 29

8. Community Impact, Program Design, and Operational Capability..... 29

9. Exhibits to the Burden of Proof Document 31

1. Project Overview

This application is on behalf of Beginning Steps Childcare LLC ("Applicant"), a licensed childcare provider in Oregon, who is seeking approval to use an approximately 1.59 -2 acre portion of 8404 SW Reif Road, Powell Butte, OR 97753 ("Subject Property") for development of a full-service childcare facility to serve families of the local community. The Applicant, with support from the Powell Butte Farmer's Club, is requesting a conditional use permit ("CUP") to allow the operation of the childcare facility in the Exclusive Farm Use Three ("EFU-3") zone on a portion of the 40-acre parcel owned by the Farmer's Club. The Subject Property is under a previously approved CUP from Crook County for use as a community center in the EFU-3 zone. Based on the evidence and information provided below, the childcare facility will also benefit the local community while not posing any significant impact on surrounding farm operations or future land-use trends.

Beginning Steps Childcare proposes to develop a full-service childcare facility on a 1.59 to 2-acre site leased from the Powell Butte Community Center (PBCC). The facility will serve up to 60 children, including infants, toddlers, preschoolers, and school-age children, through daycare, preschool, kindergarten, before/after school, and seasonal programs. The facility will be adjacent to the Powell Butte Community Center and utilize previously evaluated land for non-farm use under PBCC's CUP approval.

The center will operate from 5:00 a.m. to 9:00 p.m., Monday through Friday, meeting the diverse schedules of local working families. The facility will be licensed for a maximum capacity of 60 to 100 individuals (including children and staff) at any given time, in accordance with building code and regulatory standards. On average, 40 to 75 individuals (children and staff) are expected to be in the building throughout the day, depending on enrollment, scheduling, and part-time program participation. Children will be grouped by developmental stage into classrooms specifically designed for their age and needs: infant (6 weeks–1 year), toddler (1–3 years), preschool (3–5 years), and school-age (5–12 years).

Each classroom will be led by trained professionals who meet or exceed all licensing and regulatory standards and will implement a developmentally appropriate, trauma-informed, and bilingual curriculum. The facility will emphasize culturally responsive, nature-centered, and farm-based early education tailored to the needs of rural families. Meals and snacks will be provided in compliance with USDA guidelines. The modest, modern farmhouse-style building will reflect the rural character of Powell Butte and provide essential care for children of farm workers, commuters, and other residents.

The center will operate year-round and offer:

- Full-day and extended-hours care for working families
- Daycare, preschool, and kindergarten programs
- Before and after-school care for school-aged children
- Enrichment activities such as outdoor play, creative arts, early literacy, and farm-based, nature-integrated learning
- Family support services, including parenting resources and referrals
- Nutritious snacks and optional catered meals
- Individualized care plans for children with special or additional needs
- Quarterly child development assessments

The facility will include:

- Up to six age-specific classrooms
- An administrative office
- Staff break and training room
- Food preparation area
- Indoor and outdoor play areas
- Sensory gym
- ADA-compliant restrooms
- Drop-off and pick-up loop with designated parking
- Mini farm area

All staff will receive initial and ongoing professional development in early childhood education, safety, emergency preparedness, accessibility and non-discrimination principles, and child development. The center will use a digital system to support parent communication, attendance, health tracking, and curriculum delivery.

The project is supported by a planning grant from the Oregon Child Care Infrastructure Fund, with additional funding secured for construction. It directly addresses the severe

shortage of licensed childcare in Powell Butte and rural Oregon, identified in a 2022 study conducted by Oregon State University, which found that Crook County has more than three children for every available regulated slot. The need is especially urgent for infants and toddlers. This facility addresses this gap by providing additional slots for early education and wraparound care with culturally specific programming and a community-centered approach.

2. Site Context, Community Need

The proposed childcare facility will be located on a 1.59 to 2-acre portion of the Powell Butte Community Center (PBCC) property. This site already holds an approved Conditional Use Permit (CUP), making it a strong candidate for efficient development within the regulatory framework of Crook County. The facility will be located adjacent to PBCC via a newly designed driveway from SW Reif Road. The driveway and circulation plan will incorporate the recommendations of a professional Traffic Impact Analysis (TIA) (see attachment), ensuring compatibility with rural traffic patterns and roadway safety standards.

The existing PBCC CUP included comprehensive due diligence measures, such as a soil suitability study, adjacent landowner coordination, and a state planning goal exception. Because the proposed facility lies within the same legally recognized tract, it may qualify for exemption from duplicative review under ORS 215.296(9)(B). This statute provides that if a prior CUP adequately addressed state goal exceptions—including soil analysis and landowner notification—subsequent development within the same tract may be exempt from repeating those studies, streamlining the permitting process and reducing administrative burden.

This proposed facility directly addresses those gaps by creating a licensed, full-service childcare center within an established rural community hub. The program is designed to:

- Support farmworker families, commuters, and rural households who require extended-hour care
- Increase workforce participation and local economic stability by providing reliable weekday childcare
- Create inclusive, trauma-informed, and sensory-aware learning environments tailored to children with disabilities and special needs.
- Reinforce community cohesion through wraparound family support services and intergenerational programming.

In support of equity and access, the center will accept Employment Related Day Care (ERDC) subsidies, ensuring that low-income families can access high-quality, licensed childcare, regardless of financial status. This makes the facility a stabilizing resource for families facing economic hardship or navigating uncertain work schedules.

The facility will operate Monday through Friday, with staffing and child groupings aligned with Oregon licensing ratios. While families will provide lunches, the facility will offer nutritious snacks in accordance with USDA guidelines. An Oregon Child Care Infrastructure Fund planning grant supports the project, directly advancing Crook County's long-term objectives for economic resilience, equitable education, and sustainable rural development.

In addition to addressing community needs, the facility will operate under Oregon childcare licensing standards, which include:

- Comprehensive staff training and background checks
- Full compliance with building, health, fire, and sanitation codes
- Ongoing state and county regulatory inspections
- Inclusive care plans for children with disabilities or other special needs

The project's design and operations fully comply with local and State licensing requirements, ensuring high safety, care, and accountability standards. The strategic siting on a pre-approved property and the depth of community benefit make this facility a strong candidate for Conditional Use Permit approval. It leverages existing infrastructure to deliver essential services precisely where they are most urgently needed.

3. Design Components

Expanding access to high-quality childcare in a rural setting fulfills the vital community function of, the facility's site plan has been carefully crafted to balance safety, accessibility, environmental stewardship, and regulatory compliance. The project will utilize a 1.59–2-acre portion of the Powell Butte Community Center (PBCC) property—land previously evaluated for non-farm use under an existing Conditional Use Permit—allowing for a streamlined development process within a partially developed tract.

The facility will be 8,000 square feet and designed in a modern farmhouse architectural style, reflecting the agricultural character of Powell Butte while offering a welcoming, child-centered environment. The building's shed-style roof will slope away from play areas to enhance safety, and the overall layout has been tailored to support a nature-based, inclusive learning experience. The building will be situated behind the community center,

using a previously approved and partially developed area to minimize additional land disturbance.

Key site and design features include:

- **Building Placement:** Centrally located for security and visibility, with adequate separation from surrounding agricultural operations.
- **Building Configuration:** The structure will be L-shaped, a layout chosen to maximize protection from prevailing winds and seasonal rainfall. This design also creates a naturally sheltered outdoor courtyard area, enhancing year-round usability and comfort for children and staff.
- **Setbacks:** All structures exceed the 30-foot setback requirement from public roads, consistent with Crook County zoning standards.
- **Access and Circulation:** A dedicated, one-way driveway system—accessed via Reif Road—facilitates efficient and safe traffic flow for drop-off and pick-up times.
- **Parking:** ADA-compliant staff and visitor parking ensures accessibility and is sited to avoid interference with adjacent land uses.
- **Outdoor Play Areas:** Divided by age group, fenced, and including at least 100 square feet of outdoor space per child as required by licensing standards. These areas promote healthy outdoor play while incorporating natural barriers for privacy and safety.
- **Landscaping:** Native vegetation, shaded gathering spaces, and natural sound buffers are integrated throughout the site, creating a calm, child-friendly atmosphere while preserving rural aesthetics.
- **Mini Farm Learning Area:** A dedicated "mini farm" space will include raised garden beds, a greenhouse, and a compost area, providing hands-on agricultural learning opportunities. Children will engage in planting, harvesting, composting, and observing plant life cycles—building responsibility, sensory connection to nature, and food literacy. The area will be enclosed and fully supervised, with a safety shed to securely store tools, soil, and materials when not in use, ensuring that all equipment is inaccessible to children unless staff are present. This immersive environment will deepen the center's emphasis on farm-based and outdoor education while honoring the agricultural heritage of the surrounding Powell Butte community.
- **Shielded Lighting:** All exterior lighting will use directional shielding to minimize light spill and glare, preserving dark skies and reducing disruption to neighboring properties.

- **Utilities:** The facility will establish a private well and onsite septic system on the PBCC property, ensuring independent, code-compliant water and wastewater infrastructure. It will connect to the existing PBCC electrical service to minimize additional development impacts.
- **Culturally Specific Design Elements:** The layout supports farm-based and outdoor education, with spaces that reflect the local cultural and environmental context to enhance relevance and engagement for children.

4. Background of the Subject Property and Surrounding Area

The proposed Beginning Steps Childcare facility will be located on a 1.59 –2-acre site within a 39.25-acre parcel currently occupied by the Powell Butte Community Center (PBCC), located in an area zoned Exclusive Farm Use (EFU) under Crook County's zoning code. This site already benefits from a prior Conditional Use Permit (CUP) issued for community-oriented, non-farm uses. Under ORS 215.283(2)(dd) and Crook County Code 18.16.020, childcare facilities may be approved as a conditional use on EFU-zoned lands, provided they do not significantly alter or interfere with accepted farm practices or significantly increase the cost of accepted farm practices.

Crook County Planning staff reviewed The proposed project during a pre-application process. It is consistent with state and county requirements, including the Crook County Comprehensive Plan, ORS 215.296, and OAR 660-033-0130, collectively regulating non-farm uses in EFU zones.

This application satisfies the legal and policy framework by:

- Demonstrating a clear public benefit through increased access to early childhood education in a documented childcare desert
- Conducting a parcel-by-parcel analysis of adjacent and surrounding land uses within a 2-mile radius
- Identifying and implementing mitigation measures to prevent interference with accepted farming practices
- Aligning with the goals of the Crook County Comprehensive Plan, particularly those related to family well-being, education access, economic resilience, and the protection of agricultural lands

4.1 Policy Framework

As shown on the last deed of record, which is attached hereto, Powell Butte Farmer's Club, Inc. owns the Subject Property. The Historical Tax Lot Card is attached and incorporated as Exhibit 102 as required under the CUP Application.

The Applicant is an Oregon limited liability company and licensed childcare provider as defined by ORS 329A.250, established by owner/operator Nicole Lee in 2022 to operate a licensed childcare facility from her home in Redmond. The State of Oregon has licensed Ms. Lee to operate a childcare facility since 2006. The Applicant was subsequently awarded a planning grant from the Oregon Child Care Infrastructure Fund in 2025 to obtain architectural plans and engineering, contractor bids, and an application for a CUP for a new childcare facility in the Powell Butte area.

The Subject Property (Tax Lot No. 1514350000400, commonly known as 8404 SW Reif Road, Powell Butte, OR 97753) and all immediately surrounding properties are zoned EFU-3. The Subject Property is approximately 40 acres in size and abuts SW Reif Road to the West, a county road, as shown on Applicant's Proposed Permit Boundary Survey, which is attached hereto and incorporated herein. The Proposed Facility Location will be directly South of the existing Powell Butte Community Center, North of the Crook County Rural Fire Protection District #1. It will also be abut SW Reif Road to the West. There are no mapped natural hazards at the proposed facility location, nor is it mapped in a special flood hazard area. The Subject Property is not located in a critical wildlife area, scenic area, or within the area of impact of any mining operation. Community electrical and telephone services serve it.

On March 24, 1999, Powell Butte Farmer's Club received approval from the Crook County Planning Commission to partition Tax Lot No. T 15 S R 14 EWM Sec 35 TL 600 to create an adjoining 117-acre non-farm parcel and the 40-acre Subject Property, which was simultaneously approved by the Planning Commission for conditional use as a community center. In 2000, Powell Butte Farmer's Club received approval from the Crook County Planning Commission to construct a 5,000-square-foot facility to be operated as a Community Center for the Powell Butte area.

Land uses in the immediate vicinity surrounding the Proposed Facility Location consist of irrigated cropland and pasture land to the West and Northwest and fallow land directly North, East, and South. The properties immediately East and North of the Proposed Facility

Location are unirrigated and owned by the Powell Butte Farmer's Club. Crook County Fire owns the Property immediately to the South. Both the Subject Property and the Crook County Fire Station are nestled in an additional 109 acres of fallow land to the east and south owned by Crook County. As you move further to the South, East, and Southwest, irrigated farmland gives way to unirrigated farmland and vacant land mixed with residential zoning as you climb uphill toward Powell Buttes.

Based on information collected by the Powell Butte Community Center, the farm operations on neighboring parcels are limited to growing hay and alfalfa crops immediately to the West of the Subject Property and raising cattle to the Northwest. The specific farm operations on the Property to the West include: plowing and disking; fertilizing; planting seed; seasonal irrigation between April and October with water from Central Oregon Irrigation District Canals; spraying for weeds with herbicides or burning weeds from irrigation ditches; cutting hay and baling 2-3 times per season; and, trucking hay to a storage shelter, or barn. The specific farm operations on the Property to the Northwest include feeding cattle or providing access to grazing pastures, periodic fence construction and repairs, and cattle health maintenance and care. Cattle generally are not moved between pastures with horses but rather with motorized equipment and off-road vehicles as needed. Equipment used in the nearby farming operations includes tractors, bailers, plows, swathers, rakes, trailers, fork trucks, water pumps, irrigation pivots, irrigation wheel lines, pipes, and any number of hand tools necessary to install, modify, or maintain the farm equipment, as well as tractor-trailers for delivering supplies and/or hauling away farm products. Operational hours for neighboring farm operations are seasonal and highly variable, with most operations occurring exclusively on their respective properties. Spraying of herbicides on the neighboring alfalfa/hay operation to the West of the Subject Property is limited to February, with active spraying taking place exclusively in the early morning hours to avoid wind drift.

A Letter of Support from the Powell Butte Community Center is attached and incorporated herein.

4.1 Existing Site Conditions

Currently, there are no structures or facilities on the Property.

Looking South



Looking North



Perpendicular View



4.3 Reason for Request

The Applicant requests this conditional use in direct response to a state-identified "childcare desert" in Crook County. According to a study published by Oregon State University's College of Public Health in 2022, only 14% of children aged 0-5 had access to a regulated childcare slot in Crook County, among the lowest in Oregon—with more than three children for every available regulated childcare slot. The need is especially dire for infants and toddlers. This facility addresses the gap by offering early education, wraparound care, and a community-centered approach intended to serve residents directly.

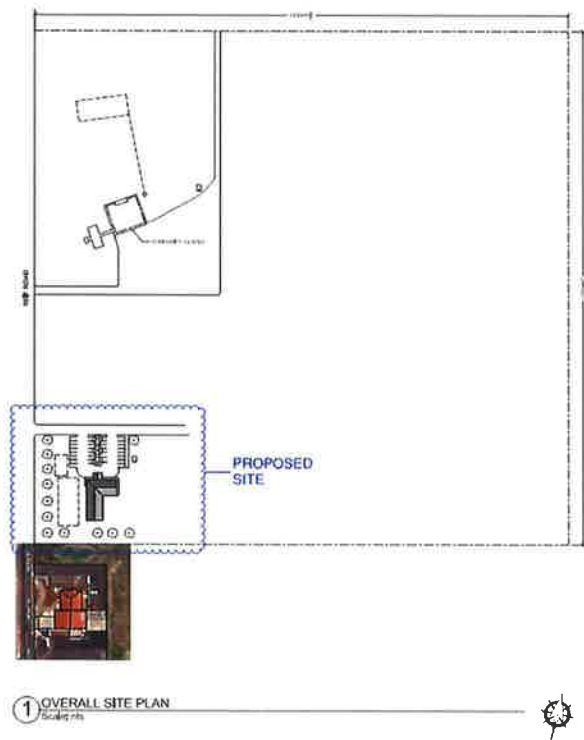
Approval of this Application will allow the Applicant to develop and operate a full-service childcare facility on the Subject Property, designed to serve up to 60 children in the local area, including infants, toddlers, preschoolers, and school-age children, through before/after school and seasonal programs. Submission of this Application is also a part of the requirements set forth by the Oregon Child Care Infrastructure Fund to successfully apply for a subsequent grant to fund the development and construction of the childcare center.

4.4 Proposed Childcare Facility

a. Crook County Tax Map

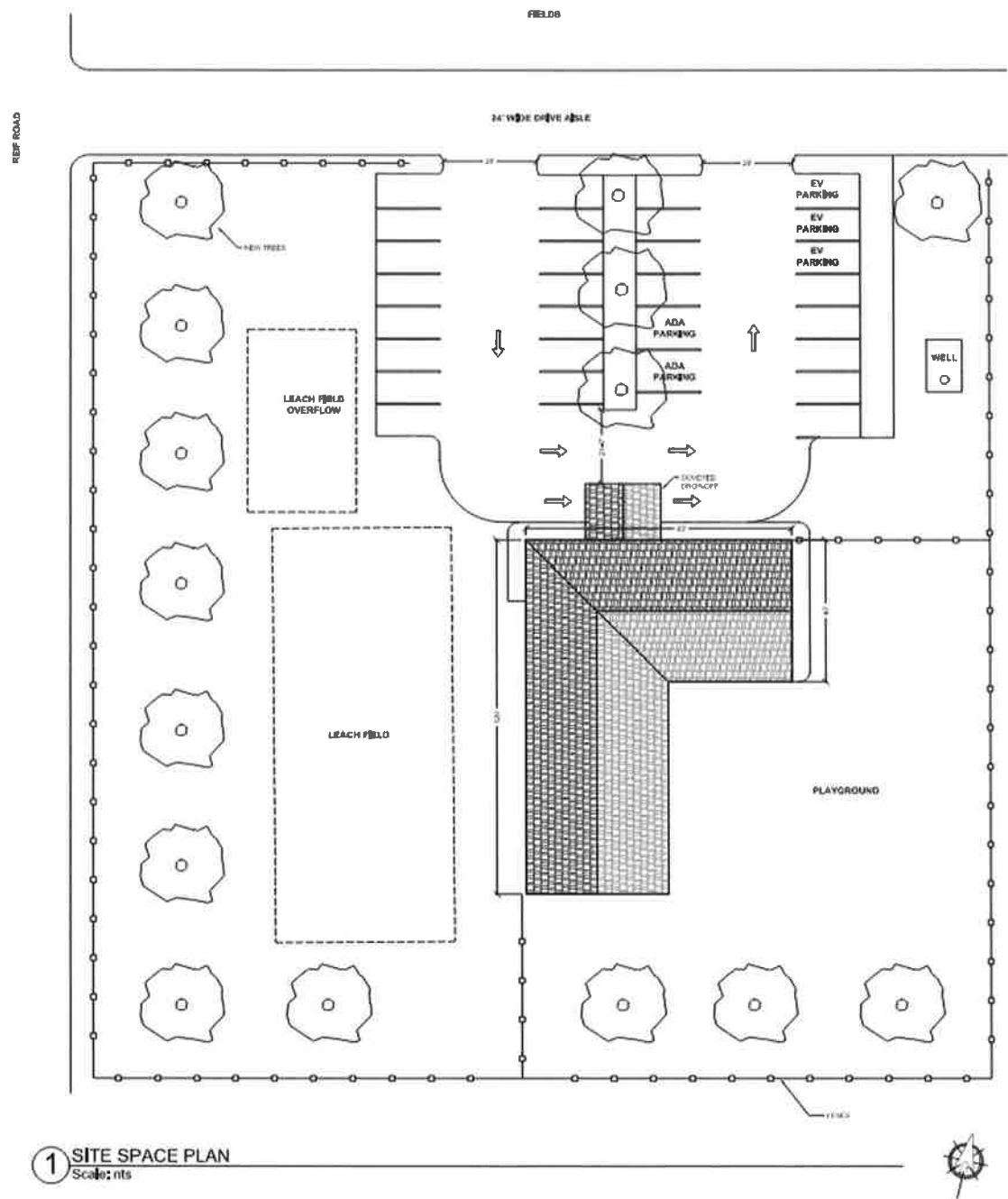


b. Overall Site Plan





c. Site Plan



d. Floor Plan



Structure and Programming:

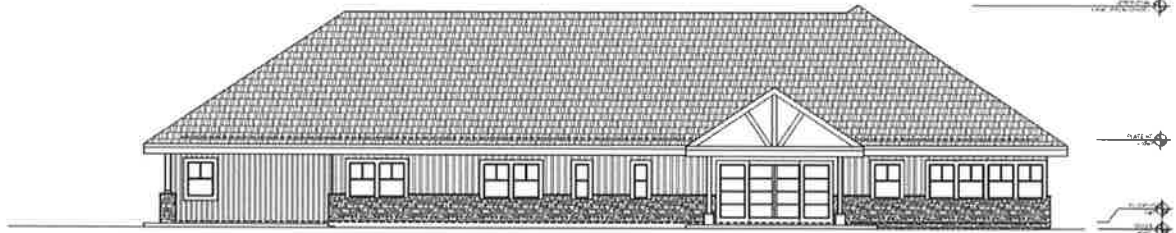
- Height – 26'-6"
- Overall SF – 7,700 sf
- Min parking spaces– 30 (includes ADA and EV)
- Total number of caregivers, directors, and janitorial – 17
- Children in care – 60 – 90 (throughout the day)
- Well water
- Septic
- Fire sprinkler water to be held in an adjacent cistern

e. Elevations



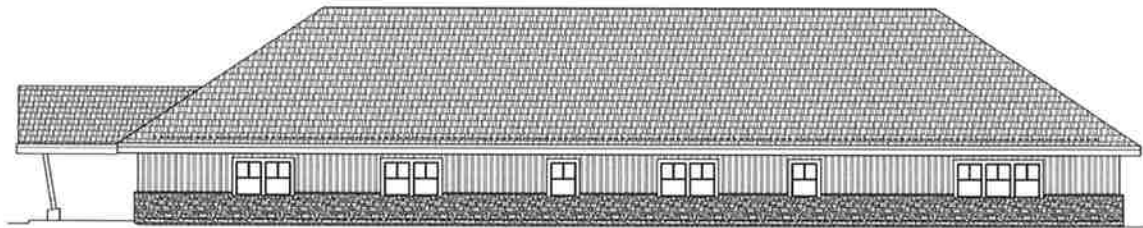
② East Facing Elevation

Scale: nts



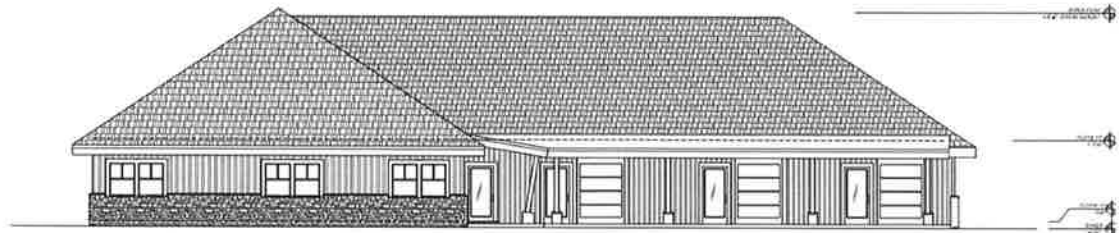
① North Facing Elevation

Scale: NTS



② West Facing Elevation

Scale: nts



① South Facing Elevation

Scale: NTS



5. Regulatory Alignment

5.1 Applicable Criteria and Standards

The following laws and regulations may apply to the County's review of this application:

- Oregon Administrative Rules ("OAR") 660-033-0135 subsection 5
- Crook County Comprehensive Plan, Ordinance 18
- Crook County Comprehensive Plan, Ordinance 19
- Crook County Code ("CCC"), Chapter 17.36, Design Standards
- CCC, Chapter 18.16, Exclusive Farm Use Zones
- CCC, Chapter 18.16.015(22), Use Standards
- CCC, Chapter 18.16.020, Conditional Use Review Criteria
- CCC, Chapter 18.160, Conditional Uses
- CCC, Chapter 18.180.010, Transportation Impact Analysis
- Oregon Revised Statute ("ORS") 215.283(2)(dd), Uses Permitted in Exclusive Farm Use Zones in Nonmarginal Land Counties
- ORS 215.296(1), Standards for Approval of Certain Uses in Exclusive Farm Use Zones

5.2 Conditional Use

Operation of a childcare and/or nursery school facility in the EFU-3 zone is permitted as a conditional use subject to the requirements of CCC 18.16.015(22), 18.16.020, ORS 215.283(2)(dd), ORS 215.296(1), and OAR 660-033-130 (5). The proposed facility will be licensed for a maximum of 75 individuals, up to 60 individuals being children, and be contained within a single parcel at the Subject Property.

a. Approval Criteria OAR CH. 660 DIV. 033 Section 0130 subsection (5)

OAR CH. 660 DIV. 033 (5) – Minimum Standards Applicable to the Schedule of Permitted and Conditional Uses; and ORS 215.296(1)—Standards for Approval of Certain Uses in Exclusive Farm Use Zones:

Approval requires review by the governing body or its designate under ORS 215.296 (Standards for approval of specific uses in exclusive farm use zones). Uses may be approved only where such uses:

- (1) Will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use and

- (2) Will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

and

Use allowed under ORS 215.213 (Uses permitted in exclusive farm use zones in counties that adopted marginal land systems before 1993) (2) or (11) or 215.283 (Uses permitted in exclusive farm use zones in nonmarginal lands counties) (2) or (4) may be approved only where the local governing body or its designee finds that the use will not:

- (1) Force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or
- (2) Significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

The proposed childcare facility use will not force a significant change in accepted farm practices on lands devoted to farm use or significantly increase the cost of accepted farm practices on surrounding land. The adjacent farm uses growing hay and alfalfa crops on the parcel immediately to the West of the Subject Property, owned and operated by Lyster Properties LLC (Tax Lot No. 1514340000602), and raising cattle to the Northwest, owned by Elizabeth A. Buchanon (Tax Lot No. 1514340000500). Lyster Properties LLC owns and farms the irrigated cropland immediately West of the Proposed Facility Location at Tax Lot No. 1514340000602, as well as the closest irrigated cropland to the South, approximately 0.5 miles from the Proposed Facility Location (Tax Lot No. 1614020000200). Most farm operations on these parcels are contained to the parcels themselves, with minimal impact on surrounding parcels outside road traffic.

The Proposed Facility Location will be setback a minimum of 30' from SW Reif Road and situated to shield the children and staff from natural elements and any potential chemical drift from herbicides and/or pesticides used in surrounding farm operations. The Applicant is committed to maintaining open lines of communication with neighboring landowners through the Powell Butte Community Center to coordinate around peak farm operations and ensure minimal impact on farm operations, financially or otherwise. Staff will monitor nearby farm activity and keep children indoors during periods of spraying or heavy fertilizing work, practically limited to a three-month window in the Spring, avoiding any demand on farmers to alter their practices. Farm equipment operation and seasonal odors such as fertilizer application are recognized and respected by the Applicant. These factors are part of the rural setting and will not interfere with the proposed use.

None of the surrounding lands are devoted to forest use.

b. Massing and Structure Height

Both massing and height of the proposed structure are comparable to the surrounding farms and residences within a ½ mile radius. The graphics below identify the adjacent structure's square footage totals (for all property structures) and their heights. The averages of these totals are noted on the graphics.

b.1 Adjacent Structure Radius



b.2 Average Structure Height



b.3 Average Structure SF (Massing)



b.4 Surrounding Property Information



Property No.	Tax Lot No.	Owner	Acreage (surveyed)	Zone	Irrigated?	Farm Use?
1	1514340000602	Lyster Properties LLC	78.2	EFU-3	Y	Y
2	1514340000500	Buchanon, Elizabeth A.	67.72	EFU-3	Y	Y
3	1514340000100	Lyster Properties LLC	128.49	EFU-3	Y	Y
4	1514350000200	Riggs Reif LLC	116.84	EFU-3	N	N
5	1514350000500	Crook County	109.59	EFU-3	N	N
6	1614020000200	Lyster Properties LLC	155.86	EFU-3	Y	Y
7	1614030000300	Teater, Cameron J.	5.01	EFU-3	N	N
8	1614030000200	Obermiller, Craig W., Trustee	10	R10	N	N

9	1614030000400	Granger, Scott & Cecelia, Trustees	10	R10	N	N
10	1614030000504	Calcote, Robert & Judy	10.8	R10	N	N
11	1614030000100	Borgaard, Norman & Joyce, Trustees	10.04	R10	N	N
12	1614030000502	Likens, Garry & Kathryn, Trustees	10	R10	N	N
13	1614030000501	Roskowyk, Kathleen & Huwa, Gary	10	R10	N	N
14	1614030000503	Looney, Gayland & Patricia	10	R10	N	N
15	1514340000604	Siegmann, Adrian & Caroline, Trustees	10	EFU-3	Y	Y
16	1514340000603	Seufert, Edward III	10	EFU-3	N	N
17	1514340000606	Englert, Jordan & Lindsay	10.4	EFU-3	N	N
18	1514340000605	Hassenger, Michael & Jean	9.48	EFU-3	N	N

c. APPROVAL CRITERIA - ORS 215.283(2)(dd)

ORS 215.283(2)(dd) - Standards for Approval of Certain Uses in Exclusive Farm Use Zones:

(2) The following non-farm uses may be established, subject to the approval of the governing body or its designee, in any area zoned for the exclusive farm use subject to ORS 215.296 (Standards for approval of specific uses in exclusive farm zones):

(dd) Child Care facilities, preschool recorded programs, or school-age recorded programs that are:

- (A) Authorized under ORS 329A.250 (Definitions for ORS 329A.030, 329A.250 to 329A.450 and 329A.500) to 329A.450 (Assistance to staff of facility);
- (B) Primarily for the children of residents and workers of the rural area in which the facility or program is located and
- (C) Co-located with a community center or a public or private school allowed under this subsection.

The Applicant is a licensed childcare provider in the State of Oregon as defined in ORS 329A.280 and authorized to operate a childcare facility as defined in ORS 329A.250(4)(a)(B). Applicant has been licensed with the State since 2017 and maintains an active license in good standing. Applicant is seeking approval of this CUP in direct response to childcare deficiencies identified in a study performed by Oregon State University's College of Public Health in 2022, which specifically designated Crook County as a "childcare desert," meaning that fewer than 33% of the County's children have access to a childcare slot. The need is especially dire for infants 0-2 years old, where the study found that only 5% of children in Crook County had access to a childcare slot. A data table from the above-mentioned OSU study is attached and incorporated herein.

Applicant's proposed use of the Proposed Facility Location is intended to directly address these infant and toddler childcare shortfalls in the Powell Butte area and Crook County at large, as well as provide wraparound services in conjunction with existing public schools in Crook County to serve school-aged children via a community-centred approach, intended to reflect the culture of the local agricultural community. The proposed childcare facility will also maintain extended opening and closing hours specifically to serve families of the local agricultural community.

Applicant's Proposed Facility Location is wholly located on the Subject Property, Tax Lot No. 1514350000400, owned by the Powell Butte Farmer's Club. In 1999, Crook County approved a CUP allowing the operation of a community center on the Subject Property, subject to ORS 215.283(2)(e) requirements. The Applicant's Proposed Facility Location was chosen, in part, as a direct result of ORS 215.283(2)(dd)(c) 's explicit allowance for the use of exclusive farmland for the operation of a childcare facility if co-located with a community center previously approved under the same subsection. The partnership between Powell Butte Community Center and Beginning Steps Childcare, in tandem with

the close proximity of the Proposed Facility Location to the existing Community Center, lends itself well to this standard.

d. Approval Criteria - CCC, Chapter 18.16.020

CCC, Chapter 18.16.020, Conditional Use Review Criteria:

An applicant for a use permitted as a conditional use "C" in Table 1 must demonstrate compliance with the following criteria and specific requirements for conditional uses in Chapter 18.160 CCC:

- (3) The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use;
- (4) The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use, and
- (5) The proposed use will be compatible with vicinity uses and satisfies all relevant requirements of this title and the following general criteria:
 - (a) The use is consistent with those goals and policies of the comprehensive plan which apply to the proposed use;
 - (b) The parcel is suitable for the proposed use considering its size, shape, location, topography, and existence of improvements and natural features;
 - (c) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
 - (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
 - (e) The use is or can be made compatible with existing uses and other allowable uses in the area. (Ord. 309 § 2 (Exh. C), 2019)

As discussed in Section A above, the proposed use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use or significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use. Applicant is committed to maintaining open lines of communication with neighboring landowners to coordinate around peak farm operations

and ensure the proposed use does not substantially limit, impair, or prevent the use of surrounding properties as crops or farmland.

The site of the Proposed Facility Location is a flat, fallow, unirrigated portion of the Subject Property, lacking in natural features and specifically sized to meet the requirements of the proposed childcare facility. Located less than two miles south of Highway 126, the Proposed Facility Location offers convenient road access to Powell Butte, Prineville, and neighboring residential developments. The Proposed Facility Location is situated between two existing parcels also zoned EFU-3, the uses of which are also non-farm operations that provide services to the local community. The Proposed Facility Location abuts SW Reif Road, a major collector road in Crook County. It has electrical, telephone, and septic services available at the proposed facility location, lowering the cost of construction and the potential for disruption of surrounding farm operations during development. The Proposed Facility Location is uniquely suited for this conditional use, given the proximity of the Powell Butte Community Center on the Subject Property.

As described in Section B above, the proposed childcare facility will be co-located with the existing Powell Butte Community Center, North of the Crook County Fire District location. Exterior architectural and design elements have been carefully chosen to ensure compliance with Crook County's Design Standards and that the proposed childcare facility will closely resemble the architecture of surrounding structures.

6. Impact Analysis

6.1 Livability

The childcare center is designed to enhance livability by providing essential services to families in a rural setting, where access to regulated childcare is often limited or nonexistent. By operating from 5:00 a.m. to 9:00 p.m., the center accommodates families with early morning or late evening work shifts, including those employed in agriculture, healthcare, service industries, and emergency services.

Expanded access helps reduce stress on families, supports retention in the workforce, and improves the overall quality of life for both parents and children. Reliable childcare allows families to plan their days more effectively, pursue education or career advancement, and reduce the risk of job loss due to inconsistent care.

Noise and traffic impacts are carefully managed by incorporating staggered pick-up and drop-off windows, ensuring a steady flow of vehicles rather than a concentrated influx.

Natural sound barriers such as fencing, landscaping, and thoughtful site orientation minimize potential disturbances to neighboring properties. Additionally, the rural setting provides ample spatial buffer between the facility and adjacent land uses, preserving the quiet character of the area while integrating an essential community service. All outdoor lighting fixtures will be fitted with directional shields (light shrouds or glare shields) to further protect the nighttime rural character and reduce light trespass onto neighboring properties. These shields will focus illumination downward or inward, minimizing glare and preventing unnecessary light from spreading into surrounding areas, thus supporting dark-sky practices and maintaining a peaceful nighttime environment.

6.2 Property Value

Evidence from comparable rural communities in Oregon suggests that high-quality childcare facilities positively affect surrounding property values. By enhancing access to essential family services, these centers contribute to a more attractive and resilient community fabric—particularly in areas where such infrastructure is scarce.

The proposed childcare facility is expected to:

- **Increase the overall desirability of the area** for working families, service providers, and local employers by filling a critical service gap
- **Encourage reinvestment and stewardship** of nearby properties by reinforcing the area's appeal as a family-friendly, well-supported rural community.
- **Complement adjacent residential and agricultural land values** through thoughtful design, low-impact development, and the provision of a long-term, stable public amenity.

Rather than detracting from rural character, the project enhances community infrastructure to support both the local economy and landowner interests. As childcare demand continues to rise across Oregon, a licensed, culturally responsive facility in Powell Butte will likely generate sustained interest in the area while preserving the integrity and identity of the surrounding EFU landscape.

6.3 Development Compatibility

The proposed childcare facility is inherently compatible with the existing use of the Powell Butte Community Center (PBCC) site. It reinforces the Property's long-standing role as a hub for community-serving activities. As an educational and caregiving use that directly benefits local families, the project builds on the site's public service mission while remaining appropriately scaled to its rural context.

The design preserves the surrounding landscape and character of the EFU zone by:

- Utilizing previously entitled and partially developed land within the PBCC tract, avoiding unnecessary expansion or encroachment on actively farmed or forested lands
- Maintaining low-intensity development consistent with rural standards, with a building footprint under 8,000 square feet and outdoor areas designed to blend into the natural environment
- Incorporating rural-compatible architectural features such as a modern farmhouse design, vegetative buffers, and natural materials
- Avoiding subdivision or fragmentation of agricultural land, thereby maintaining the broader integrity of the surrounding EFU zoning district

This project does not alter the fundamental land use character of the area. Instead, it enhances the rural community's access to essential services while respecting and reinforcing the agricultural identity of Powell Butte. The childcare facility is thoughtfully designed to operate in concert with neighboring land uses. It aligns with Crook County's development goals for land stewardship, public benefit, and long-term sustainability in EFU zones.

7. Traffic Impact and Access

See Exhibits

8. Community Impact, Program Design, and Operational Capability

Crook County—particularly the Powell Butte area—is officially designated a childcare desert, defined by a severe lack of licensed childcare slots relative to local need. This shortage is especially acute for infants and toddlers, leaving rural working families with limited or no access to consistent, affordable care. The proposed childcare facility directly addresses this critical gap by expanding access to high-quality, licensed early childhood education within a thoughtfully designed rural setting.

This project will:

- Expand licensed care capacity across underserved age groups, including infants, toddlers, preschoolers, and school-age children

- Support the local workforce by enabling parents and caregivers to work full-time, pursue training, or maintain employment with the assurance of reliable, extended-hours care
- Create 10–15 new jobs, including full-time, part-time, and substitute positions, contributing to local economic resilience
- Build community stability through wraparound family support services, increased access to early learning, and consistent caregiving relationships
- Accept Employment Related Day Care (ERDC) subsidies to ensure equitable access for low-income families, removing financial barriers to care

Beyond simply providing childcare, the facility is designed to support whole-child development and family engagement. The program will implement:

- **Individualized care plans** for every child, developed in partnership with families to align with each child's developmental stage, needs, and goals
- **Quarterly developmental assessments** to monitor progress, identify challenges, and guide responsive supports
- **A trauma-informed, culturally responsive, bilingual curriculum** that promotes emotional safety, inclusive learning, and school readiness

A targeted marketing and enrollment plan will help ensure the program reaches the families most affected by the childcare shortage. Outreach strategies include:

- Partnerships with local employers, schools, and service agencies
- Multilingual print and digital communications
- Open houses and guided facility tours to introduce families and community members to the center's mission, staff, and learning environment

The center's design and operational model offer a scalable, community-based solution to rural childcare challenges—aligned with public infrastructure, educational equity priorities, and long-term goals for family self-sufficiency in Crook County.

The facility will be operated by Nicole Lee, a seasoned early childhood education professional with approximately 20 years of experience in program leadership, business development, staff training, and community-centered care. Nicole's qualifications and commitment to equality and local knowledge make her ideally suited to lead this initiative.

Operational features include:

- **Staffing:** A certified director, lead and assistant teachers, support staff, and substitutes will ensure stability and program continuity
- **Licensing compliance:** All classrooms will meet or exceed Oregon's child-to-teacher ratios under OAR 414-300

- **Staff training:** Annual professional development in CPR/First Aid, mandatory reporting, emergency preparedness, and accessibility and anti-discrimination practices
- **Curriculum:** Developmentally appropriate, trauma-informed, and bilingual instruction aligned with state early learning standards
- **Technology:** A secure digital platform will support billing, communication, health tracking, and individualized child development documentation

This operational foundation ensures a high-quality, compliant, and nurturing environment for children and families while establishing a replicable framework for rural childcare excellence in Oregon.

9. Exhibits to the Burden of Proof Document

- Exhibit 101** Deed to Powell Butte Community Center
- Exhibit 102** Tax Lot Card
- Exhibit 103** Proposed Permit Boundary Survey
- Exhibit 104** Letter of Support from PBCC
- Exhibit 105** Childcare Desert Evidence
- Exhibit 106** Traffic Impact Letter
- Exhibit 107** Design Draft

EXHIBIT 101

Until a change is requested,
send all tax statements to:
Powell Butte Farmers Club, Inc.
PO Box 87
Powell Butte, OR 97753

After recording, return to:
Stephen D. Dixon, Attorney
Merrill O'Sullivan, LLP
1070 N.W. Bond, Suite 303
Bend, OR 97701

STATUTORY BARGAIN AND SALE DEED

The true and actual consideration for this transfer stated in terms of dollars is -0-. However, the true and actual consideration consists of other value given, which is the whole consideration.

Crook County, a political subdivision of the State of Oregon, Grantor, conveys to Powell Butte Farmers Club, Inc., an Oregon corporation, Grantee, the following-described real property located in Crook County, Oregon:

Parcel 1, Partition Plat No. 1959-11, being a partition survey of Southwest Quarter of Section 35, Township 15 South, Range 14, East, Willamette Meridian, Crook County, Oregon, which Partition Plat was recorded on the 13th day of May, 1999, in Microfilm No. 148442, Partition Records of Crook County, Oregon.

SUBJECT TO: Reservations for public access road and utility easements as set forth on the above-referenced partition plat.

Tax Account No. _____

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

By execution of this instrument, Grantor certifies that it is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.

MERRILL O'SULLIVAN, LLP

Statutory Bargain & Sale Deed

ATTORNEYS AT LAW
1070 N.W. BOND ST., SUITE 303
BEND, OR 97701

Page 1

149294 3 pages

ENR\FDOCS\EDUCAL-ESTATE-PowellButteBargain & Sale Deed.doc

DATED this 23rd day of June, 1999.

Crook County, a political subdivision of
the State of Oregon

By Fred W. Rodgers
Judge Fred W. Rodgers

By Not Present
Commissioner Mike McCabe

By Jerry Crafton
Commissioner Jerry Crafton

STATE OF OREGON, County of Crook) ss.

On the 23 day of June, 1999, the above-named Judge Fred W. Rodgers,
appeared and acknowledged the foregoing instrument to be his voluntary act and deed.



Vickie S. Smith
Notary Public for Oregon

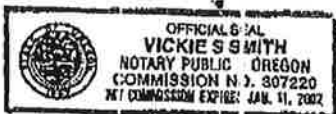
STATE OF OREGON, County of Crook) ss.

On the ___ day of June, 1999, the above-named Commissioner Mike McCabe
personally appeared and acknowledged the foregoing instrument to be his voluntary act
and deed.

Notary Public for Oregon

STATE OF OREGON, County of Crook) ss.

On the 23 day of June, 1999, the above-named Commissioner Jerry Crafton
personally appeared and acknowledged the foregoing instrument to be his voluntary act
and deed.



Vickie S. Smith
Notary Public for Oregon

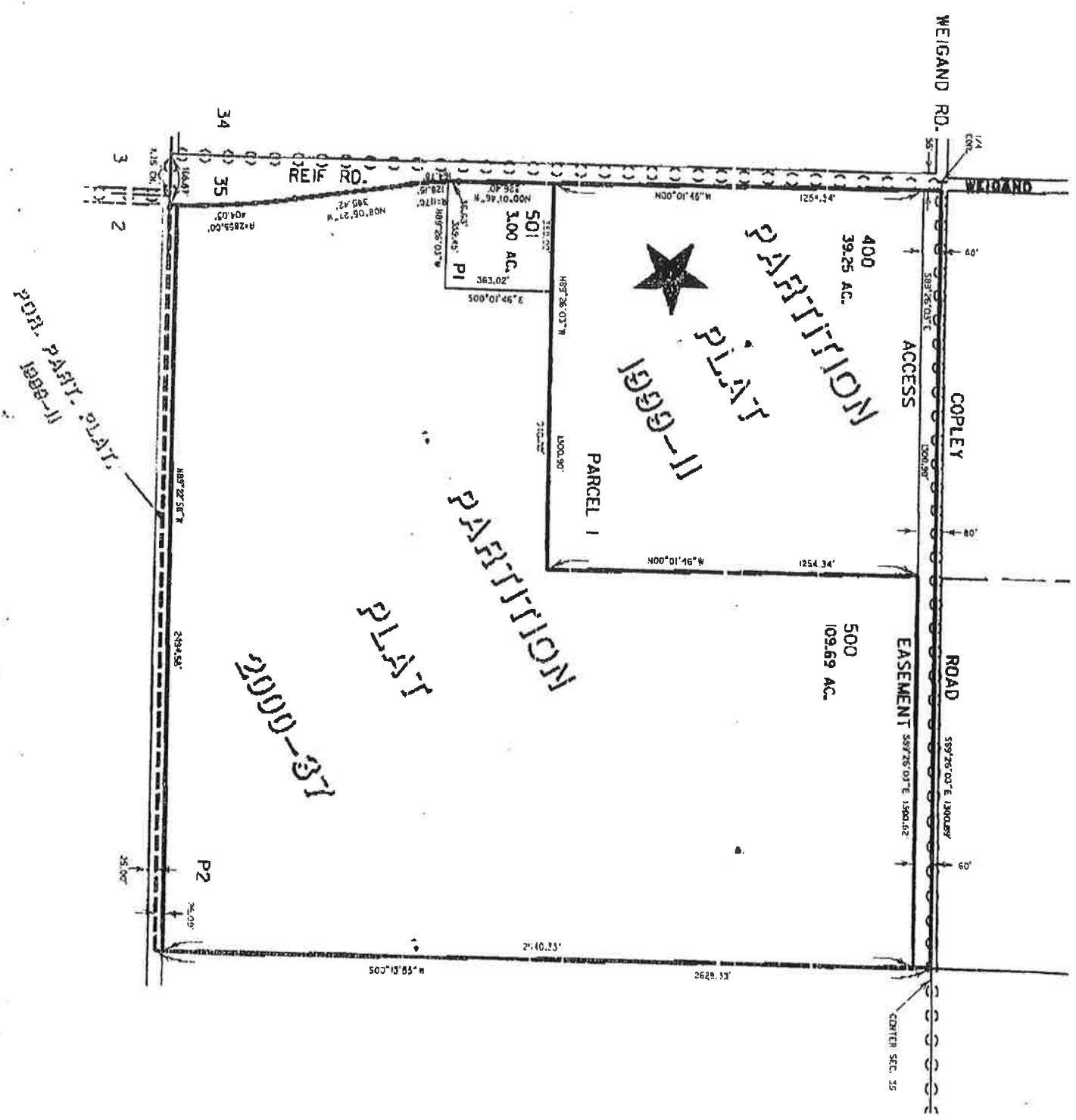
MERRILL O'SULLIVAN, LLP

Statutory Bargain & Sale Deed

ATTORNEYS AT LAW
1170 NW 30th ST, SUITE 303
BEND, OR 97701

Page 2

HW\DOCS\2001\REAL-ESTATE\Bargain & Sale Deed\246



STATE OF OREGON } ss 149294
 COUNTY OF CROOK }
 I CERTIFY THAT THE WITHIN INSTRUMENT
 RECEIVED FOR RECORD ON THE 23rd DAY OF
June ID 99 AT 3:15 P.M.
 AND RECORDED IN Deeds
 RECORDS OF SAID COUNTY ME NO. 149294
 DEANNA E. BERMAN, CROOK COUNTY CLERK
 BY Linda D. Berman DEPUTY

45⁷²

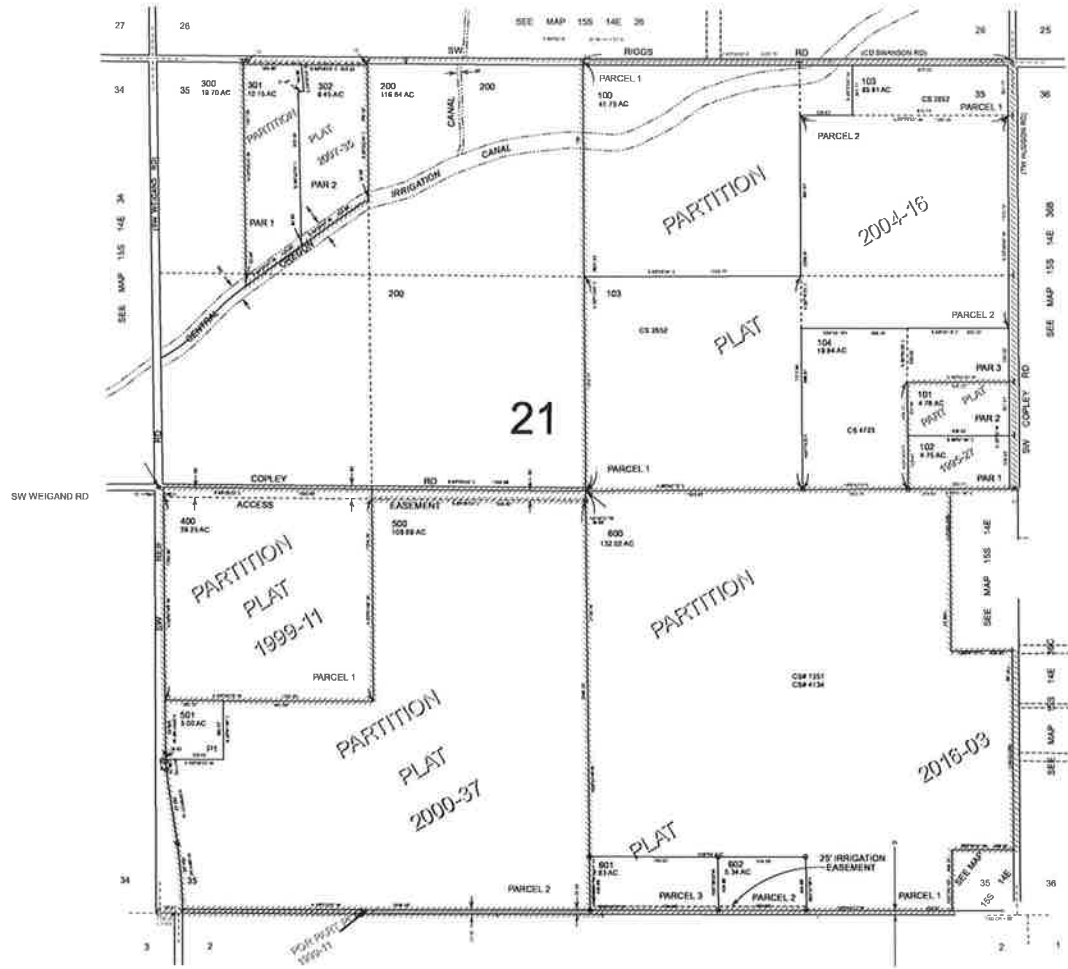
EXHIBIT 102

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



SECTION 35 T.15S. R.14E. W.M.
CROOK COUNTY
1" = 400'

15S14E35



Revised: RAA
08/28/2024

15S14E35

Exhibit A

Lease Boundary

A portion of Parcel 1 of Partition Plat 1999-11, located in the Southwest One-Quarter of Section 35, Township 15 South, Range 14 East, Willamette Meridian, Crook County, Oregon, being more particularly described as follows:

BEGINNING at the Southwest corner of said Parcel 1 of Partition Plat 1999-11, the Northwest corner of Parcel 1 of Partition Plat 2000-37, and the East right of way line of SW Reif Road; Thence along the West line of said Parcel 1 of Partition Plat 1999-11 and the East right of way line of said SW Reif Road North $0^{\circ}01'46''$ West 267.00 feet; Thence leaving the West line of said Parcel 1 of Partition Plat 1999-11 and the East right of way line of said SW Reif Road South $89^{\circ}26'03''$ East 260.00 feet; Thence South $0^{\circ}01'46''$ East 267.00 feet to the South line of said Parcel 1 of Partition Plat 1999-11 and the North line of said Parcel 1 of Partition Plat 2000-37; Thence along the South line of said Parcel 1 of Partition Plat 1999-11 and the North line of said Parcel 1 of Partition Plat 2000-37 North $89^{\circ}26'03''$ West 260.00 feet to the **TRUE POINT OF BEGINNING**.

The Basis of Bearings is North $0^{\circ}01'46''$ West along the West line of Parcel 1 of Partition Plat 1999-11.

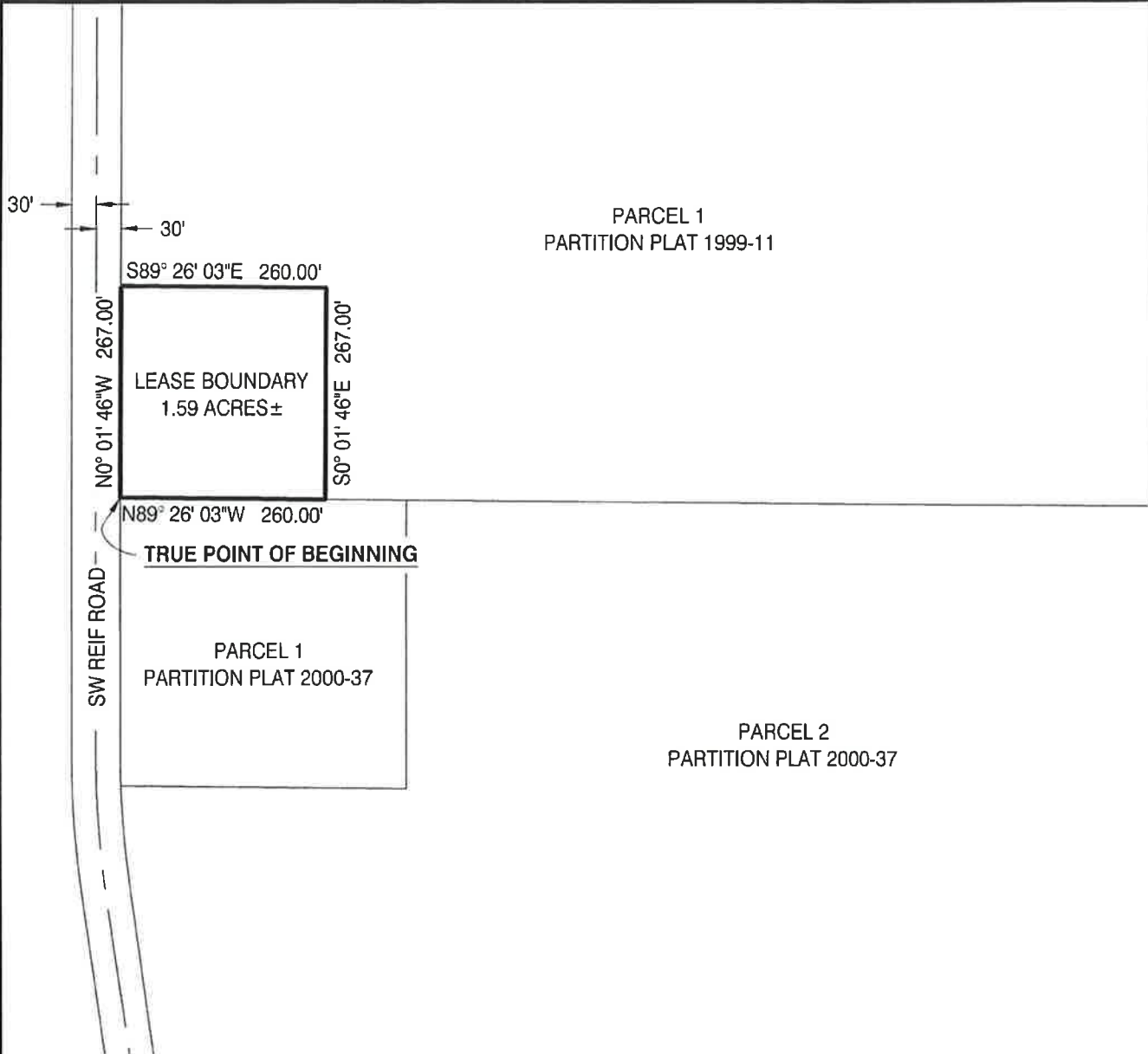
The above described land contains 1.59 acres, more or less.



EXHIBIT B

LEASE BOUNDARY

A PORTION OF PARCEL 1 OF PARTITION PLAT 1999-11,
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35,
TOWNSHIP 15 SOUTH, RANGE 14 EAST, WILLAMETTE MERIDIAN,
CROOK COUNTY, OREGON.



H.A. M^cCOY
ENGINEERING & SURVEYING LLC

1180 SW LAKE ROAD SUITE 201
REDMOND, OR 97756
(541) 923-7554

SCALE: 1" = 200'
FOR 8.5"x11" SHEETS



4-24-2025
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Simes
OREGON
NOVEMBER 10, 2009
JASON L. SIMES
83256PLS

EXPIRES 6/30/26

PROJECT: POWELL BUTTE COMMUNITY CENTER

DRAWN BY: JJW DATE: 04/24/2025 PAGE 1 OF 1 PROJECT#: 25-055

Powell Butte Community Center
P.O. Box 87 – 8404 SW Reif Road
Powell Butte, OR, 97753
events@pb-center.com



April 12, 2025

To Whom It May Concern,

On behalf of Powell Butte Community Center (PBCC), I am pleased to provide this letter of support for Beginning Steps Child Care's proposal to establish a culturally specific, farm-based childcare center on a parcel of our land totaling two acres or less. This initiative strongly aligns with our community-driven mission to enhance the quality of life in Powell Butte by supporting activities and facilities that bring community members together in a meaningful and enriching manner.

The proposed childcare facility is designed to embrace culturally specific educational methods centered around farm-based and outdoor experiential learning, deeply resonating with Powell Butte's agricultural heritage. We particularly appreciate the project's intent to reflect the area's rural charm through a modern farmhouse architectural style, enhancing its visual and cultural integration with the broader Powell Butte community.

Powell Butte Community Center serves as a cornerstone for community engagement and activities, providing local families a welcoming environment and a range of amenities to encourage community interaction, recreation, and personal growth. We view the partnership with Beginning Steps Child Care as an invaluable extension of our commitment to community enrichment, addressing the critical need for accessible and culturally responsive childcare in our region. One of our goals is to continue to develop projects that foster long term utilization of the Community Center site, and that will support a vital need of children within the Powell Butte area. This project meets our objectives and that of our growing community.

We wholeheartedly support this vision and recognize the importance of establishing this childcare center as an essential resource for Powell Butte and surrounding communities. It is our belief that this initiative will significantly benefit local families, foster community ties, and support the vibrant, rural character that makes Powell Butte unique.

Please feel free to contact us should you require any further information or assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven R. Turner".

Steven R. Turner

Member of the Board of Director
Powell Butte Community Center
(541) 408-0256

**Table 1. Percent of Children in County with Access to a Regulated Slot*
By Age Group**

A county is considered a child care desert if fewer than 33% of the county's children have access to a slot.

County	0-2 year olds	3-5 year olds	Total 0-5 year olds
Baker	11%	36%	24%
Benton	21%	38%	30%
Clackamas	20%	32%	26%
Clatsop	8%	41%	25%
Columbia	12%	29%	21%
Coos	14%	23%	19%
Crook	8%	30%	19%
Curry	4%	30%	17%
Deschutes	20%	43%	32%
Douglas	9%	26%	18%
Gilliam	35%	37%	36%
Grant	5%	23%	14%
Harney	4%	41%	23%
Hood River	25%	55%	40%
Jackson	12%	32%	22%
Jefferson	20%	42%	31%
Josephine	16%	35%	26%
Klamath	12%	42%	27%
Lake	3%	22%	13%
Lane	17%	33%	26%
Lincoln	8%	40%	25%
Linn	7%	20%	14%
Malheur	18%	36%	27%
Marion	12%	30%	21%
Morrow	14%	31%	23%
Multnomah	26%	50%	38%
Polk	17%	23%	20%
Sherman	21%	44%	32%
Tillamook	5%	20%	13%
Umatilla	15%	35%	25%
Union	9%	30%	20%
Wallowa	14%	33%	23%
Wasco	23%	43%	33%
Washington	23%	43%	33%
Wheeler	9%	73%	40%
Yamhill	16%	24%	20%
Oregon	18%	37%	28%

*Regulated includes Certified Centers, Certified Family, Registered Family Providers, and Exempt Providers who have public slots.

*0-2 includes children birth through the end of age 2; 3-5 includes children age 3 through the end of age 5.

Data sources: Access to child care is calculated by taking the Estimated Supply of Child Care in Oregon as of December 2022 (Analysis by Oregon Child Care Research Partnership, Oregon State University using data collected by the R&R system) and dividing it by the population of children in the county who fall in the age group (2022 Annual Population Report Tables, Portland State University Population Research Center)



Date:	April 23, 2025
To:	Katie McDonald, Crook County
From:	Joe Bessman, PE
Project Reference No.:	2065
Project Name:	Beginning Steps Childcare Transportation Impact Analysis



Project Purpose

This memorandum provides a Transportation Impact Analysis for the proposed Beginning Steps childcare facility adjacent to the Powell Butte Community Center in Crook County, Oregon. The overall 39.25-acre site is located on the east side of SW Reif Road south of SW Weigand Road, with the new building planned between the Powell Butte Community Center and the fire station within a 1.6-acre portion of the property with a new access onto Reif Road at the northern edge of the site. Figure 1 illustrates the site vicinity map.



Figure 1. Site Vicinity Map. Image Source: Crook County GIS.

Project Description

The proposed development plan will include a new daycare facility in the southwest corner of the overall parcel, with a lease agreement for approximately 1.6 acres. The facility will include a single-story structure with 8,000 square-feet of interior building space and accommodate approximately 55 students. Operating hours will extend between 7:00 a.m. and 6:00 p.m. on Monday through Friday, with the facility closed on weekends.

Transportation access to the site will be provided from a new driveway located approximately 290-feet north of the southern property boundary (350 feet north of the northerly fire station access and 350 feet south of the Community Center access). The access will be paved, with the entrance extending east to a parking lot with a drop-off area in front of the building and approximately 32 parking stalls configured with a perpendicular-parking orientation. Figure 2 illustrates the preliminary site layout.

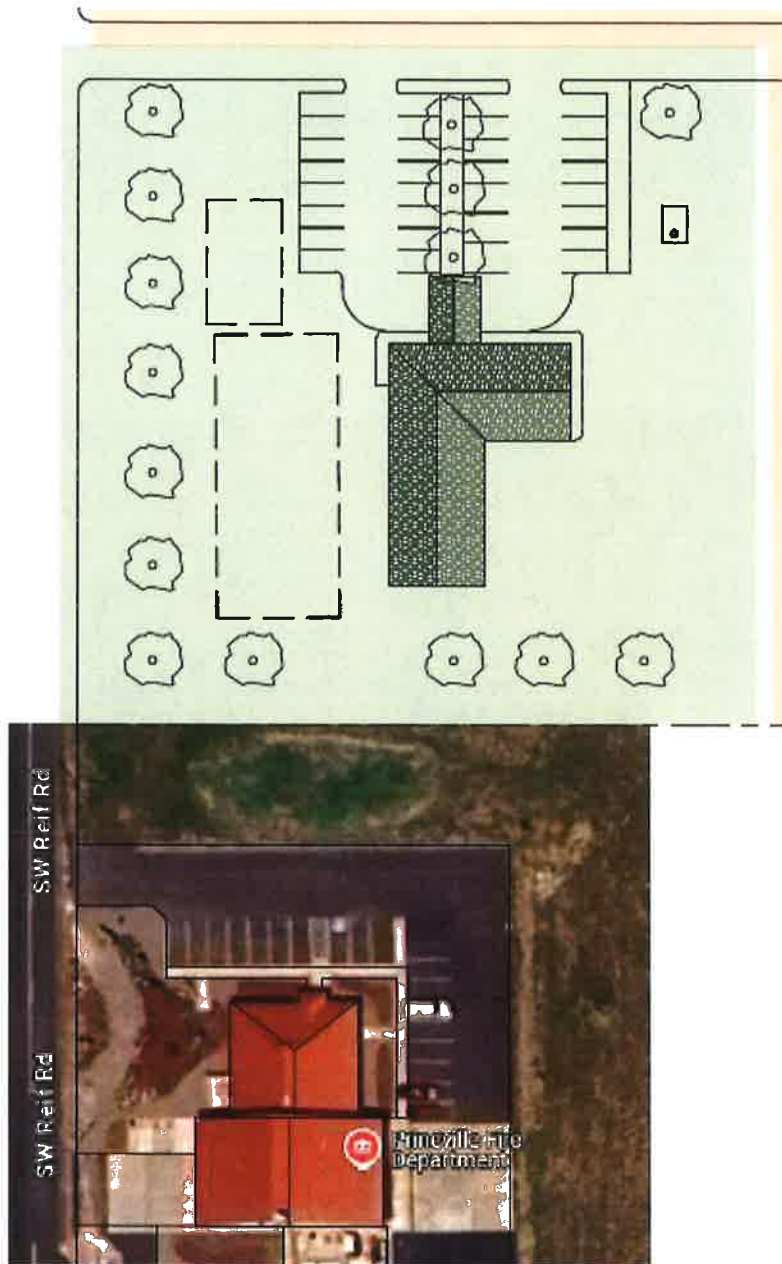


Figure 2. Preliminary Site Layout. Source: Suburban Renewal, dated 3/21/2025

Trip Generation

Trip generation estimates were prepared for the daycare site using standard data contained within ITE's Trip Generation Manual, 11th Edition. This reference manual contains cordon-area surveys of other daycare centers throughout the US, providing information on the building size and number of observed trips that is then plotted and used to estimate trips for new locations. The available dataset for this use is based on 75 separate surveys of day care centers throughout the US.

Each of the surveyed sites within the ITE manual was located within a suburban area. With the lower population within the Powell Butte community, trip rates were prepared on a “per-student” basis to account for the rural setting. The trip generation estimates for the site are summarized in Table 1.

Table 1. Suburban/Urban Trip Generation Rates, ITE Trip Generation, 11th Edition

Land Use	ITE Code	Size (Students)	Weekday Daily Trips	Weekday PM Peak Hour Trips		
				Total	In	Out
Day Care Center	565	55	225	43	20	23
Pass-by Trips (44%)			-99	-19	-9	-10
Total Trips			126	24	11	13

Trip Distribution and Assignment

Trip distribution patterns for the site were prepared based on the current SW Reif Road traffic volumes. The counts showed a fairly balanced volume of traffic headed north and south. Travel to Prineville is more direct by traveling due north, travel toward Redmond is more direct toward the north via OR 126 (or through SW Weigand Road or SW Riggs Road to the Powell Butte Highway), and travel patterns from the site to Bend are fairly equivalent either through Redmond or south through the Powell Butte Highway. Based on the general travel times, jobs/population, and current travel patterns, it was estimated that distribution patterns will be fairly balanced to and from the north and south, with a slight bias toward the north.

Pass-by trips within this rural area are more likely to occur as rerouted/diverted trips as the current volume of traffic on Reif Road would not reasonably provide the level of pass-by trips that the urban trip rates indicate. For purposes of this study, these trips were all considered “new” within the study area. The assignment of pass-by and net new trips is shown in Figure 3.



Figure 3. Estimated trip distribution and assignment, weekday p.m. peak hour

Transportation Impact Analysis Requirements

Crook County Code 18.180.010 provides the requirements for when a formal Transportation Impact Analysis (TIA) is required. The Code states that a TIA shall be required where a change of use or development involves one or more of the following:

- 1) *The development generates more than 250 weekday daily trips or more than 25 weekday p.m. peak hour trips.*

Response: This threshold is not met based on the trip generation rates shown in Table 1.

- 2) *An access spacing exception is required for the site access driveway and the development generates 10 or more peak hour trips or 100 or more daily trips.*

Response: Reif Road is classified within the County's adopted Transportation System Plan as a *Major Collector* per Figure 3-1. Crook County Code 18.176.010(5) provides access spacing standards within the County based on the street classification, stating that *Major Collector* streets require 500-feet of access spacing as measured from driveway edge to edge. With the proposed driveway centered between the fire station driveway and the community center driveway and providing approximately 350-feet of spacing, and with the site generating more than 100 daily and 10 peak hour trips, this criterion is met.

- 3) *The development is expected to impact intersections that are currently operating at the upper limits of the acceptable range of level of service during the peak operating hour.*

Response: No intersections within the site vicinity are identified within the TSP or known to operate at the upper limits of the acceptable range of level of service. This criterion is not met.

- 4) *The development is expected to significantly impact adjacent roadways and intersections that have previously been identified as high crash locations or areas that contain a high concentration of pedestrians or bicyclists such as school zones.*

Response: None of the surrounding intersections are identified within the TSP as high crash locations. This criterion is not met.

- 5) *A change in zoning or a plan amendment designation.*

Response: The County GIS data indicates that the overall site is zoned for *Exclusive Farm Use-3* (Powell Butte Area). This zoning conditionally allows "Public or private schools for kindergarten through grade 12, including all buildings essential to the operation of a school, primarily for residents of the rural area in which the school is located." This zoning also conditionally allows "Community centers owned by a governmental agency or a nonprofit organization and operated primarily by and for residents of the local rural community" as well as churches. The proposed preschool/daycare center is not listed explicitly within these definitions, but provides educational facilities that provide a public benefit and would be allowed within a church, with characteristics and uses similar to the educational facilities described. It is our project team's understanding that this use will be conditionally allowed and will not be considered a zone change.

- 6) *A TIA is required by ODOT.*

Response: Based on the location of the site and impacts below ODOT significance thresholds, lack of any direct highway access (Division -051 does not apply), and the designation of this project as a conditional use (the TPR does not apply), ODOT has no jurisdictional review role within this application and this criterion is not met.

Accordingly, as the access spacing criterion is not met the application is required to be elevated to a formal Transportation Impact Analysis. The additional elements of this report are provided below.

Project Study Area

Crook County requires that the study area include all site access points and adjacent intersections, and for locations along a collector or arterial, additional intersections within the access spacing distance (500 feet, see Figure 4). Crook County also requires analysis of intersections that will experience a 10 percent traffic increase, or those designated by the County road master. Based on these criteria, only the site access onto SW Reif Road is required for inclusion within the Transportation Impact Analysis.



Figure 4. Access Spacing Distance along SW Reif Road

Existing Conditions

The existing configuration of Reif Road is a rural two-lane facility with a statutory speed of 55 miles per hour. The roadway is classified within the City's Transportation System Plan as a *Major Collector*, with Reif Road extending south from SW Bussett Road to OR 126, and beyond OR 126 to Huston Lake Road. Historic traffic counts from 2021 show that at the Reif Road connection with OR 126 there only 34 bi-directional peak hour trips on Reif Road, or an Average Daily Traffic volume of about 340 vehicles. Typically, an ADT

of less than 400 vehicles is considered a “very low volume street” (which would indicate very good roadway and intersection operational performance and significant reserve capacity).

The current design of Reif Road is a two-lane section within a 55-foot right-of-way. The road is paved and adjacent to the site includes a 26-foot width (which varies and is narrower in locations), and a narrow gravel shoulder is present that extends into the roadside ditch. Wire fencing and utility poles are located at the edge of the right-of-way. The road includes only a centerline stripe, with passing permitted throughout most of its length due to the straight and flat alignment. During the field review the pavement was observed to be in good condition. Figure 5 illustrates the current roadway configuration.



Figure 5. View along Reif Road facing south toward the fire station. *Photo date: April 22, 2025.*

Traffic counts were collected on Reif Road on Tuesday, April 22, 2025 to assess the current traffic volume on the road. During the peak 4:00 p.m. to 5:00 p.m. hour the traffic count recorded a total of 40 vehicles, with the volume nearly evenly split between northbound and southbound travel. There were several vehicles with trailers, but no semi-trucks, no bicycles, and no pedestrians.

Operationally, there is no access connection to the site today and traffic flows unimpeded along Reif Road as they pass the proposed access location. With a bi-directional volume of 40 vehicles during the 4:00 to 5:00 p.m. peak hour there is between one- and two-minutes between vehicles along this rural road. This provides very limited conflicts.

Safety Review

To assess area safety, a review of crash records along Reif Road was conducted between its southern terminus and OR 126 for the period spanning January 2018 through December 2022. Review of the crash records indicate that there was only a single reported crash on this road that occurred in 2022 north of the SW Umbarger Road intersection. This collision involved a single motorist that struck a fence between midnight and 1:00 a.m., resulting in minor injuries. This limited crash experience is not indicative of any operational or geometric deficiencies.

Intersection sight distance was also reviewed to ensure that a new access between the Powell Butte Community Center and Fire Station will have adequate sight lines to safely maneuver onto Reif Road. Intersection sight distance standards are contained within the AASHTO Green Book, with the dimensions based on the statutory 55 mile per hour speed and two-lane street section. The minimum recommended sight distances are illustrated in Figure 6.

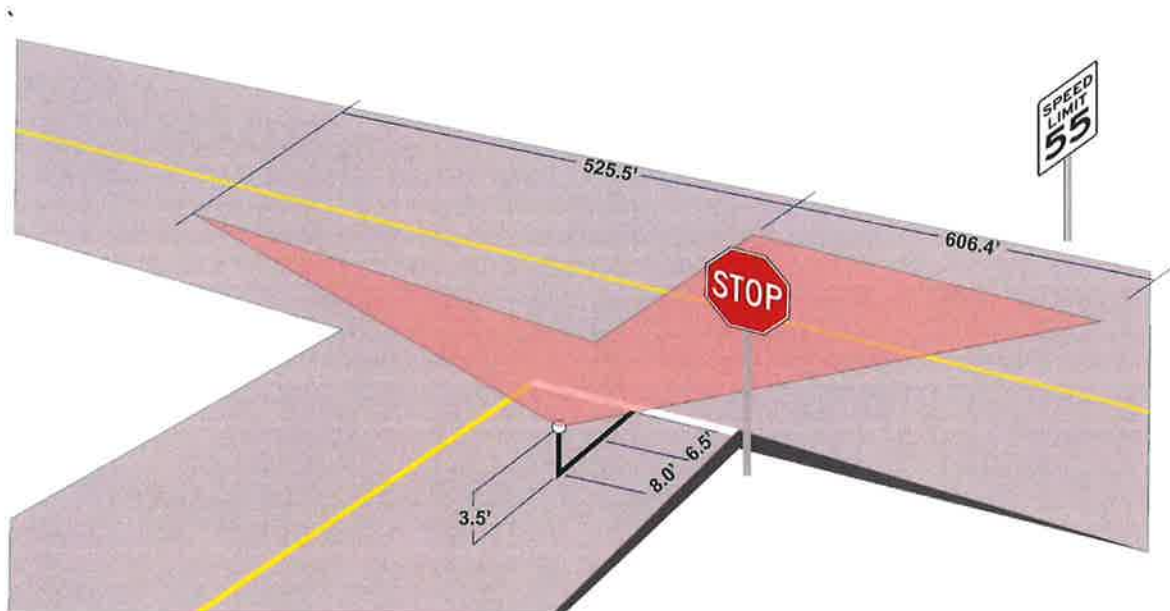


Figure 6. AASHTO Intersection Sight Distance Recommendation.

Field review was conducted in April 2025 from the planned access location spaced about midway between the two driveways. This field review observed the straight and flat conditions along SW Reif Road, noting that sight lines well beyond the dimensions shown are available. Figures 7 and 8 illustrate the current views.



Figure 7. View along SW Reif Road facing south toward the fire station.
Photo date: April 22, 2025.



Figure 8. View along SW Reif Road facing north toward the Powell Butte Community Center.
Photo date: April 22, 2025.

Year 2027 “Without Project” Traffic Conditions

Year 2027 “Without Project” Traffic Conditions were developed to assess how the SW Reif Road corridor will operate in the year the proposed childcare facility build-out, but without traffic from the proposed development. This scenario is prepared for use as a basis for comparison to “with project” conditions. Within this low-volume rural area an annual growth rate of two-percent was applied, which is generally consistent with forecasting trends for the area.

In the future year 2027 without the proposed development, traffic operations at the site access driveway will continue to operate under free-flowing conditions, with no delays to the through traffic on SW Reif Road.

Year 2027 “With Project” Traffic Conditions

The year 2027 “With Project” traffic conditions were developed by adding through trips on SW Reif Road during the weekday p.m. peak hour with the added trips generated by the proposed childcare facility. For this analysis it was assumed that no changes were provided to the SW Reif Road cross-section, and the driveway would operate with westbound stop-sign control at the access connection. The operational analysis for this scenario shows that the intersection operates at Level of Service “A” with an outbound 95th percentile queue of just a single vehicle. This is well within Crook County operational standards, and indicates that no lane configuration or traffic control changes are needed.

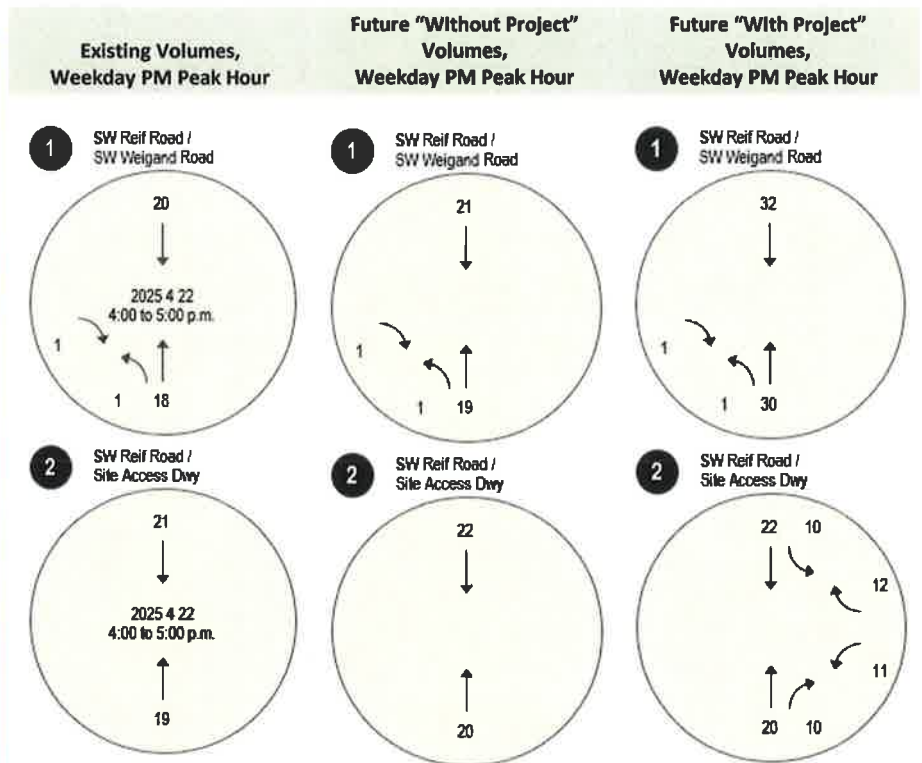
Figure 9 illustrates the traffic volumes under existing, no-build, and with-project conditions, and Table 2 summarizes the intersection operations at the site access driveway.

Table 2. Summary of Site Access Intersection Operations, Weekday PM Peak Hour

Scenario	Level of Service	Delay (s/veh)	v/c Ratio	95 th Percentile Queue	Acceptable?
Existing Conditions					Yes
Future “Without Project” Conditions					Yes
Future “With Project” Conditions	WB: LOS A	WB: 8.8 s	WB: 0.03	WB: 25 feet	Yes



Figure 9. Study Area Traffic Volumes



Site Circulation Review

The proposed layout of the site includes a simple and intuitive parking layout. Staff and parents will enter the site from SW Reif Road and turn into the perpendicular parking stalls. A covered drop-off/pick-up loop is located near the building entrance, and the internal layout supports two-way travel.

Turn Lane Warrant Analysis

Left-turn lane warrant analysis was conducted at the site access driveway using the ODOT turn lane criteria under the year 2027 build-out scenario. As shown in Figure 10, left-turn lanes are not warranted at the site access driveway.

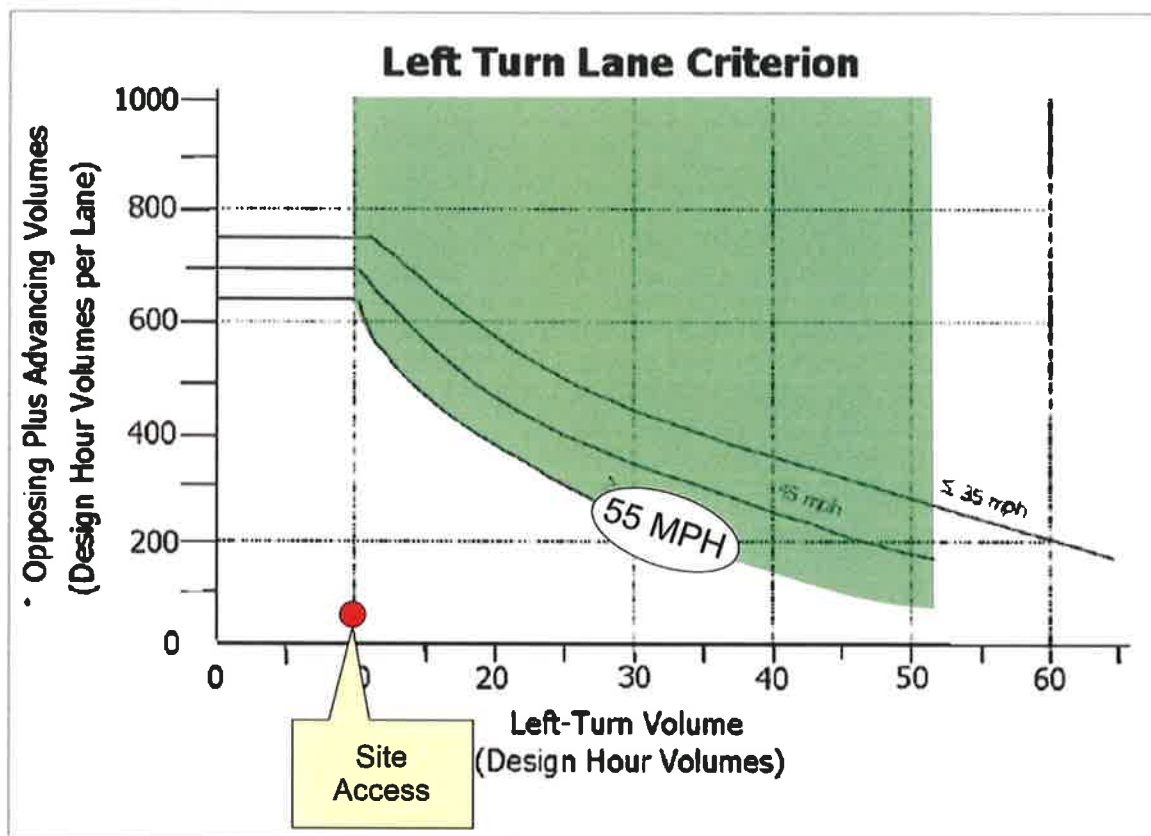


Figure 10. Left-turn Lane Warrants (ODOT Methodology)

Findings and Recommendations

This traffic study for the proposed Beginning Steps Childcare shows that there is ample capacity along SW Reif Road to support this use. While this traffic study shows an additive transportation impact on the system with this use, these trips are more likely traveling to more distant locations currently, and the provision of closer educational services in the Powell Butte Community can help reduce overall vehicle miles traveled.

The location of the site and layout of the access point provides clear sight lines in both directions, and review of reported crashes along SW Reif Road shows that the facility has a very good safety performance. No modifications or lane expansion at the site access will be required, and with the approximately 350-feet of distance between the Powell Butte Community Center entrance and the fire station access there will be no conflicts with these adjacent uses.

Thank you for the opportunity to provide these transportation materials, if you have any questions I can be reached at (503) 997-4473 or via email at joe@transightconsulting.com.

Attachments:

- Site Plan
- Traffic Count Worksheets
- LOS Analysis Worksheets

EXHIBIT 107



8101 INDEPENDENT PL.
DENVER, CO 80231
P: 303.733.8877
S: 303.733.8877

Project Title:

**BEGINNING STEPS
CHILDCARE**

**REF 00
POWELL BUTTE, OR 97753**

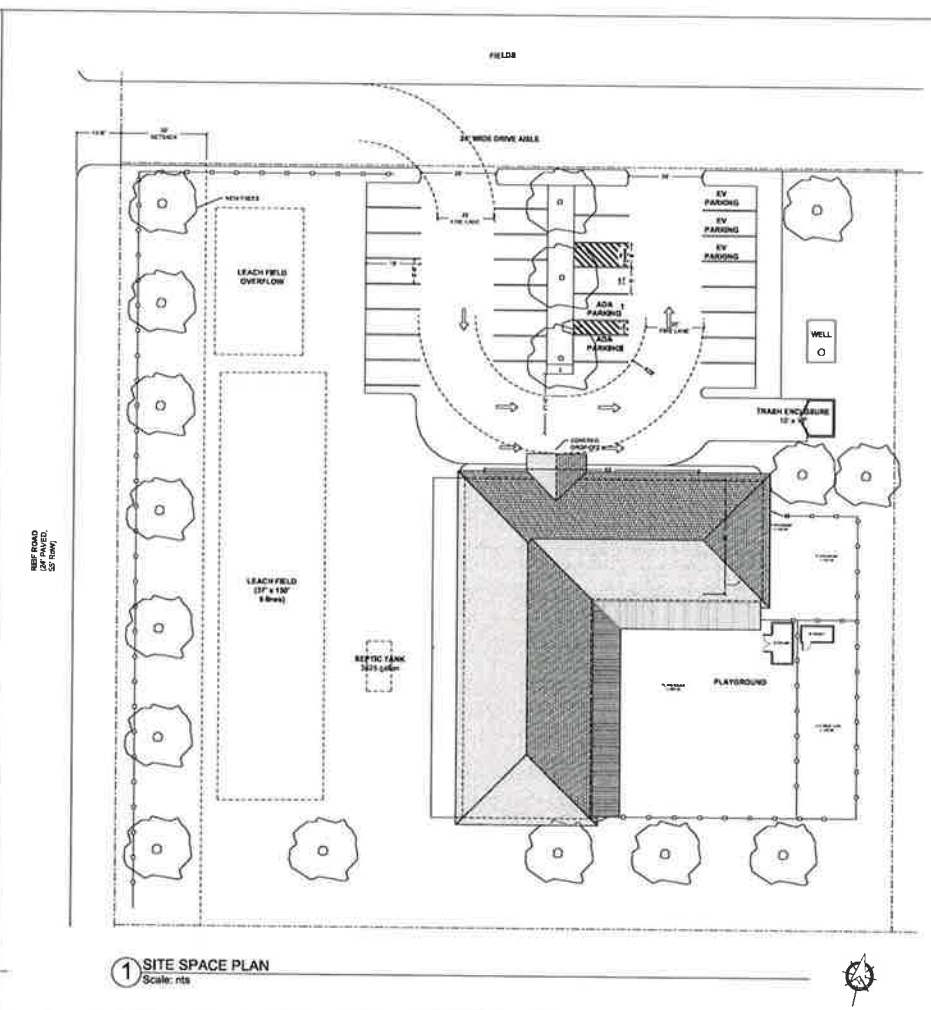
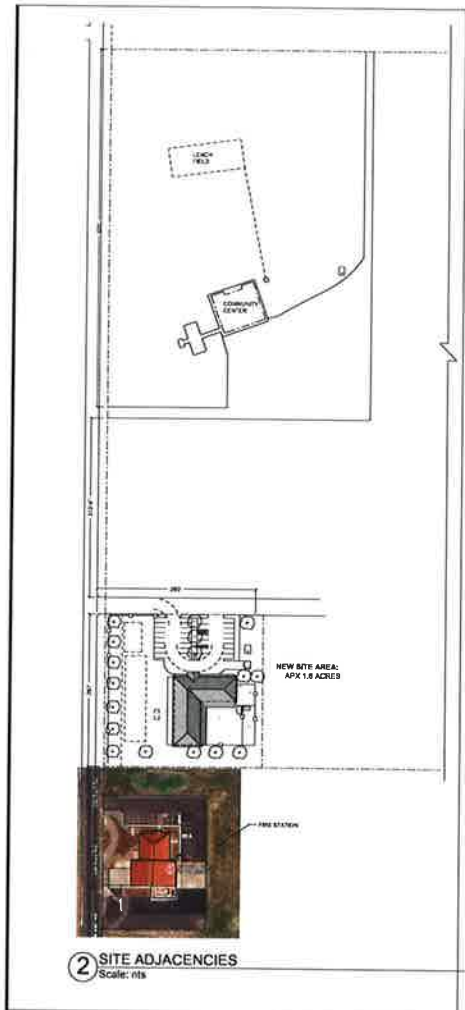
3D VIEW

Notes: REF 00/0000
Drawing No: 000
Construction No:
Scale: 1/8"=1'-0"
Sheet: 000

REVISIONS		No.	Date
1	1/1/2020		
2			
3			
4			
5			
6			
7			
8			
9			
10			

Sheet
A0-0





8101 SHOWERBERRY PL.
SEASIDE, CA 94065
TEL: 415.773.3671
WWW.SUBURBANRENEWAL.COM

Project Title:

**BEGINNING STEPS
CHILDCARE**

REIF RD
POWELL BUTTE, OR 97753

SITE PLAN

Scale:	AS SHOWN
Client:	REIF RD
Designer:	REIF RD
Architect:	REIF RD
Date:	11.17.24
Project:	REIF RD
By:	REIF RD
Check:	REIF RD
Scale:	AS SHOWN

A0-2

1.1



SUBURBAN
RENEWAL

815/773-6071
 815/773-6072
 815/773-6073

Abstract

Project Title:

**BEGINNING STEPS
CHILD CARE, LLC**

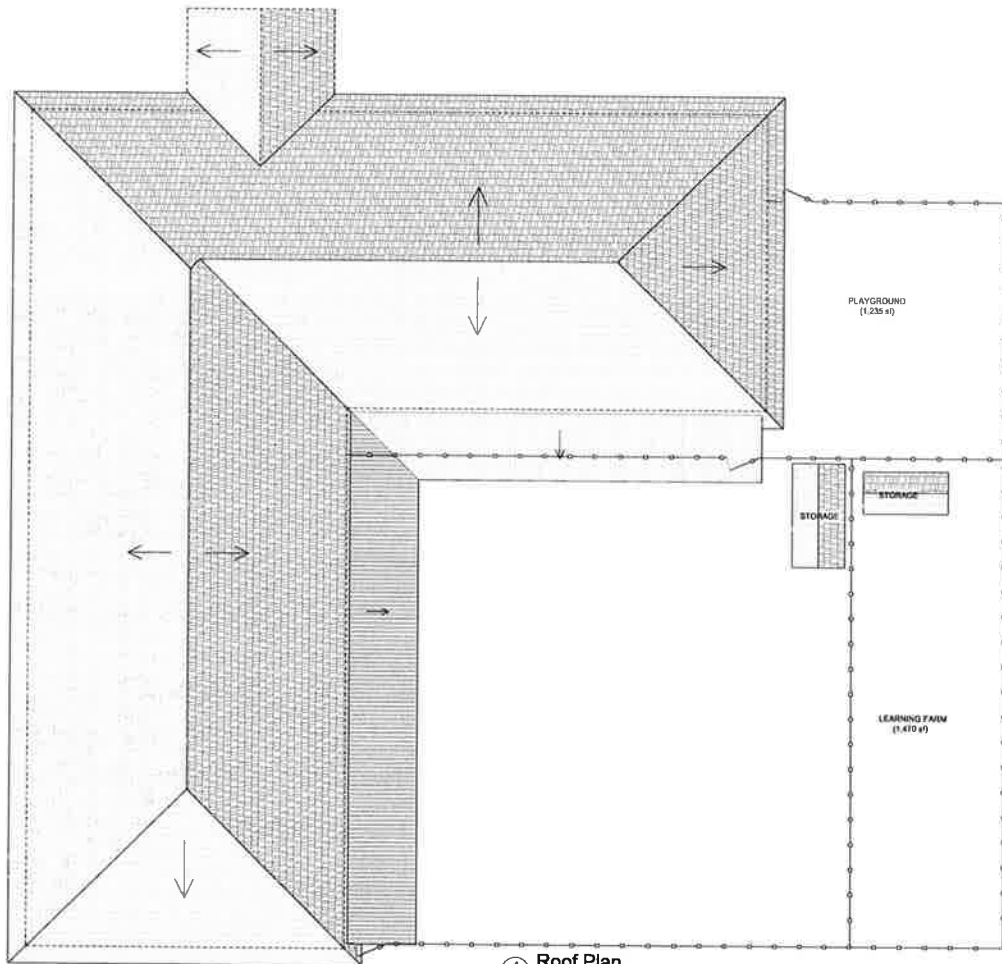
8404 SW REIF RD
POWELL BUTTE, OR 97753

FLOOR PLAN

[illegible]

A1-0

1.4



① Roof Plan



8121 S. DOWNEY PL.
BETH, OH 45712
C. MULLINS
E-Mail: mrmullins@comcast.net

Project Title:

**BEGINNING STEPS
CHILD CARE, LLC**

8404 SW REF RD
POWELL BUTTE, OH 45753

ROOF PLAN

Owner	MR. MULLINS
Architect	MR. MULLINS
Contractor	MR. MULLINS
Engineer	MR. MULLINS
Surveyor	MR. MULLINS
Inspector	MR. MULLINS
Permit	MR. MULLINS
Other	MR. MULLINS

A3-0

1/1



81011 BROWNSTOWN PL.
BEND, OR 97702
C: 503.733.3331
E-Mail: info@suburbanrenewal.net

Project Name:

**BEGINNING STEPS
CHILD CARE, LLC**

**8404 SW REIF RD
POWELL BUTTE, OR 97133**

PROPOSED
ELEVATIONS

Scale: 1/8" = 1'-0"

Sheet No: 010

Drawn By: JLD

Check By: JLD

Date: 10/20/20

Notes: 100

Revisions:

1. 10/20/20

2. 10/20/20

3. 10/20/20

4. 10/20/20

5. 10/20/20

6. 10/20/20

7. 10/20/20

8. 10/20/20

9. 10/20/20

10. 10/20/20

11. 10/20/20

12. 10/20/20

13. 10/20/20

14. 10/20/20

15. 10/20/20

16. 10/20/20

17. 10/20/20

18. 10/20/20

19. 10/20/20

20. 10/20/20

21. 10/20/20

22. 10/20/20

23. 10/20/20

24. 10/20/20

25. 10/20/20

26. 10/20/20

27. 10/20/20

28. 10/20/20

29. 10/20/20

30. 10/20/20

31. 10/20/20

32. 10/20/20

33. 10/20/20

34. 10/20/20

35. 10/20/20

36. 10/20/20

37. 10/20/20

38. 10/20/20

39. 10/20/20

40. 10/20/20

41. 10/20/20

42. 10/20/20

43. 10/20/20

44. 10/20/20

45. 10/20/20

46. 10/20/20

47. 10/20/20

48. 10/20/20

49. 10/20/20

50. 10/20/20

51. 10/20/20

52. 10/20/20

53. 10/20/20

54. 10/20/20

55. 10/20/20

56. 10/20/20

57. 10/20/20

58. 10/20/20

59. 10/20/20

60. 10/20/20

61. 10/20/20

62. 10/20/20

63. 10/20/20

64. 10/20/20

65. 10/20/20

66. 10/20/20

67. 10/20/20

68. 10/20/20

69. 10/20/20

70. 10/20/20

71. 10/20/20

72. 10/20/20

73. 10/20/20

74. 10/20/20

75. 10/20/20

76. 10/20/20

77. 10/20/20

78. 10/20/20

79. 10/20/20

80. 10/20/20

81. 10/20/20

82. 10/20/20

83. 10/20/20

84. 10/20/20

85. 10/20/20

86. 10/20/20

87. 10/20/20

88. 10/20/20

89. 10/20/20

90. 10/20/20

91. 10/20/20

92. 10/20/20

93. 10/20/20

94. 10/20/20

95. 10/20/20

96. 10/20/20

97. 10/20/20

98. 10/20/20

99. 10/20/20

100. 10/20/20

101. 10/20/20

102. 10/20/20

103. 10/20/20

104. 10/20/20

105. 10/20/20

106. 10/20/20

107. 10/20/20

108. 10/20/20

109. 10/20/20

110. 10/20/20

111. 10/20/20

112. 10/20/20

113. 10/20/20

114. 10/20/20

115. 10/20/20

116. 10/20/20

117. 10/20/20

118. 10/20/20

119. 10/20/20

120. 10/20/20

121. 10/20/20

122. 10/20/20

123. 10/20/20

124. 10/20/20

125. 10/20/20

126. 10/20/20

127. 10/20/20

128. 10/20/20

129. 10/20/20

130. 10/20/20

131. 10/20/20

132. 10/20/20

133. 10/20/20

134. 10/20/20

135. 10/20/20

136. 10/20/20

137. 10/20/20

138. 10/20/20

139. 10/20/20

140. 10/20/20

141. 10/20/20

142. 10/20/20

143. 10/20/20

144. 10/20/20

145. 10/20/20

146. 10/20/20

147. 10/20/20

148. 10/20/20

149. 10/20/20

150. 10/20/20

151. 10/20/20

152. 10/20/20

153. 10/20/20

154. 10/20/20

155. 10/20/20

156. 10/20/20

157. 10/20/20

158. 10/20/20

159. 10/20/20

160. 10/20/20

161. 10/20/20

162. 10/20/20

163. 10/20/20

164. 10/20/20

165. 10/20/20

166. 10/20/20

167. 10/20/20

168. 10/20/20

169. 10/20/20

170. 10/20/20

171. 10/20/20

172. 10/20/20

173. 10/20/20

174. 10/20/20

175. 10/20/20

176. 10/20/20

177. 10/20/20

178. 10/20/20

179. 10/20/20

180. 10/20/20

181. 10/20/20

182. 10/20/20

183. 10/20/20

184. 10/20/20

185. 10/20/20

186. 10/20/20

187. 10/20/20

188. 10/20/20

189. 10/20/20

190. 10/20/20

191. 10/20/20

192. 10/20/20

193. 10/20/20

194. 10/20/20

195. 10/20/20

196. 10/20/20

197. 10/20/20

198. 10/20/20

199. 10/20/20

200. 10/20/20

201. 10/20/20

202. 10/20/20

203. 10/20/20

204. 10/20/20

205. 10/20/20

206. 10/20/20

207. 10/20/20

208. 10/20/20

209. 10/20/20

210. 10/20/20

211. 10/20/20

212. 10/20/20

213. 10/20/20

214. 10/20/20

215. 10/20/20

216. 10/20/20

217. 10/20/20

218. 10/20/20

219. 10/20/20

220. 10/20/20

221. 10/20/20

222. 10/20/20

223. 10/20/20

224. 10/20/20

225. 10/20/20

226. 10/20/20

227. 10/20/20

228. 10/20/20

229. 10/20/20

230. 10/20/20

231. 10/20/20

232. 10/20/20

233. 10/20/20

234. 10/20/20

235. 10/20/20

236. 10/20/20

237. 10/20/20

238. 10/20/20

239. 10/20/20

240. 10/20/20

241. 10/20/20

242. 10/20/20

243. 10/20/20

244. 10/20/20

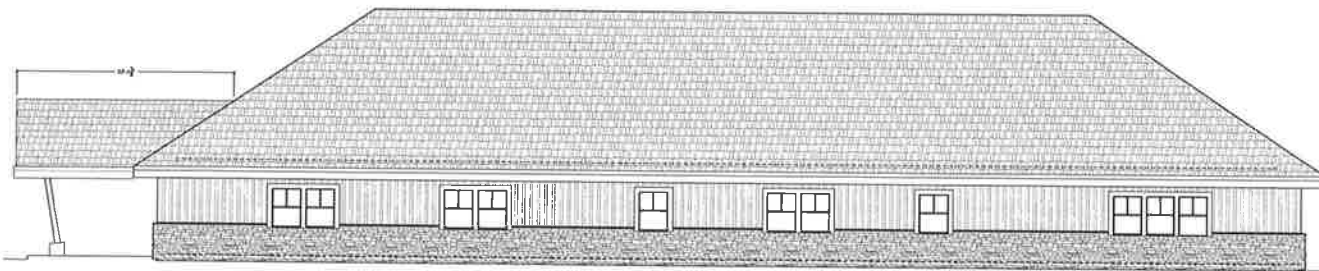
245. 10/20/20

246. 10/20/20

247. 10/20/20

248. 10/20/20

249. 10/20/20



② West Facing Elevation
Scale: nts



① South Facing Elevation
Scale: NTS



8151 Quailstone Pl.
Bldg. GA 37132
C. 404.713.6071
E. 404.713.6071

Project Title:

**BEGINNING STEPS
CHILD CARE, LLC**

8404 SW REP RD
POWELL BUTTE, GA 31753

PROPOSED
ELEVATIONS

Scale:	1/8" = 1'-0"		
Drawn By:	SW		
Checked By:			
Date:	10.08.24		
Sheet:	(2)		
NOT TO SCALE			
Rev	Description	By	Date
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

A4-1

2.4