

RECORD No. 217 20 . 000371 PLNG

Administrative: \$825
Public Hearing: \$1980



Crook County Community Development Department Planning Division

300 NE 3rd Street, Room 12, Prineville Oregon 97754
Phone: 541-447-3211 Ext. 1 / Fax: 541-416-2139
Email: plan@co.crook.or.us / Website: www.co.crook.or.us

Conditional Use Application (Administrative & Public Hearing)

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. County Ordinances allow the County 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.**

IMPORTANT: In addition to this form, a detailed explanation of the use and how the applicable standards and criteria are satisfied is required. Please refer to the Crook County Code, Title 18 for the applicable standards and criteria.

PROPERTY OWNER

Last Name: Lazarus First Name: Michael R
Mailing Address: 5205 SW Parrish Lane
City: Powell Butte State: OR Zip: 97753
Day-time phone: (206) 309-1347 Cell Phone: ()
Email: rahern@lazarusnaturals.com

AGENT / REPRESENTATIVE (MUST SIGN THE ATTACHED LETTER OF AUTHORIZATION)

Last Name: Blackmore Planning and Development Services, LLC First Name: Greg Blackmore
Mailing Address: 19454 Sunshine Way
City: Bend State: OR Zip: 97702
Day-time phone: () - 541-419-1455 Cell Phone: ()
Email: greg@blackmoreplanning.com

PROPERTY LOCATION

Township 15 South, Range 15 East WM, Section 19, Tax lot 400
Size of property: 80 Acres Zoning: EFU - 3
Physical address: 5205 SW Parrish Lane
Subdivision name, if applicable: _____

I hereby make application to the Crook County Planning Commission for a Conditional Use Permit to secure authorization for _____ a commercial use in conjunction with a farm use

ACCESS / ROADS

Explain how you will access your property for the proposed structure:
Existing Access Drive onto SW Parrish Lane

Will you ACCESS this property from an existing access? Yes No _____
➤ If yes, submit a copy of an "APPROVED" Road Approach Access.

➤ If no, will the proposed access be from:
County _____ Public _____ *Private _____ **State _____ (check one only)

* If private easement, provide legal recorded documentation.

** If accessing from State Highway, an "approved" ODOT permit must be attached with this application: No Exceptions!

Oregon Department of Transportation
(Contact Robert Morrow at ODOT - Bend Office)
Phone: 541.388.6169
Email: Robert.j.morrow@odot.state.or.us

*** If accessing from a county maintained or public road, a road approach application is required.

ENVIRONMENTAL HEALTH – SEPTIC DISPOSAL

_____ Copy of Soil/Site Evaluation Report (New residence)
"OR"
X _____ Copy of Authorization Notice (Replacement residence)

For or a Replacement Residence, Please take note: In order to get an Authorization Notice, a Land Use Compatibility Statement (LUCS) form is required. The LUCS form is available at the Environmental Health office. The Planning Division needs to sign off on the LUCS and collect a \$44.00 sign off fee. If you have questions, please don't hesitate to contact the COMMUNITY DEVELOPMENT DEPARTMENT at 541.447-3211. This process is required prior to submitting a "Site Plan Review" Application.

FLOOD ZONE

Is the property located within a Flood Zone? Yes ___ No

If yes, a "Special Flood Hazard Area Development Permit" is required to be submitted at the same time.

DOMESTIC WATER

Water will be supplied by: (check only one)

- An existing individual well
 A proposed individual well
 4 to 14 dwellings on one well State regulated system.
 Shared well (Number of dwellings _____)
If shared well, indicate the location of well and other property locations (Tax Map #), as well as a copy of a recorded "Shared Well Agreement." A "Shared Well" is 3 or less dwellings on one well un-regulated system.
 Other: Please explain _____
 Community Water System: Name _____
PWS# _____

Community Water System Authorization

Print Name: _____ Daytime phone: _____

Authorization Signature: _____ Date: _____

(or) a signed authorized letter must be attached to this application. No exceptions.

Before you DIG ~ Call 811 ~ it's the LAW

Website: www.digsafelyoregon.com

Phone: (503) 232-1987

The applicant and/or agent shall be responsible for contacting 811 to locate underground utilities, as well as Ochoco Irrigation District and/or the Central Oregon Irrigation District for any underground utilities

IRRIGATION WATER RIGHT

Please indicate the location of all existing water rights, number of acres, and proposed division of water rights. If you don't have irrigation water rights, please answer questions A, D and E.

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

 X **Central Oregon Irrigation District:**
Phone 541-548-6047 / Fax 541-548-0243
Address: 1055 SW Lake Ct, Redmond, OR 97756

 Ochoco Irrigation District:
Phone 541-447-6449 / Fax 541-447-3978
Address: 1001 N Deer Street, Prineville, OR 97754

 Water Resources Department:
Phone 541-306-6885 / Fax 541-388-5101
Address: 231 SW Scalehouse Loop, Bend, OR 97702

 People's Irrigation District: Phone 541-447-7797)

Other: _____

- A. Does the property have irrigation water right? Yes X No
- B. If yes, what is the amount of acres of irrigation water right? 73.8 acres
- C. Amount of water right acres to be transferred? _____ acres
- D. Is there an irrigation ditch and/or an underground pipeline that runs through the property? Yes No
- E. Is there a distribution point for irrigation located on the property? Yes No

Watermaster Signature: SEE ATTACHED Date: _____
Print Name Clearly: _____ Phone: _____

Irrigation District Signature: SEE ATTACHED Date: _____
Print Name Clearly: _____ Phone: _____

COMMENTS:

IRRIGATION WATER RIGHT

Please indicate the location of all existing water rights, number of acres, and proposed division of water rights. If you don't have irrigation water rights, please answer questions A, D and E.

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- C. Amount of water right acres to be transferred? _____ acres
- D. Is there an irrigation ditch and/or an underground pipeline that runs through the property? Yes No
- E. Is there a distribution point for irrigation located on the property? Yes No

Watermaster Signature: _____ Date: _____

Print Name Clearly: _____ Phone: _____

Irrigation District Signature: Kelley O'Rourke Date: 03/20/20

Print Name Clearly: Kelley O'Rourke Phone: 541-548-6047

COMMENTS:

Please review the attached comments from COID, dated February 25, 2019, regarding 5205 Parrish Lane located in Powell Butte, Oregon. COID irrigation water right can only be used for irrigation, it cannot be utilized inside the structure for agricultural purposes. Property owner should contact COID at completion of construction to remove the water right.
-Kelley O'Rourke, COID

Kelley O'Rourke

From: Land Use
Sent: Tuesday, February 12, 2019 1:53 PM
To: evan@lazarusnaturals.com
Subject: 5205 SW Parrish Lane, Powell Butte Oregon
Attachments: 5205 SW Parrish Lane _COID_Map 02.12.09.pdf

Sent Via Email Only

Attn: Evan Skandalis

Re: 5205 SW Parrish Lane, Powell Butte Oregon

Please be advised that Central Oregon Irrigation District (COID) has reviewed the provided preliminary Site Plan received via email for the above referenced project as part of your Crook County Community Development Department Site Plan – Administrative Review application. The property address is 5205 SW Parrish Lane, Powell Butte Oregon.

According to our records, the subject property has 73.8 acres of COID water rights. Please see the attached map for details. COID's COC-59 delivery ditch runs through the referenced property and along the eastern boundary and has a 20' canal right-of-way.

Listed below are COID's initial comments to the provided preliminary Site Plan. All development affecting irrigation facilities shall be in accordance with COID's Development Handbook and/or as otherwise approved by the District.

- Any irrigation conveyance, District or private, which passes through the subject property shall not be encroached upon without written permission from COID.
- No structures of any kind, including fences, are permitted within COID's property/easement/right of way.
- According to our records the subject property has 73.8 acres of COID water rights.
 - There shall be no development or improvements made to those lands possessing a water right without those rights first being removed via a permanent water rights transfer done through COID.

Our comments are based on the information provided, which we understand to be preliminary in nature at this time. Our comments are subject to change. Additional requirements may be made as site planning progresses or additional information becomes available. Please provide updated documents to COID for review as they become available.

Irrigation infrastructure and right-of-way are required to be identified on all maps and plans. Policies, standards and requirements set forth in the COID Developer Handbook must be complied with.

If you have any questions, please contact me at 541-548-6047.

Sincerely,
Kelley O'Rourke

Central Oregon Irrigation District
1055 SW Lake Court
Redmond OR 97756
Phone: 541-548-6047

For current start up, shut down and stock run dates [click here](#).

IRRIGATION WATER RIGHT

Please indicate the location of all existing water rights, number of acres, and proposed division of water rights. If you don't have irrigation water rights, please answer questions A, D and E.

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

 X Central Oregon Irrigation District:
Phone 541-548-6047 / Fax 541.548.0243
Address: 1055 SW Lake Ct, Redmond, OR 97756

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Address: 1001 N Deer Street, Prineville, OR 97754

 Water Resources Department:
Phone 541-306-6885 / Fax 541.388.5101
Address: 231 SW Scalchouse Loop, Bend, OR 97702

 People's Irrigation District: Phone 541-447-7797)

 Other: _____

- A. Does the property have irrigation water right? Yes X No
- B. If yes, what is the amount of acres of irrigation water right? 73.8 acres
- C. Amount of water right acres to be transferred? _____ acres
- D. Is there an irrigation ditch and/or an underground pipeline that runs through the property? Yes No
- E. Is there a distribution point for irrigation located on the property? Yes No

Watermaster Signature: Jeremy Giffin Date: 3-20-20
Print Name Clearly: Jeremy Giffin Phone: 541-306-6885

Irrigation District Signature: _____ Date: _____
Print Name Clearly: _____ Phone: _____

COMMENTS: I have read COID's comments and will defer to COID.

WILDLIFE

ODF&W, Prineville Field Office, 2042 SE Paulina Hwy, Prineville, OR 97754
Phone: (541) 447-5111 Fax: (541) 447-8065

1.) Is the subject property located within a "Winter Wildlife" overlay zone? Yes ___ No ___

2.) If yes, please check the appropriate box(s):

- a. _____ Critical Deer Winter Range
- b. _____ General Deer Winter Range
- c. _____ Elk Winter Range
- d. _____ Antelope Winter Range

3.) Is the subject property located within a "Sensitive Bird Habitat" zone? Yes ___ No ___

ODF&W COMMENTS:

ODF&W Signature: SEE ATTACHED Date: _____
Print Name: _____

WEED CONTROL

1306 N. Main Street, Prineville, OR 97754
Phone: (541) 447-7958
Email: kev.alexanian@co.crook.or.us

This section needs to be **completed and signed** by the **Weed Master**.

Weed Master Signature: SEE ATTACHED Date: _____
Print Name: _____ Day-time Phone: _____

Comments: _____

Re: Crook County Application Form

Greg Jackle <Greg.S.Jackle@state.or.us>

Tue 2/4/2020 9:41 PM

To: Greg Blackmore <greg@blackmoreplanning.com>

Cc: Ann Beier <Ann.Beier@co.crook.or.us>; Katie.McDonald@co.crook.or.us <Katie.McDonald@co.crook.or.us>

Hello Greg,

No need for my signature there... no winter range or sensitive bird sites...

Thanks,

Greg Jackle

Sent from my iPhone

On Jan 30, 2020, at 8:19 AM, Greg Blackmore <greg@blackmoreplanning.com> wrote:

Hi Greg -

I am working with a client on the submittal of a Conditional Use Permit for a property located at 5205 SW Parrish Lane (1515190000400). As part of the application form, the attached sheet needs to be reviewed and signed by you. Would you please review and respond.

Thanks and please feel free to let me know if you have questions or need anything else in order to complete this item.

Greg Blackmore
Blackmore Planning and Development Services, LLC
541.419.1455
blackmoreplanning.com

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

<ODF&W Sheet.pdf>

<Critical Habitat Map.pdf>

WILDLIFE

ODF&W, Prineville Field Office, 2042 SE Paulina Hwy, Prineville, OR 97754

Phone: (541) 447-5111 Fax: (541) 447-8065

1.) Is the subject property located within a "Winter Wildlife" overlay zone? Yes ___ No ___

2.) If yes, please check the appropriate box(s):

- a. _____ Critical Deer Winter Range
- b. _____ General Deer Winter Range
- c. _____ Elk Winter Range
- d. _____ Antelope Winter Range

3.) Is the subject property located within a "Sensitive Bird Habitat" zone? Yes ___ No ___

ODF&W COMMENTS:

ODF&W Signature: _____ Date: _____

Print Name: _____

WEED CONTROL

1306 N. Main Street, Prineville, OR 97754

Phone: (541) 447-7958

Email: kev.alexanian@co.crook.or.us

This section needs to be **completed and signed** by the **Weed Master**.

Weed Master Signature: _____ Date: 3/23/2020

Print Name: Kevin Alexanian Day-time Phone: 541-678-4031


Comments: All noxious vegetation must be treated prior to any construction.

SUPPLEMENTAL INFORMATION

The information requested in this application is the minimum information necessary. This application requests information that will assist Crook County planners in evaluating whether your proposal meets these criteria. Failure to complete applicable portions of this application form may result in the County **not** accepting your application or denying your application for failure to demonstrate that the criteria have been met. The County can assist you by providing such information from the Crook County Assessor, Crook County Clerk's, and the Crook County GIS Department. However, the burden of proof lies on you, the applicant, to demonstrate that the criteria have been met. In many cases, you may wish to provide information in addition to that requested to support your application.

SIGNATURES

I agree to meet the standards governing the laws for "Site Plan Reviews" 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 3/20/20
Print name clearly: Sequoia Price Lazarus

Property Owner Signature: _____ Date _____
Print name clearly: _____

Agent/Representative Signature:  Date 03/19/2020
Print name clearly: Greg Blackmore

(Note: If an agent/representative is submitting your application on behalf of the property owner, the "Authorization Form" must be completed and attached to this application)

CHECK LIST OF REQUIREMENTS

- A completed application form with the appropriate signatures.
- A copy of the **Tax Lot Card**. (Available from the Crook County Community Development Department)
- A copy of the current owners **Warranty Deed**.
- A signed copy of a "**Statement of Understanding**"
- A signed **Authorization Form**; if applicable.
- A detailed "**Plot Plan/Site Plan**" of the subject property. (See below for detailed information)
- NA A copy of an **approved "Site/Soil Evaluation"** for a new residence or an "Authorization Notice" for a replacement residence. (Available from the Crook County Community Development)
- An **approved Road Access Permit**, if applicable, from the Community Development Department for County Maintained Roads and Public Roads, or the Oregon Department of Transportation for access from State Highways.
- A copy of the irrigation map for the area and historical water rights information on the subject property. (Available from the Irrigation District); if applicable.
- NA Special Flood Hazard Area Development Permit; if applicable

- Comments & signature from ODF&W
- Supplemental Information
- Submit the correct application fee.

DETAILED PLOT PLAN REQUIREMENTS

The detailed “**Plot Plan**” must be drawn on at least 8 ½ x 11 paper, **but no larger than 8 ½ x 14.**

A parcel that is 2 acres or less in size must be drawn to scale, and all dimensions and boundaries must be shown.

A parcel that is more than two acres in size does not have to be drawn to scale, however, all dimensions and boundaries must be shown and all information must be accurate.

The detailed “**Plot Plan/Site Plan**” must include the following:

- Scale of map – not greater than one inch per 400 feet.
- North arrow.
- Dimensions and boundaries of the property.
- Location of all easements and names, and the right-of-way widths of existing roads and easements or right-of-way for any proposed roads, utilities, bikeways, and access corridors.
- If the parcel or lot has irrigation water right, indicate the area of the water right with the number of irrigated acres. In addition, submit a copy of a water right map from the district.
- Names and locations of all roads adjacent to the property.
- Location of well or water source on your property. In addition, indicate the distance from water source to nearest point of septic system drain field and / or replacement drain field area.
- Location of septic system test holes used for the site evaluation during the feasibility process. In addition, the location of the proposed septic tank, drain field and replacement drain field that shows the dimensions and spacing of the leach lines. Further, indicate the distance from the septic tank and septic system to the property lines.
- Location of driveways or other roads on the property, existing and proposed.
- Location of all public utility easements. In addition, attach copies of the recorded utility easement that indicates easement widths.
- Distance (setbacks) from all structures to all property lines.
- Location of all major features (canals, irrigation ditches, rock ledges, etc)
- NA Location of rimrock, if applicable.
- NA Location of all drainage, creeks, springs, etc., with distance to the proposed development site.
- NA Indicate location of all “**EXISTING**” and “**PROPOSED**” structures: Dwellings, Garage, shops, lean-to, barns, etc. Indicate on the plot plan if existing or proposed with dimension size.



Community Development Department

300 NE 3rd Street, Prineville, OR 97754

Phone: (541) 447.8156 / Fax: 541-416-2139

Email: plan@co.crook.or.us / Website: www.co.crook.or.us

AUTHORIZATION FORM

Let it be known that Blackmore Planning and Development Services LLC

(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.

Physical address of property: 5205 SW Parrish Lane, Powell Butte, and described in the records of CROOK COUNTY as:

Township 15 South, Range 15 East, Section 19 Tax lot 400
Township _____ South, Range _____ East, Section _____ Tax lot _____

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)

Signature: [Signature] Date: 3/20/20

Print Name: Sequoia Price Lazarus

Mailing address: 5205 SW Parrish Lane

City: Powell Butte State: OR Zip: 97753

Home Phone: () - - Cell Phone: (206) 432-7466

Email: Sequoia@lazarusnaturals.com

- Individual(s)
- Corporation;
- Limited Liability Corporation;
- Trust

IMPORTANT NOTE: Indicate whether property is owned in individual name(s), or by a business or other entity (e.g. Corporation, Limited Liability Company; or Trust). If property is owned by an entity, include names of all authorized signers. For Example:

If the owner is a Corporation, Limited Liability Corporation or Trust, the following information is required as part of this form.

If a Corporation ~ please provide the name of President or other authorized signor(s).

If a Limited Liability Corporation ~ provide names of **ALL** members & managers.

If a Trust ~ provide the name of current Trustee(s)

In addition, you will need to include a copy of Bylaws (Corporations); an Operating Agreement (Limited Liability Company); or Certificate of Trust (Trusts) that verifies authority to sign on behalf of the entity.

AGENT

Signature:  Date: 03/19/2020

Print Name: Greg Blackmore

Mailing address: 19454 Sunshine Way

City: Bend State: OR Zip: 97702

Home Phone: (541) 419 - 1455 Cell Phone: (_____) _____ - _____

Email: greg@blackmoreplanning.com



Crook County Planning Department
300 NE 3rd Street, Room 11, Prineville Oregon 97754
Phone: 541-447-8156 / Fax: 541-416-3905

ROAD APPROACH PERMIT

FEE: \$200 New \$75 Existing before 1970
 Residential
 Commercial

C-RP 719-07

FAXED
3-22-07

PROPERTY OWNER/INFORMATION

Last Name: McKinnon First Name: Mark + Casey
Mailing Address: 5205 SW Parish Ln.
City: Powell Butte State: OR Zip: 97753
Day-time phone: () 416-1205 Cell Phone: () _____
Township 15 South, Range 15 East WM, Section 19, Tax lot 400
Physical address: Same
Subdivision name, if applicable: _____

AGENT / REPRESENTATIVE

Last Name: Palm Harbor James First Name: _____
Mailing Address: 1357 N Hwy 97
City: Redmond State: OR Zip: 97756
Day-time phone: () 7 Cell phone: () _____



SIGNATURES

Property Owner Signature: See attached Date _____
Agent/Representative Signature: _____ Date _____

SITE INSPECTION: Approved Denied _____ Date: _____

CULVERT REQUIREMENTS: None Diameter _____ Length _____

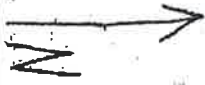
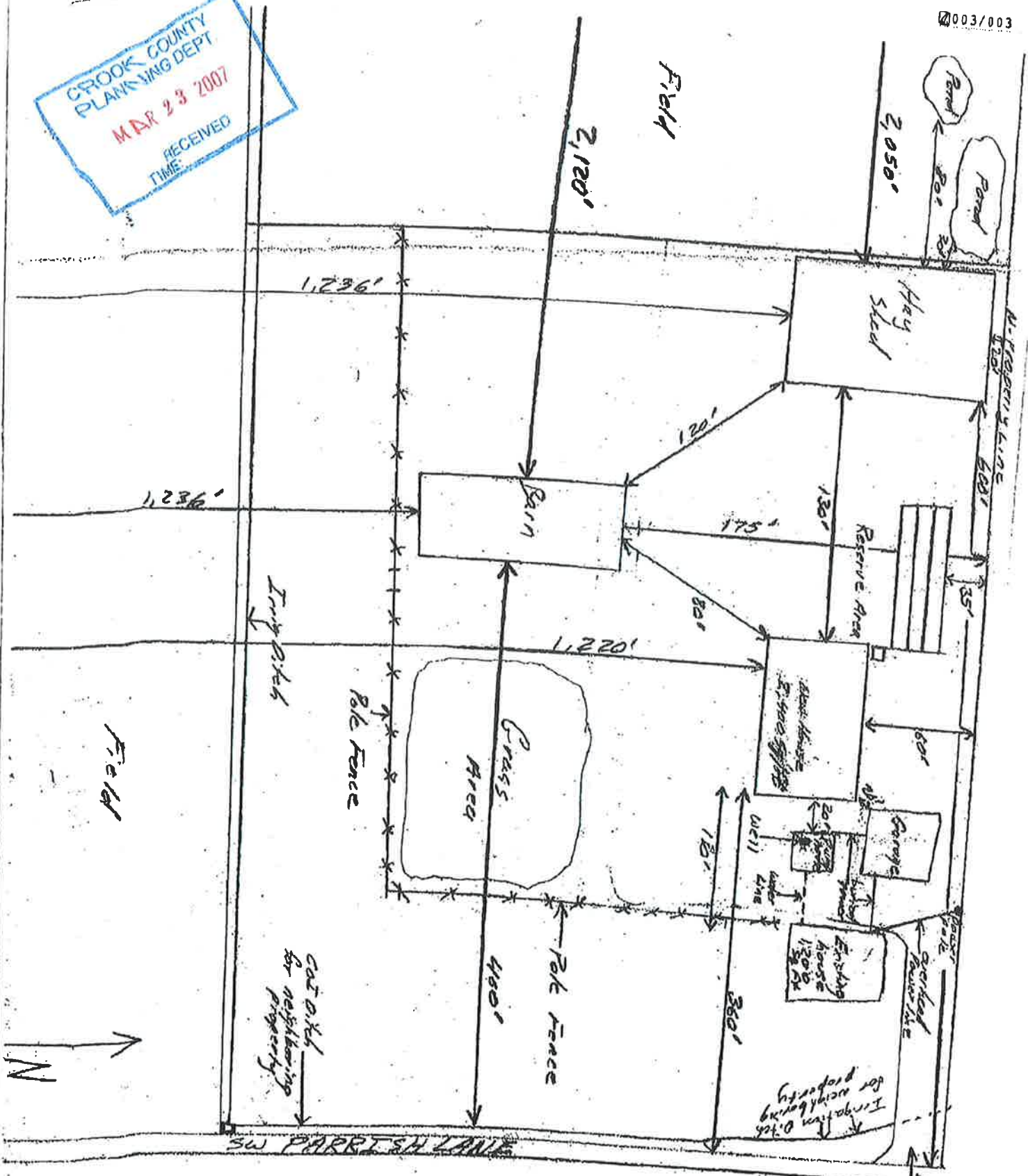
ADDITIONAL INSTRUCTIONS: _____

FINAL INSPECTION: Approved Denied _____ Date: _____

P. Keller 3/23/07

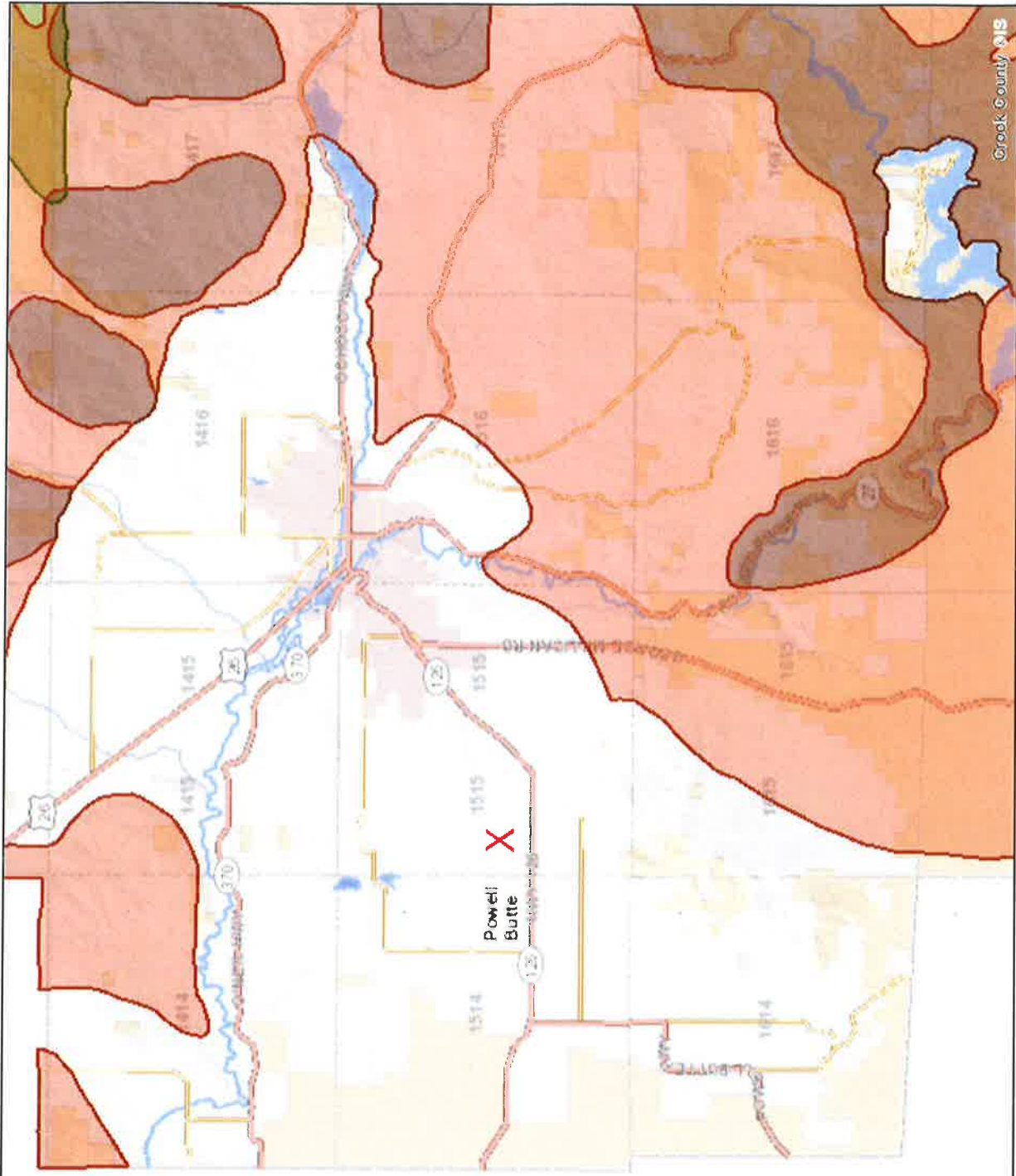
Revised: August 8, 2006 - Road Approach Permit

CROOK COUNTY
PLANNING DEPT
MAR 23 2007
RECEIVED
TIME:



1,200 sq ft
Ditch way
5,105'

Crook County, Oregon



Crook County GIS



Crook County GIS
GEOGRAPHIC INFORMATION SYSTEMS



Disclaimer: CROOK COUNTY MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. THE USER SHALL BE RESPONSIBLE FOR POSSIBLE ERRORS, OMISSIONS, OR INACCURACIES. MISINTERPRETATION OF COUNTY DIGITAL INFORMATION IS PREPARED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED, AND IS NOT GUARANTEED TO BE ACCURATE. CROOK COUNTY DIGITAL INFORMATION IS MADE AND/OR PRECISE LOCATION OF BOUNDARIES, FIXED HUMAN WORKS, AND/OR IDENTIFIED IN DIGITAL OR HARD COPY MAPPING OF GEOGRAPHICAL INFORMATION OR DATA FROM THE CROOK COUNTY ASSESSOR'S OFFICE MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CROOK COUNTY GIS. (41) 418-9350.

LIMITED POWER OF ATTORNEY

I, Michael Lazarus, residing at 5623 20th Ave NE Seattle WA 98105 do hereby make, constitute and appoint Sequicia Price-Lazarus my true and lawful attorney in fact ("Limited Agent") for me in my capacity, and in my name, place and stead, to act with respect to 5205 SW Parrish Lane Powell Butte OR 97153 ("Property"), including any management, land use application, building permits, loans and/or mortgages/trust deeds associated with said Property.

GIVING AND GRANTING unto my said Limited Agent full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about said Property, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my Limited Agent shall lawfully do or cause to be done by virtue of this authority herein granted.

Dated this 31st day of October, 2019.

[Signature]

State of Washington)
King County) ss.

On this 31st day of October, 2019, before me appeared Michael Lazarus, as Principal of this Power of Attorney who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



[Signature]
Notary Public
My Commission Expires: 03/26/2023

ACCEPTANCE OF APPOINTMENT

I, Sequoyia Price-Lazrus, the attorney-in-fact named above, hereby accept appointment as attorney-in-fact in accordance with the foregoing instrument.

Dated this 31st day of October, 2019.

Attorney-in-Fact's Signature

A handwritten signature in black ink, appearing to read "Sequoyia Price-Lazrus", is written over a horizontal line. The signature is stylized and cursive.

Burden of Proof Narrative
Crook County
Site Plan and Conditional Use Permit

**APPLICANT/
OWNER:** Michael R Lazarus
Evan Skandalis, VP of Farm Operations
5205 SW Parrish Lane
Powell Butte, OR 97753

DESIGNER: Lazarus Naturals
Brian Cartwright
5205 SW Parrish Lane
Powell Butte, OR 97753

PLANNER: Blackmore Planning and Development Services, LLC
Greg Blackmore
19454 Sunshine Way
Bend, OR 97702

**TRAFFIC
ENGINEER:** Transight Consulting LLC
Joe Bessman, P.E.
61271 Splendor Lane
Bend, OR 97702

LOCATION: 5205 SW Parrish Lane, Powell Butte - 1515190000400

REQUEST: Site Plan Review and Conditional Use Permit for 40,000 square foot building that will be used for 1) agricultural activities, 2) commercial activities in conjunction with farm use and 3) processing. Uses include:

Storage: Including supply chain, farm and miscellaneous.

Processing (6,000 sf): Including food, beverage, and topical product processing.

Packaging: Including food, beverage, and topical product packaging.

I. APPLICABLE CRITERIA:

Crook County Code Title 18, Zoning
Chapter 18.04, General Provisions
Chapter 18.16, Exclusive Farm Use Zone, EFU-3 (Powell Butte Area)
Chapter 18.160 Conditional Uses

II. GENERAL INFORMATION:

- A. LOCATION:** The subject property is located at 5205 SW Parrish Lane, Powell Butte, which is identified on Crook County Assessor's Map No. 15-15-1900 as Tax Lot 400.
- B. ZONING:** The subject property is zoned Exclusive Farm Use – Powell Butte Area (EFU-3). The property is designated agricultural on the Crook County Comprehensive Plan.

Zoning



- C. ACCESS:** The subject property is accessed via a private, gravel driveway off SW Parrish Lane, which was approved via C-RP-719-07. A second access, near the southern edge of the property, has also been approved by Crook County under permit number 217-19-001163-PLNG.
- D. PROPOSAL:** Site Plan Review and Conditional Use Permit for 40,000 square foot building that will be used for 1) agricultural activities, 2) commercial activities in conjunction with farm use and 3) processing. Uses include:

Storage: Including supply chain, farm and miscellaneous.

Processing (6,000 sf): Including food, beverage, and topical product processing.

Packaging: Including food, beverage, and topical product packaging.

- E. SITE DESCRIPTION:** The subject property is roughly 79.4 acres in size and rectangular in shape. The property is located on the west side of Parrish Lane, approximately 0.25-miles north of its intersection with SW Hwy 126. The property is developed as a hemp farm; the majority of the site is farmland, with shops, office space, greenhouses, buildings, and structures located in the northeast corner of the site.



Google Maps Street View



- F. SURROUNDING LAND USES:** The subject property is located within the EFU-3 zone and is surrounded by agricultural uses, along with a few farm and non-farm dwellings. The abutting properties in all directions include irrigated pastures, while an area to the

south (over .25-miles away and south of Hwy 126) includes farm and nonfarm dwellings on irrigated and non-irrigated land.



- G. WATER RIGHTS:** The property is located within the Central Oregon Irrigation District and it has 73.8 acres of water rights.
- H. UTILITIES:** Central Electric Cooperative (electric) and Yellowknife (internet) currently serve the subject property. The applicant has coordinated with each of these providers and confirmed that they can serve the new building.
- I. DOMESTIC DRINKING WATER:** Two domestic wells provides the domestic water needs of the site.
- J. SEPTIC:** The sanitary needs of the site are accommodated by 3 septic systems.
- K. SITE HISTORY:** County Tax, Building and Planning records document that the site has been used for farm use and as a residence. Below is a summary of the Planning Permits that have been issued on the property:

Permit Number	Description	Date
C-RP-719-07	Road Approach	2007
C-SR-2487-07	Site Plan Permit - Farm Dwelling	2007
217-EQ-13-0254	EQUINE EXEMPT BLDG 16 X 52 SQ. FT. / MCKINNON / 11.5.2013	11/5/13
217-18-000085-PLNG	LAZARUS - AG EXEMPT APPLICATION - 30' X 120' = 3600 SQ. FT. GREENHOUSE FOR SEE & PLANT PROPAGATION.	3/29/18
217-18-000327-PLNG	LAZARUS - NEW DETACHED ACC. BLDG. CONSISTS OF OFFICE SPACE, IRRIGATION STORAGE, NUTRIENT TANKS FOR FERTILZER AND 1000 SQ. FT OF PLANT GROWING SPACE	10/19/18
217-18-000355-PLNG	LAZARUS, SITE PLAN MODIFICATION - Secondary Frm Dwelling to a Primary Farm Dwelling and to convert the secondary farm dwelling to an accessory structure.	10/19/18
217-18-000420-PLNG	LAZARUS - AG EXEMPT APPLICATION - In Review	11/15/18
217-19-000046-PLNG	LAZARUS - SITE PLAN REVIEW - PROCESSING OF FARM CROPS (HEMP) APPLICATION. - 3456 sf	2/28/19
217-19-001012-PLNG	Lazarus, Ag. exempt, Equipment Storage 200 x 40	11/6/19
217-19-001011-PLNG	Lazarus, Ag. Exempt, Greenhouse, 120 x 90	11/6/19
217-19-001163-PLNG	LAZARUS, AGRICULTURAL COUNTY ROAD APPROACH	12/4/19

L. EXHIBITS

- Application Form & Fees
- Tax Lot Card
- Crook County Property Summary Report
- Ownership Deed
- Zoning Map
- Plans
 - Site Plan
 - Building Floor Plan
 - Building Elevations
- Surrounding Properties Reports
- Traffic Report
- Water Rights Map

III. REVIEW CRITERIA

TITLE 18 OF THE CROOK COUNTY CODE, COUNTY ZONING.

A. **CHAPTER 18.16, EXCLUSIVE FARM USE ZONES, EFU-1 (POST-PAULINA AREA, EFU-2 (PRINEVILLE VALLY – LONE POINE AREAS), AND EFU-3 (POWELL BUTTE AREA)**

1. Section 18.16.010. Use table

Table 1 identifies the uses permitted in the EFU zone. This table applies to all new uses, expansions of existing uses, and changes of use when the expanded or changed use would require review, unless otherwise specified on Table 1. All uses are subject to the general provisions, special conditions, additional restrictions and exceptions set forth in this chapter. Due to the limited amount of high-value farmland in Crook County, the uses for high-value farmland are not listed in this section. If a use permitted in Table 1 is located on high-value farmland, the requirements of this chapter and the requirements of OAR Division 33 shall be used for review.

As used in Table 1:

(1) Use Type.

(a) "A" means the use allowed.

(b) "STS" means the use is subject to site plan review and any other listed criteria.

(c) "C" means the use is a conditional use. Conditional uses are permitted subject to county review, any specific standards for the use set forth in CCC [18.16.015](#), the conditional use review criteria in CCC [18.16.020](#), the general standards for the zone, and specific requirements applicable to the use in Chapter [18.160](#) CCC.

(d) "X" means the use is not allowed.

(2) Review Procedures.

(a) "P" means the use is permitted outright; uses and activities and their accessory buildings and uses are permitted subject to the general provisions set forth by this chapter.

(b) "Administrative" are permitted by right, requiring only nondiscretionary staff review to demonstrate compliance with the standards in this chapter. Permits subject to administrative review are limited to actions that do not require interpretation or the exercise of policy or legal judgment.

(c) "Notice and opportunity for public hearing" involve permits for which the application of review criteria requires the exercise of limited discretion. Decisions are made by the planning director. These decisions require a notice of decision and opportunity for appeal and public hearing.

(d) "Planning commission hearing" uses require a public hearing. Decisions are made by the planning commission, usually with an opportunity to appeal to the board of commissioners. These decisions involve the exercise of discretion and judgment when applying applicable land use and development criteria but implement established policy. Uses that are subject to this review procedure may be allowed subject to findings of compliance with applicable approval criteria and development standards. These decisions require a public notice prior to, and after, a decision.

(3) The “Subject To” column identifies any specific provisions of CCC [18.16.015](#) and other local requirements to which the use is subject.

Table 1. Use Table for Exclusive Farm Use (EFU) District

1	Farm, Forest, and Natural Resource Uses			
1.4	<i>Agricultural buildings customarily provided in conjunction with farm use.</i>	STS	Administrative	
1.6	<i>A facility for the processing of farm crops, biofuel or poultry.</i>	STS	Notice and Opportunity for Hearing	18.16.015(1)
3	Commercial Uses			
3.10	<i>Commercial activities in conjunction with farm use, including the processing of farm crops into biofuel not permitted under Use 1.6, but excluding activities in conjunction with a marijuana crop.</i>	C	Planning Commission Hearing	18.16.015(7)

Applicant Response: As detailed in these section, the proposed uses include commercial activities in conjunction with a farm use and processing. The commercial activities in conjunction with a farm use element is allowable with a Conditional Use Permit and will require a hearing before the Planning Commission (in conformance with the provisions of CCC 18.16.015(7)). The processing element of the proposal requires Site Plan Review and may require a hearing. It is anticipated that both elements will be reviewed jointly before the Planning Commission. A complete review of CCC 18.16.015(7) is included below, along with the Site Plan approval criteria and the CUP approval criteria of CCC 18.160. Furthermore, the applicant anticipates the hearing before the Planning Commission. Conformance with the noted sections, in addition to a review process that includes a hearing before the Planning Commission will ensure conformance with the use provisions of these sections.

18.16.015 Use standards.

(1) A farm on which a processing facility is located must provide at least one-quarter of the farm crops processed at the facility. A farm may also be used for an establishment for the slaughter, processing or selling of poultry or poultry products pursuant to ORS [603.038](#). If a building is established or used for the processing facility or establishment, the farm operator may not devote more than 10,000 square feet of floor area to the processing facility or establishment, exclusive of the floor area designated for preparation, storage or other farm use. A processing facility or establishment must

comply with all applicable siting standards, but the standards may not be applied in a manner that prohibits the siting of the processing facility or establishment. A county may not approve any division of a lot or parcel that separates a processing facility or establishment from the farm operation on which it is located.

Applicant Response: As detailed on the Warehouse Floor Plan, the proposal includes using a portion of the building for processing of hemp that is produced on the site. The floor plan clearly indicates that the processing area within the building will not be more than 6,000 square feet in size. Pursuant to the County Decision 217-19-000046-PLNG a 3,456 square foot processing area has been approved on the site. The existing processing area (3,456 sf) and the new processing area (not to exceed 6,000 sf) will be 10,000 sf or less. Therefore the proposal complies with this section.

(7) Commercial activities in conjunction with farm use may be approved when:

(c) The commercial activity significantly enhances the farming enterprises of the local agricultural community, of which the land housing the commercial activity is a part. Retail sales of products or services to the general public that take place on a parcel or tract that is different from the parcel or tract on which agricultural product is processed, such as a tasting room with no on-site winery, are not commercial activities in conjunction with farm use.

Applicant Response: Currently the farm product produced on the subject property (hemp) is transferred to other sites for storage, processing and packaging. Allowing for storage, processing, and packaging of the farm product on the subject property will allow for efficient operations, reduction of costs, and increased yields, which will allow the property to continue its agricultural use and significantly enhance overall farm productivity. Continued and improved use will not only benefit the subject property, but it will benefit the surrounding community, as the farm will rely upon local suppliers of farm equipment and equipment providers.

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:

Applicant Response: A complete review of CCC 18.160 is included below; the other references of this section are addressed immediately below.

(1) The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use;

Applicant Response: There are 9 tax lots that surround the subject property, 5 that are owned by Malott Mark and Ann LLC (to the north and west), 2 that are owned by Snowline Ranch LLC (to the south), one that is owned by Holeman Rolland and Toni Trustees (to the east), and one that is owned by Riney Steve and Margaret A Trustees (to the northeast).

Land and Structure Reports from the Crook County Assessor's Office are included as attachments. As documented therein:

- The abutting Malott property includes approximately 390 acres that are used as a farm, with multiple agricultural structures and 3 dwellings.
- The Snowline Ranch property is approximately 78 acres of farmland, with 2 small farm related structures.
- The Holman Property is 47 acres and includes farm, farm related structures, and a dwelling.
- The Riney property is approximately 79 acres of farmland with no structures.

The conditional use that is requested is a commercial use in conjunction with a farm use. The farm use currently includes hemp production and processing. The associated commercial uses include storage and packaging of the hemp, for wholesale sales and distribution. The proposed use on the site will allow for efficient operations, as the farm product that is produced on site can be stored, processed and packaged for end uses and users, as opposed to leaving the site in its raw form. While the use will lessen the field size and space available for hemp production, the efficient site, with a readily available location for storage, processing and packaging, will reduce the risk, and provide a readily available, controlled, and cost effective processing, packaging and storage facility. Overall, the design will reduce cost, improve certainty, and will allow the owner to extract additional yields from the land. The commercial use in conjunction with the farm use is not sensitive to noise, dust, fumes, or odor, thus will not be impacted by the farm use on the subject property or on surrounding properties. Also, the use will not generate any significant noise, dust, fumes or odors, and therefore will not force a significant change to farm practice on the site or surrounding properties. Furthermore, the same amount of initial product will be entering and leaving the site (rather than leaving the site as raw product, it will leave the site as finished product); therefore the use will not generate a significant amount of additional trips or otherwise impact surrounding agricultural uses. The Application packet includes a Traffic Report that documents that the transportation system can accommodate the planned use.

Typical conditions of approval placed by a County on a commercial activity in conjunction with a farm use include limiting the hours of operation, limiting the size of the activity, requiring fencing or screening, and requiring lighting to be directed away from adjoining properties.

The applicant proposes to operate the new commercial uses from 7 am to 5 pm. The hours are similar to farm use operations on the site and on surrounding properties. Also, the building includes areas for storage, processing, and packaging. While the size of the building may be larger than other buildings in the area, the size allows operations to efficiently occur inside the building, as opposed to outside, or within multiple buildings. Given its location, the proposed commercial use will not impact any surrounding properties. Regarding fencing, all activities will occur within the building, thus will be screened from neighboring properties. Because no new outdoor use areas are planned, additional buffering or screening is not needed. Regarding lighting, exterior lighting will be directed downward and not toward any adjoining property.

As noted above, the planned use will not force a significant change in accepted farm or forest practices on the subject property or any surrounding lands, which are devoted to farm uses.

(2) The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use; and

Applicant Response: Typically this criterion pertains to the development of residential dwellings; considering the risk of conflicts with neighbors from the farm use on the property. The Oregon Department of Land Conservation and Development provides that a risk to farmland is too much residential development, noting:

When too much residential development encroaches on farmland, a downward cycle of conversion can begin, in which farms experience conflicts with neighbors, such as trespass, littering, pets chasing livestock and complaints about spraying, manure application, hours of operation and other normal farming practices.¹

For the current application, the request does not include any residential development. Instead the request is for commercial activities that support a permitted and existing farm use. The proposed improvements will provide a readily available location for storage, processing and packaging of the product produced on the subject property. By a matter of location, substantial efficiencies are gained; the use will not increase the cost of farming. Instead the proposed development will reduce the cost of getting an agricultural product to market, thus reduce the cost of the overall farming operation.

Regarding surrounding lands, as noted above, these include:

- The abutting Malott property includes approximately 390 acres that are used as a farm, with multiple agricultural structures and 3 dwellings.
- The Snowline Ranch property is approximately 78 acres of farmland with 2 small farm related structures.
- The Holman Property is 47 acres and includes farm, farm related structures, and a dwelling.
- The Riney property is approximately 79 acres of farmland with no structures.

The proposed development on the subject property will not generate noise, fumes, odor, or dust. Furthermore, the number of new employees for the commercial use in conjunction with the farm will be an average of 3-4 and the number of added trips to the Site will be associated with these employees. The abutting street is constructed to County Standards and as documented on the attached Traffic Report, has sufficient capacity to accommodate the trips. Overall, any impact to surrounding farm uses will be minimal and will not significantly increase any costs. As designed, the proposal conforms to this criterion.

(3) The proposed use will be compatible with vicinity uses, and satisfies all relevant requirements of this title and the following general criteria:

¹ <https://www.oregon.gov/lcd/FF/Pages/Farmland-Protection.aspx>

(a) The use is consistent with those goals and policies of the comprehensive plan which apply to the proposed use;

Applicant Response: As it relates to Agricultural Lands in the County, Crook County's Comprehensive Plan indicates an objective "to maintain a viable agricultural base, preserve agricultural lands for agriculture, and to protect agriculture as a commercial enterprise." (Crook County Comprehensive Plan [CCCP] p. 44). The Comprehensive Plan aims to "minimize and actually prevent conflicts between farm and non-farm uses and resultant increased economical costs to the agricultural sector." ID. To ensure these objectives are met, the Comprehensive Plan suggests implementing the provisions of ORS Chapter 215, which are fulfilled through the adopted provisions of the Zoning Ordinance, and which are addressed in this narrative.

Specific measures to preserve Agricultural Land in Crook County include maintaining a low population density on agricultural lands (CCCP p 45). Additionally, the County is guided to allow permitted outright and conditional uses in the EFU-3 Zone in Powell Butte and is discouraged from taking any additional exceptions to the Statewide Planning Goals for this area (CCCP p 67).

The current proposal does not take any Goal exception and the proposed use is requested to specifically support agriculture in Crook County. The use will allow for a storage, processing and packaging facility that is sized and scaled with capacity to accommodate the supply of product produced on the subject property. The use clearly supports the existing farm use. Furthermore, allowing the requested commercial activity in conjunction with the farm use serves "to protect agriculture as a commercial enterprise" which is consistent with the County Comprehensive Plan.

(b) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features;

Applicant Response: While the proposed building (at 40,000 square feet) is relatively large, the parcel is more than well suited for the structure. The parcel is roughly 79.4 acres in size and the building is only approximately 1% of the total site. The site is developed with access, drive aisles, and other buildings. Improvements to the drive aisle and parking areas are planned, which (as shown on the Site Plan) are suitable for the planned use. Overall, the existing parcel can accommodate the use that is proposed on the site.

(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;

Applicant Response: As detailed previously, the surrounding area includes the following:

- The abutting Malott property includes approximately 390 acres that are used as a farm, with multiple agricultural structures and 3 dwellings.

- The Snowline Ranch property is approximately 78 acres of farmland with 2 small farm related structures.
- The Holman Property is 47 acres and includes farm, farm related structures, and a dwelling.
- The Riney property is approximately 79 acres of farmland with no structures.

The abutting properties include buildings and structures that comprise a smaller percentage of the site. Nonetheless, while the individual size of the building is larger than other buildings in the area, it is not larger than a number of buildings in the EFU Zone. In addition to being substantially consistent with the character of the surrounding area, proposing only an average of 3-4 new employees and 4 deliveries per day, the new use area and building will not directly impact, limit, impair or prevent development on any surrounding properties. Furthermore, when considering indirect impacts, the size, scale, traffic impacts and available capacity on the existing system, will not result in any substantial impact to the abutting roadway system and/or surrounding properties.

As designed, the proposal conforms to this approval criterion.

(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

Applicant Response: As detailed in this report, the use will not result in a significant number of additional trips. Furthermore the proposed building can be served by existing septic and the domestic water, which are proposed to be confirmed prior to occupancy.

(e) The use is or can be made compatible with existing uses and other allowable uses in the area.

Applicant Response: As detailed throughout this narrative, the commercial use in conjunction with the farm use is compatible with existing and allowed uses in the area; therefore the proposal conforms to this approval criterion.

18.16.075 Development standards.

All dwellings and structures approved pursuant Table 1 shall be sited in accordance with this section.

(1) Lot Size Standards. Lot size shall be consistent with the requirements of CCC [18.16.070](#).

Applicant Response: The proposed use and development is upon an existing unit of land; therefore this standard does not apply.

(2) In an EFU zone, the minimum setback of a residence or habitable structure shall be 100 feet from a property line. If a parcel in the EFU zone is nonbuildable as a result of the habitable structure setback requirements, the commission may consider a conditional use application from the land owner to adjust the setback requirements to make the parcel buildable.

Applicant Response: The new structure is not a dwelling therefore this section does not apply.

(3) The minimum setbacks for all accessory structures are:

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

(b) Each side yard shall be a minimum of 20 feet, except corner lots where the side yard on the street side shall be a minimum of 30 feet.

(c) Rear yards shall be a minimum of 25 feet. (Ord. 309 § 2 (Exh. C), 2019)

Applicant Response: As documented on the Site Plan, the building is proposed to be situated at least 20 feet from all property lines; therefore the design conforms to this standard.

18.128.010 Off-street parking requirements.

At the time of construction, reconstruction or enlargement of a structure or at the time a use is changed in any zone, off-street parking space shall be provided as follows unless greater requirements are otherwise established. Where square feet of the structure or use are specified as the basis for the requirement, the area measured shall be the gross floor area primary to the functioning of the particular use of the property. When the requirements are based on the number of employees, the number counted shall be those working on the premises during the largest shift at peak season. Fractional space requirements shall be counted as a whole space.

<i>Use</i>	<i>Minimum Requirements</i>
7. Industrial	
a. Storage, warehouse, manufacturing establishment, rail or trucking freight terminal.	One space per employee.

Applicant Response: The new use area will include an average of 3-4 employees, thereby requiring 4 parking spaces. As shown on the Site Plan over 4 new parking spaces are proposed to be located east of the new building. The number of spaces exceeds one space per employee (for all uses on the site); therefore the proposal conforms to the standards of this section.

18.128.015 Bicycle parking.

(1) Applicability. *Excluding uses listed in subsection (2) of this section, all proposed development where required new vehicle parking areas number 10 or more spaces must include a designated area for bicycle parking.*

(2) Exemptions. *This section does not apply to single-family and duplex housing, home occupations, and agricultural uses. The county roadmaster may exempt other uses upon finding that, due to the nature of the use or its location, it is unlikely to have any attendees, patrons or employees arriving by bicycle...*

Applicant Response: The primary use of the site is an agricultural use. The current proposal includes elements to support the agricultural use of the property. Furthermore, given the property location, along with the fact that patrons will not be visiting the site, it is highly unlikely that any attendees, or employees will be arriving by bicycle. Because it is unlikely that anyone will be arriving by bicycle, the applicant is requesting an exception to providing bicycle parking, as allowed by this section.

18.128.020 Off-street parking and loading.

Buildings or structures to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading berths in sufficient number and size to handle adequately the needs of the particular use. Off-street parking areas used to fulfill the requirements of this title shall not be used for loading and unloading operations except during periods of the day when not required to care for parking needs. General provisions are as follows:

Applicant Response: The proposal includes a structure that will receive and distribute materials by truck. As shown on the Site Plan and Building Elevations, 8 off-street loading berths are proposed on the east side of the building and 2 on the south side of the building. The number of berths has been sized based upon the production and distribution schedule that is planned for the site. As shown on the plans, loading berths are planned to be utilized exclusively for that use; parking spaces are not planned to be used for loading areas.

(1) The provisions and maintenance of off-street parking and loading spaces is a continuing obligation of the property owner. Should the owner or occupant of any lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it shall be a violation of this title to begin or maintain such altered use until such time as the increased off-street parking or loading requirements are complied with.

Applicant Response: The applicant understands the provisions of this section.

(2) Requirements for types of buildings and uses not specifically listed in this title shall be determined by the planning commission based upon the requirements for comparable use listed.

Applicant Response: The parking requirements for the proposed building and use is listed in this title, thus it is not anticipated that the Planning Commission will make a determination.

(3) In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.

Applicant Response: The site sufficiently accommodates existing parking needs and the current proposal adds spaces for the new use and building, while not eliminating any existing spaces. Therefore, the proposed improvements will accommodate the parking requirements of the several uses that will occur on the site.

(4) Owners of two or more uses or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap; provided, that satisfactory legal evidence is presented to the county in the form of deeds, leases or contracts to establish the joint use.

Applicant Response: All parking that is planned is on the subject property and the existing property is not used for parking by another site; therefore this standard does not apply.

(5) Off-street parking spaces for dwellings shall be located on the same parcel with the dwelling. Other required parking spaces for residential uses shall be located not farther than 500 feet from the building or use they are required to serve, measured in a straight line from the building.

Applicant Response: All parking is proposed on-site and within 500 feet of the building that is served; therefore the design conforms to this standard.

(6) Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

Applicant Response: The applicant understands this standard and plans to operate the site in accordance with this provision.

18.128.030 Design and improvement standards for parking lots.

(1) Areas used for parking for more than two vehicles shall have durable and dustless surfaces adequately maintained.

Applicant Response: As documented on the Site Plan, the loading and parking area exists and/or are planned to be gravel and concrete. The applicant proposes to continue to maintain the gravel areas as durable and dustless by regular maintenance and watering

(2) Except for parking in connection with dwelling, parking and loading areas adjacent to or within a residential zone or adjacent to a dwelling shall be designed to minimize disturbance to residents by the erection between the uses of a sight-obscuring fence or

planted screen of not less than six feet in height except where vision clearance is required.

Applicant Response: The parking area is not within a residential zone or adjacent to a dwelling; therefore this standard does not apply

(3) Parking spaces along the outer boundaries of a parking lot shall be contained by a bumper rail or by a curb which is at least four inches high and which is set back a minimum of one and one-half feet from the property line.

Applicant Response: As documented on the Site Plan, all parking spaces will be internal to the parking area. No spaces will be located on the outside of the parking lot. As proposed the design conforms to this standard.

(4) Artificial lighting, which may be provided, shall not shine or create glare in any residential zone or on any adjacent dwelling.

Applicant Response: The applicant proposes that lighting will be full cut-off and directed downward so as to not shine or create glare on any residential zone or adjacent dwelling.

(5) Access aisles shall be of sufficient width to permit easy turning and maneuvering.

Applicant Response: As shown on the Site Plan, the access aisle to serve the existing site and new building are at least 20 feet in width. Which are sufficient for access, maneuverability, turning and maneuvering.

(6) Except for single-family and duplex dwellings, groups of more than two parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.

Applicant Response: As shown on the Site Plan, the loading and parking areas are internally located on the site and sized to accommodate all backing and turning movements on site.

(7) Service drives to off-street parking areas shall be designed and constructed both to facilitate the flow of traffic and to provide maximum safety for vehicles and pedestrians. The number of service drives shall be limited to the minimum that will accommodate anticipated traffic.

Applicant Response: As shown on the Site Plan, the access aisle to serve the existing site and new building are at least 20 feet in width. Which are sufficient for access, maneuverability, turning and maneuvering.

(8) Driveways shall have a minimum vision clearance area framed by the intersection of the driveway center line, the street right-of-way line, and a straight line joining said lines through points 30 feet from their intersection.

Applicant Response: As shown on the Site Plan, all vision clearance areas are, and will continue to be free of obstructions.

(9) The standards set forth in the table that follows shall be the minimum for parking lots approved under this title (all figures are in feet except as noted).

<i>a</i> Parking Angle	<i>b</i> Stall Width	<i>c</i> Stall to Curb (19' Long Stall)	<i>d</i> Aisle Width	<i>e</i> Curb Length Per Car	<i>f</i> ¹	<i>f</i> ²
90°	8'6"	19.0	25.0*	8.5	63.0	--

*** Two-way circulation**

Applicant Response: As documented on the Site Plan, the parking stalls are proposed to be 90 degree stalls, and sized to exceed the 8'-6" x 19' standard established in this section. Furthermore, the drive aisle abutting the parking stalls are 25 feet in width. As designed, the proposal conforms to these standards.

18.160.010 Authorization to grant or deny conditional uses.

A conditional use listed in this title shall be permitted, altered or denied in accordance with the standards and procedures of this title and this chapter by action of the planning director or planning commission. In the case of a use existing prior to the effective date of the ordinance codified in this title and classified in this title as a conditional use, a change in use or in lot area or an alteration of structure shall conform with the requirements for a conditional use. (Ord. 236 § 3 (Exh. C), 2010; Ord. 18 § 6.010, 2003)

Applicant Response: As detailed throughout this narrative, the proposal complies with all applicable development standards and approval criteria; therefore the applicant anticipates that the County will approve the Conditional Use that is proposed.

18.160.020 General criteria.

In judging whether or not a conditional use proposal shall be approved or denied, the planning director or planning commission shall weigh the proposal's appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed and, to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

(1) The proposal will be consistent with the comprehensive plan and the objectives of the zoning ordinance and other applicable policies and regulations of the county.

Applicant Response: The Zoning Ordinance has been adopted to implement the Comprehensive Plan. Compliance with the approved and acknowledged Zoning Ordinance, should therefore assure consistency with the Comprehensive Plan. Should the County or other interested party determine that any element of the Comprehensive Plan is directly applicable to the CUP or Site Plan application, the applicant will address accordingly.

(2) Taking into account location, size, design and operation characteristics, the proposal will have minimal adverse impact on the (a) livability, (b) value and (c) appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright.

Applicant Response: The site is used as a hemp farm. Upon the site, hemp is raised, stored, processed, and delivered. The current proposal, which includes added indoor storage space, along with areas for processing and packaging, does not significantly change the operating characteristics of the site. Instead of raw product or processed product leaving the site (to be processed and/or packaged off-site), the proposal will allow for the same amount of raw product to be converted to a finished product, which will be delivered off-site. All storage, processing, and packaging will occur indoors and will not produce and odors, dust, glare or other negative impacts; therefore the proposal result in any adverse impacts on livability, value, or appropriate development, especially if being compared to the impact of the existing development and/or other development that is permitted outright. As designed, the proposal complies with this approval criterion.

(3) The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrant.

Applicant Response: The design of the new building is included as an Exhibit to this application. As detailed on the architectural plans, the design is a typical barn type structure. And the building is setback a substantial distance from the road and will be buffered by the existing structures on the site. The location and design confirm that the structure will be attractive and in conformance with this approval criterion.

(4) The proposal will preserve assets of particular interest to the county.

Applicant Response: No asset of particular interest to the County has been identified on the subject property; therefore the proposal complies with this approval criterion.

(5) The applicant has a bona fide intent and capability to develop and use the land as proposed and has some appropriate purpose for submitting the proposal, and is not motivated solely by such purposes as the alteration of property values for speculative purposes.

Applicant Response: Lazarus Naturals was founded in 2014 and has experienced significant growth since inception. Since purchasing the Parrish Lane Farm, the applicant has continually and steadily been making upgrades to the site. The currently proposed building is the next phase of improvements; specifically to store, process and package hemp that is produced on

the farm. The application is not being submitted to alter values for speculation, but rather to ensure that the farm product that is produced on site is available to the end uses as efficiently as possible.

18.160.030 General conditions.

In addition to the standards and conditions set forth in a specific zone, this chapter, and other applicable regulations, in permitting a new conditional use or the alteration of an existing conditional use, the planning director or planning commission may impose conditions which it finds necessary to avoid a detrimental impact and to otherwise protect the best interests of the surrounding area or the county as a whole. These conditions may include the following:

- (1) Limiting the manner in which the use is conducted including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.***
- (2) Establishing a special yard or other open space or lot area or dimension.***
- (3) Limiting the height, size or location of a building or other structure.***
- (4) Designating the size, number, location and nature of vehicle access points.***
- (5) Increasing the amount of street dedication, roadway width or improvements within the street right-of-way.***
- (6) Designating the size, location, screening, drainage, surfacing or other improvement of a parking area or loading area.***
- (7) Limiting or otherwise designating the number, size, location, height and lighting of signs.***
- (8) Limiting the location and intensity of outdoor lighting and requiring its shielding.***
- (9) Requiring diking, screening, landscaping or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance.***
- (10) Designating the size, height, location and materials for a fence.***
- (11) Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.***
- (12) Other conditions necessary to permit the development of the county in conformity with the intent and purpose of this title and the policies of the comprehensive plan.***

Applicant Response: While this section establishes Conditions of Approval that the County may impose, given that no adverse impacts have been identified, it is not expected that additional conditions will be imposed by the County.

18.160.040 Permit and improvements assurance.

The commission may require an applicant to furnish the county with an agreement and security in accordance with CCC [17.40.080](#) and [17.40.090](#) that the planning director or planning commission deems necessary to guarantee development in accordance with the standards established and the conditions attached in granting a conditional use permit.

Applicant Response: The applicant would willingly engage in an agreement and security, if required by the Commission.

18.160.050 Standards governing conditional uses.

A conditional use shall comply with the standards of the zones in which it is located and with the standards and conditions set forth in this section.

Applicant Response: This narrative addresses all provisions of the applicable zone and of this section. As detailed throughout this narrative, the proposal complies with the applicable provisions; therefore it complies with this reference provision.

18.160.060 Procedure for taking action on conditional use application.

The procedure for taking action on a conditional use application shall be as follows:

(1) A property owner may initiate a request for a conditional use by filing an application with the planning department, using forms prescribed pursuant to CCC [18.172.040](#).

(2) Before the planning commission may act on a conditional use application, it shall hold a public hearing thereon, following procedure as established in CCC [18.172.081](#).

(3) Within five days after a decision has been rendered with reference to a conditional use application, the planning director shall provide the applicant with written notice of the decision of the planning director or planning commission and shall provide all parties of record with notice of the decision.

Applicant Response: The application has initiated the application and anticipates that the procedures of this section will be followed.

18.160.070 Permit expiration dates.

(1) A conditional use shall be void after four years unless development action has been initiated, the proposed use has occurred or the county has granted an extension of time in accordance with subsection (2) of this section.

(2) The county shall grant two-year extensions to the four-year time period set forth in subsection (1) of this section as planning director decisions pursuant to CCC [18.172.060](#)(2).

(3) For the purposes of this section, the term "initiate development" means that substantial construction towards completion of the conditional use permit has taken place. Substantial construction has occurred when the land and/or structure has been physically altered or the use changed and such alteration or change is directed toward completion and is sufficient in terms of time, labor or money spent to demonstrate a good faith effort to complete the development.

Applicant Response: Upon approval, the application anticipates that these dates will apply.

18.160.080 Occupancy permit.

The planning director or planning commission may require an occupancy permit for any conditional use permitted and approved pursuant to the provisions of this title. The planning director or planning commission shall consider such a requirement for any use authorized by a conditional use permit for which this title requires on-site or off-site improvements or where such conditions have been established by the planning director or planning commission upon approval of such use. The requirement of an occupancy permit shall be for the purpose of ensuring permit compliance and an occupancy permit shall not be issued except as set forth by the planning director or planning commission. The authority to issue an occupancy permit upon compliance with the requirements and

conditions of a conditional use permit may be delegated by the planning director or planning commission at the time of approval of a specific conditional use permit to the planning director and/or the building official.

Applicant Response: The applicant anticipates that an occupancy permit will be required and that these provisions will apply.

IV. Summary and Conclusion

The preceding sections document that the proposed proposal conforms to the applicable development standards and approval criteria of the Crook County Code because the proposal conforms to all applicable criteria and standards, the applicant respectfully requests that the County approve the Site Plan and Conditional Use Permit applications as proposed.

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR CROOK COUNTY, OREGON

CODE NO. 1

15-15-19 400

MAP NO. 19 15 15	TAX LOT NO. 4	SECTION 19	TOWNSHIP 15 S.	RANGE 15 E.W.M.	AERIAL PHOTO
ACCOUNT NUMBER		ADDITION		CITY	
LOT NO.	BLOCK NO.				

1209

LEGAL DESCRIPTION

EFU.3

DATE OF ENTRY

DEED RECORD

VOLUME PAGE

ACRES REMAINING

INDENT EACH NEW COURSE TO THIS POINT

SE 1/4

(Less T.L. 5 as desc. in D.V. 75-132) 10.00

Steelhammer, Blanche & H. W.

1-1-58 60 65 150.00

Less Road

2.67

Less Canal

1.53

145.80

Steelhammer, Wm C & Berna WD (V-4212) 5-25-62 86 218

Also: Canal Acreage JV 37300

1.53 11-15-78 Request 147.33

Code changed to 11 V# 44326

9-23-81

Also: Formerly Parcel 500 10.00

3-11-92 157.33

Beg 353' S of E1/4 cor sec 19;

th S 660';

th W 660';

th N 660';

th E 660' to POB

Also: Rd 2.67

3-11-92 160.00

Exc: Parcel 401 40.00

3-11-92 120.00

Exc: Parcel 402 40.00

3-11-92 80.00

Exc: Parrish Rd. 0.60

3-11-92 79.40

SALTMARSH, RONALD T LIVING TRUST,
SALTMARSH, Ronald T TRUSTEE

WD 1-11-96 MF124982

McKinnon, Mark & Casey Jo, etux

WD 8/26/03 MF175199

IRR CT 2-2-11 MF24495B

XMP 6-22-18 285601

Lazarus, Michael R

SWD 6-22-18 285601

EASE 10-8-19 295816



Crook County Property Summary Report

Report Date: 12/9/2019 4:52:50 AM

Disclaimer

The information and maps presented in this report are provided for your convenience. Every reasonable effort has been made to assure the accuracy of the data and associated maps. Crook County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Crook County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Crook County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Crook County assumes no liability for any decisions made or actions taken or not taken by the user of this information or data furnished hereunder.

Account Summary

Account Information

Mailing Name: LAZARUS MICHAEL R
Map and Taxlot: 15151900-00400-01209
Account: 1209
Tax Status: Taxable
Situs Address: 5205 SW PARRISH LN POWELL BUTTE,
OR 97753

Property Taxes

Current Tax Year: 2019
Tax Code Area: 21

Assessment

Subdivision:
Lot: 0
Block: 0
Assessor Acres: 79.40
Property Class: 551

Ownership

Mailing Address:
LAZARUS MICHAEL R
5205 SW PARRISH LN
POWELL BUTTE, OR 97753

Valuation

Real Market Values as of Jan. 1,

Land \$101,620
Structures \$964,290
Total \$1,065,910

Current Assessed Values:

Maximum Assessed \$490,898
Assessed Value \$550,018
Veterans Exemption \$0.00

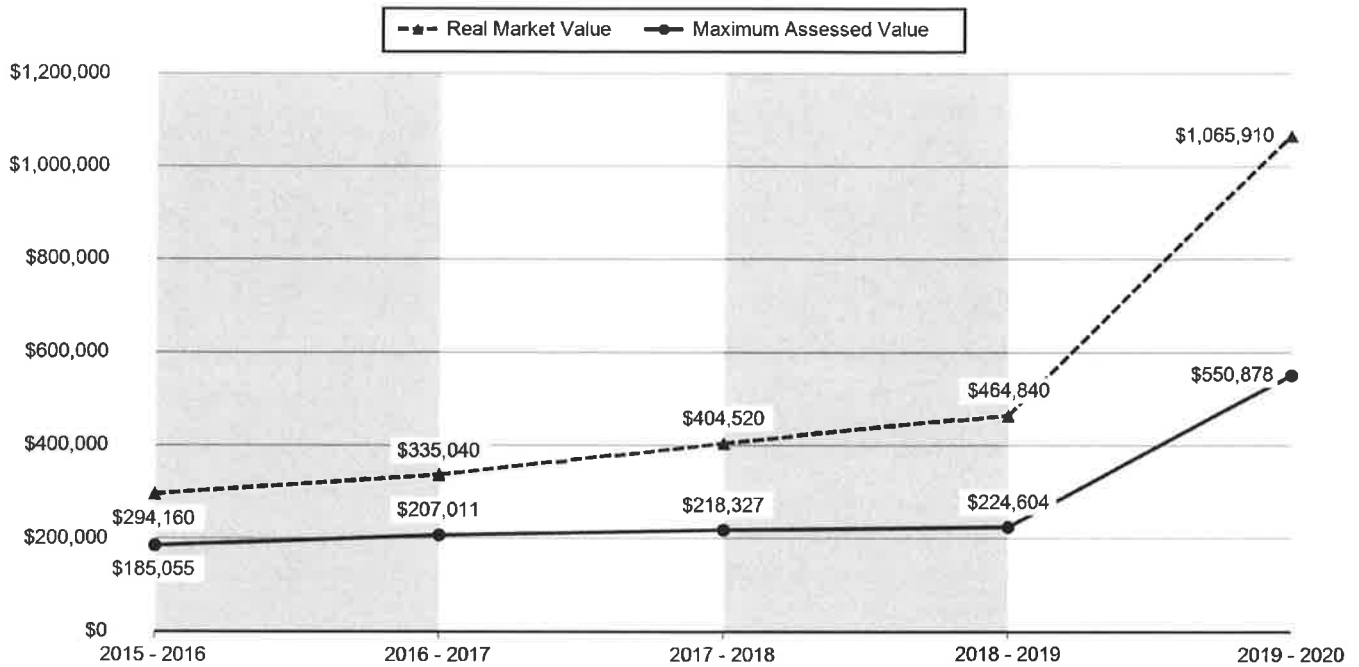
Warnings, Notations, and Special Assessments

Assessor's Office Notations

Code	Description	Remarks
DEFD		ATL

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020
Real Market Value - Land	\$82,800	\$86,740	\$97,100	\$100,120	\$101,620
Real Market Value - Structures	\$211,360	\$248,300	\$307,420	\$364,720	\$964,290
Total Real Market Value	\$294,160	\$335,040	\$404,520	\$464,840	\$1,065,910
Maximum Assessed Value	\$185,055	\$207,011	\$218,327	\$224,604	\$550,878
Total Assessed Value	\$184,195	\$206,151	\$217,467	\$223,744	\$550,018
Exemption Value	\$0	\$0	\$0	\$0	\$0



Tax Payment History

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2019	11/15/2019	IMPOSED	11/15/2019	11/15/2019	\$0.00	\$6,831.88	\$0.00	\$0.00	\$0.00
						Total:	\$6,831.88		
2018	11/15/2018	PAYMENT	11/15/2018	11/15/2018	\$2,706.62	(\$2,790.33)	\$83.71	\$0.00	\$0.00
2018	11/15/2018	IMPOSED	11/15/2018	11/15/2018	\$0.00	\$2,790.33	\$0.00	\$0.00	\$0.00
						Total:	\$0.00		
2017	11/15/2017	PAYMENT	11/30/2017	11/15/2017	\$2,668.60	(\$2,751.13)	\$82.53	\$0.00	\$0.00
2017	11/15/2017	IMPOSED	11/15/2017	11/15/2017	\$0.00	\$2,751.13	\$0.00	\$0.00	\$0.00
						Total:	\$0.00		
2016	11/15/2016	IMPOSED	11/15/2016	11/15/2016	\$0.00	\$2,562.87	\$0.00	\$0.00	\$0.00
2016	11/15/2016	PAYMENT	11/14/2016	11/15/2016	\$2,485.98	(\$2,562.87)	\$76.89	\$0.00	\$0.00
						Total:	\$0.00		
2015	11/15/2015	IMPOSED	11/15/2015	11/15/2015	\$0.00	\$2,255.84	\$0.00	\$0.00	\$0.00
2015	11/15/2015	PAYMENT	11/13/2015	11/15/2015	\$2,188.16	(\$2,255.84)	\$67.68	\$0.00	\$0.00
						Total:	\$0.00		
2014	11/15/2014	IMPOSED	11/15/2014	11/15/2014	\$0.00	\$2,163.30	\$0.00	\$0.00	\$0.00
2014	11/15/2014	PAYMENT	11/12/2014	11/15/2014	\$2,098.40	(\$2,163.30)	\$64.90	\$0.00	\$0.00
						Total:	\$0.00		
2013	11/15/2013	PAYMENT	11/19/2013	11/15/2013	\$2,098.30	(\$2,163.20)	\$64.90	\$0.00	\$0.00
2013	11/15/2013	IMPOSED	11/15/2013	11/15/2013	\$0.00	\$2,163.20	\$0.00	\$0.00	\$0.00
						Total:	\$0.00		
2012	11/15/2012	IMPOSED	11/15/2012	11/15/2012	\$0.00	\$2,105.27	\$0.00	\$0.00	\$0.00
2012	11/15/2012	PAYMENT	11/14/2012	11/15/2012	\$2,042.11	(\$2,105.27)	\$63.16	\$0.00	\$0.00
						Total:	\$0.00		
2011	11/15/2011	IMPOSED	11/15/2011	11/15/2011	\$0.00	\$2,038.67	\$0.00	\$0.00	\$0.00
2011	11/15/2011	PAYMENT	11/08/2011	11/15/2011	\$1,977.51	(\$2,038.67)	\$61.16	\$0.00	\$0.00
						Total:	\$0.00		

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2010	11/15/2010	IMPOSED	11/15/2010	11/15/2010	\$0.00	\$1,971.16	\$0.00	\$0.00	\$0.00
2010	11/15/2010	PAYMENT	11/08/2010	11/15/2010	\$1,912.03	(\$1,971.16)	\$59.13	\$0.00	\$0.00
Total:					\$0.00				
2009	11/15/2009	IMPOSED	11/15/2009	11/15/2009	\$0.00	\$1,914.08	\$0.00	\$0.00	\$0.00
2009	11/15/2009	PAYMENT	11/12/2009	11/15/2009	\$1,856.66	(\$1,914.08)	\$57.42	\$0.00	\$0.00
Total:					\$0.00				
2008	11/15/2008	IMPOSED	11/15/2008	11/15/2008	\$0.00	\$1,923.52	\$0.00	\$0.00	\$0.00
2008	11/15/2008	PAYMENT	11/04/2008	11/15/2008	\$1,865.81	(\$1,923.52)	\$57.71	\$0.00	\$0.00
Total:					\$0.00				
2007	11/15/2007	IMPOSED	11/15/2007	11/15/2007	\$0.00	\$1,193.27	\$0.00	\$0.00	\$0.00
2007	11/15/2007	PAYMENT	10/31/2007	11/15/2007	\$1,157.47	(\$1,193.27)	\$35.80	\$0.00	\$0.00
Total:					\$0.00				

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
01/04/1996	STEELHAMMER, W C & BERNA	SALTMARSH, RONALD T LIVING TRUST	\$225,000	WARRANTY DEED	124982
11/05/2002	SALTMARSH, RONALD T LIVING TRUST	MCKINNON, MARK &	\$295,000	WARRANTY DEED	175199
02/28/2018	MCKINNON MARK	LAZARUS MICHAEL R	\$860,000	STATUTORY WARRANTY DEED	285601

Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
21 Grade 1 & 2 - : DWELL	DWELL	21	1926	1960	1234

Accessories

Improvement Type	Sq Ft
General Purpose Building	2176
Machine Shed	576
Irrigation	3
General Purpose Building	7350
Machine Shed	672
General Purpose Building	3600
General Purpose Building	3600
General Purpose Building	3600
General Purpose Building	5760

Land Characteristics

Land Description	Acres	Land Classification
91 - SHS Calculation (Market)	1.00	
91 - SHS Calculation (Market)	1.00	
16 - Specially Assessed OSD	0.00	VA 2 OSD
16 - Specially Assessed OSD	0.00	VA 2 OSD
18 - Yard Improvements	0.00	
11 - Farm (Market)	3.56	VA 2 Class 6
11 - Farm (Market)	70.00	VA 2 Class 2
11 - Farm (Market)	3.84	VA 2 Class 4

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Ownership			
Name Type	Name	Ownership Type	Percentage
Owner	LAZARUS MICHAEL R		100.00%
Taxpayer	LAZARUS MICHAEL R		100.00%
			200.00%

7/1/2019 to 6/30/2020 Real Property Tax Statement

CROOK COUNTY TAX COLLECTOR, 200 NE SECOND STREET, PRINEVILLE OR 97754-1911

PROPERTY DESCRIPTION

5205 SW PARRISH LN
POWELL BUTTE OR 97753

MAP: 15151900-00400-01209

Acres: 79.400

ACCOUNT NO: 1209

Code Area: 21

LAZARUS MICHAEL R
5205 SW PARRISH LN
POWELL BUTTE OR 97753

2019 - CURRENT TAX BY DISTRICT:

CENTRAL OR COMM COLLEGE 341.23
CROOK COUNTY SCHOOL DIST 2,632.17
HIGH DESERT ESD 53.02
EDUCATION TOTAL: 3,026.42

AG EXTENSION SERVICE 66.39
CEMETERY DISTRICT 54.67
CROOK CO FIRE & RESCUE 874.53
CROOK CO HISTORICAL FUND 33.00
CROOK COUNTY GENERAL FUND 2,128.68
GENERAL GOVERNMENT TOTAL: 3,157.27

CC JAIL BOND 124.03
CC SCHOOL BOND 464.04
COCC BOND & INTEREST 60.12
EXCLUDED FROM LIMIT TOTAL: 648.19

2019 - 2020 TAX BEFORE DISCOUNT 6,831.88

VALUES: LAST YEAR THIS YEAR

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
LAND	100,120	101,620
STRUCTURE(S)	364,720	964,290
TOTAL	464,840	1,065,910
SAV TOTAL	464,840	1,065,910
ASSESSED VALUE (AV)	223,744	550,018
TOTAL TAXABLE	223,744	550,018
PROPERTY TAXES	2,790.33	6,831.88

****POTENTIAL ADDITIONAL TAX LIABILITY****

Please Make Payment To: CROOK COUNTY TAX COLLECTOR
(Refer to back of statement and insert enclosed for more information)

Questions about your statement? Please call :
Tax Collector (541) 447-6554 or Assessor (541) 447-4133

TOTAL (after discount): 6,626.92

Delinquent tax amount is included in payment options listed below.

(See back of statement for instructions)

TAX PAYMENT OPTIONS

Payment Options	Date Due	Discount Allowed	Net Amount Due
FULL PAYMENT	Nov 15, 2019	204.96 3% Discount.....	6,626.92
2/3 PAYMENT	Nov 15, 2019	91.09 2% Discount.....	4,463.50
1/3 PAYMENT	Nov 15, 2019	No Discount.....	2,277.30

↑ TEAR HERE

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions

TEAR ↑ HERE

2019 - 2020 Property Tax Payment Crook County, Oregon
PROPERTY LOCATION: 5205 SW PARRISH LN

ACCOUNT NO: 1209

Unpaid delinquent tax due is included in payment options.

FULL PAYMENT	(Includes 3% Discount)	DUE Nov 15, 2019	6,626.92
2/3 PAYMENT	(Includes 2% Discount)	DUE Nov 15, 2019	4,463.50
1/3 PAYMENT	(No Discount offered)	DUE Nov 15, 2019	2,277.30

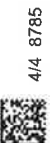
DISCOUNT IS LOST AND INTEREST APPLIES AFTER DUE DATE

Mailing address change on back

Enter Amount Paid

8785*36**G50**1.496**4/4*****AUTO5-DIGIT 97753
LAZARUS MICHAEL R
5205 SW PARRISH LN
POWELL BUTTE OR 97753

Please make payment to:
CROOK COUNTY TAX COLLECTOR
200 NE SECOND ST
PRINEVILLE OR 97754-1911



07000000012090000662692000044634900002277304

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



SECTION 19 T.15S. R.15E. W.M.
CROOK COUNTY
1" = 400'

15S15E19
SHEET 500



Map Produced:
12/11/2018

Revised: EB
05/13/2013
15S15E19

RECORDING REQUESTED BY:



446 NW 3rd Street, Suite 107
Prineville, OR 97754

GRANTOR'S NAME:

Mark McKinnon and Casey Jo McKinnon

GRANTEE'S NAME:

Michael R. Lazarus

AFTER RECORDING RETURN TO:


Order No.: WT0151438-AA
Michael R. Lazarus
5205 SW Parrish Lane
Powell Butte, OR 97753

SEND TAX STATEMENTS TO:

Michael R. Lazarus
5205 SW Parrish Lane
Powell Butte, OR 97753

APN: 1209
Map: 151519-00-01209

Crook County Official Records	2018-285601
DEED-D	02/28/2018 12:09:00 PM
Pgs=3	\$64.00
\$15.00 \$2.00 \$11.00 \$10.00 \$21.00	
\$5.00	
I, Cheryl Seely, County Clerk for Crook County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Cheryl Seely - County Clerk	



SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mark McKinnon and Casey Jo McKinnon, Grantor, conveys and warrants to **Michael R. Lazarus**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Crook, State of Oregon:

The North half of the Southeast quarter of Section 19 in Township 15 South, Range 15 East of the Willamette Meridian, Crook County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHT HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (**\$860,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Return to Western Title & Escrow

RECORDED BY
WESTERN TITLE & ESCROW CO.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 2/22/18

[Signature]
Mark McKinnon

[Signature]
Casey Jo McKinnon

State of Oregon
County of Wood

This instrument was acknowledged before me on 2/22/18 by Mark McKinnon and Casey Jo McKinnon

[Signature]
Notary Public - State of Oregon

My Commission Expires: 2/9/20



EXHIBIT "A"

Exceptions

Subject to:

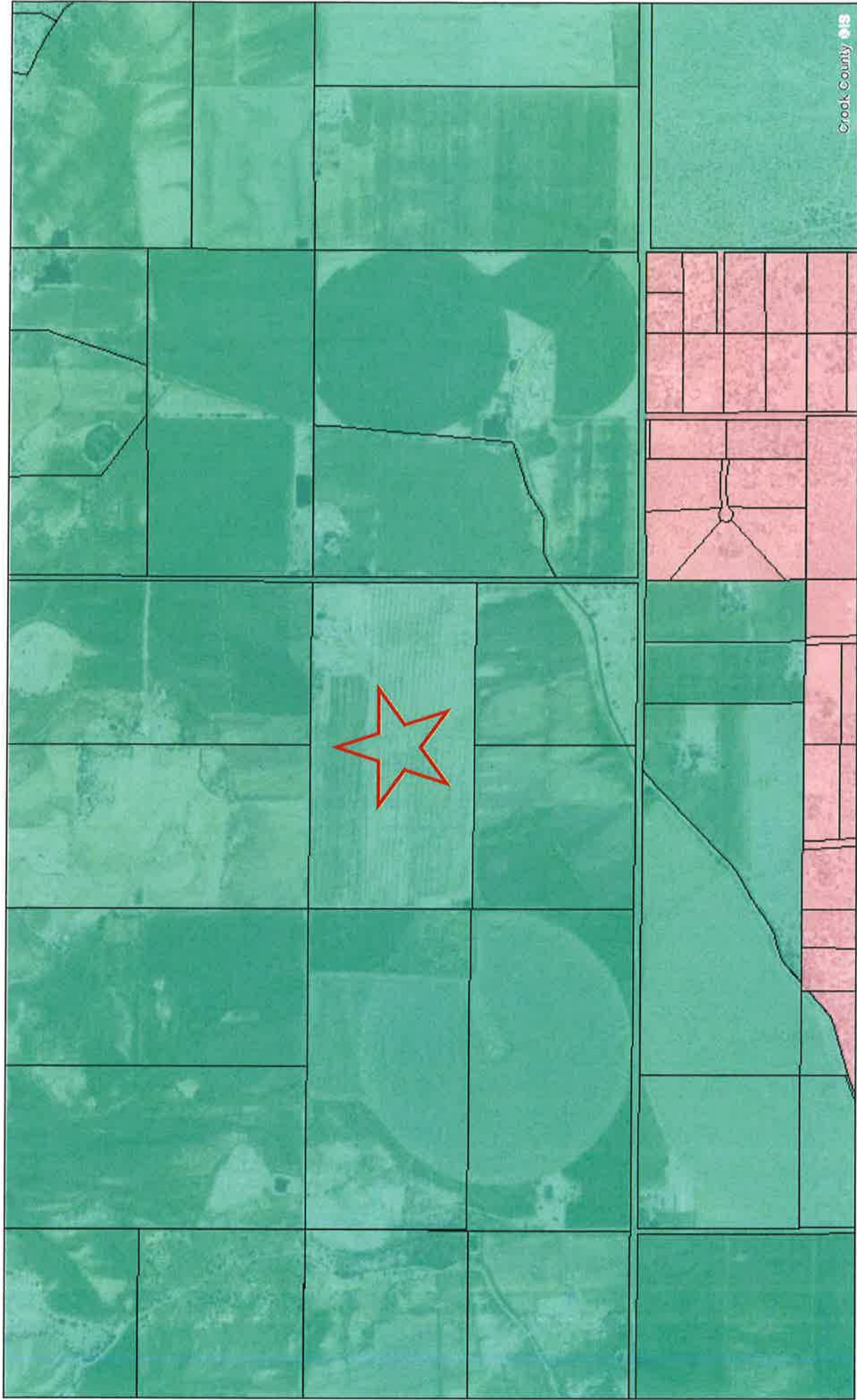
1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. The Land has been classified as Farm Deferral, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
7. Regulations, including levies, liens, assessments, water and irrigation rights and easements for ditches and canals of the Central Oregon Irrigation District.
Irrigation Contract, including the terms and provisions thereof,

Recording Date: January 27, 2011
Recording No.: 244953

8. The rights of the public in and to that portion of the herein described property lying within the limits of Parrish Road.
9. The existence of roads, railroads, irrigation ditches and canals, telephone, telegraph and power transmission facilities.
10. An application for de-titling the manufactured home from personal property to real property has been approved, as disclosed by application:

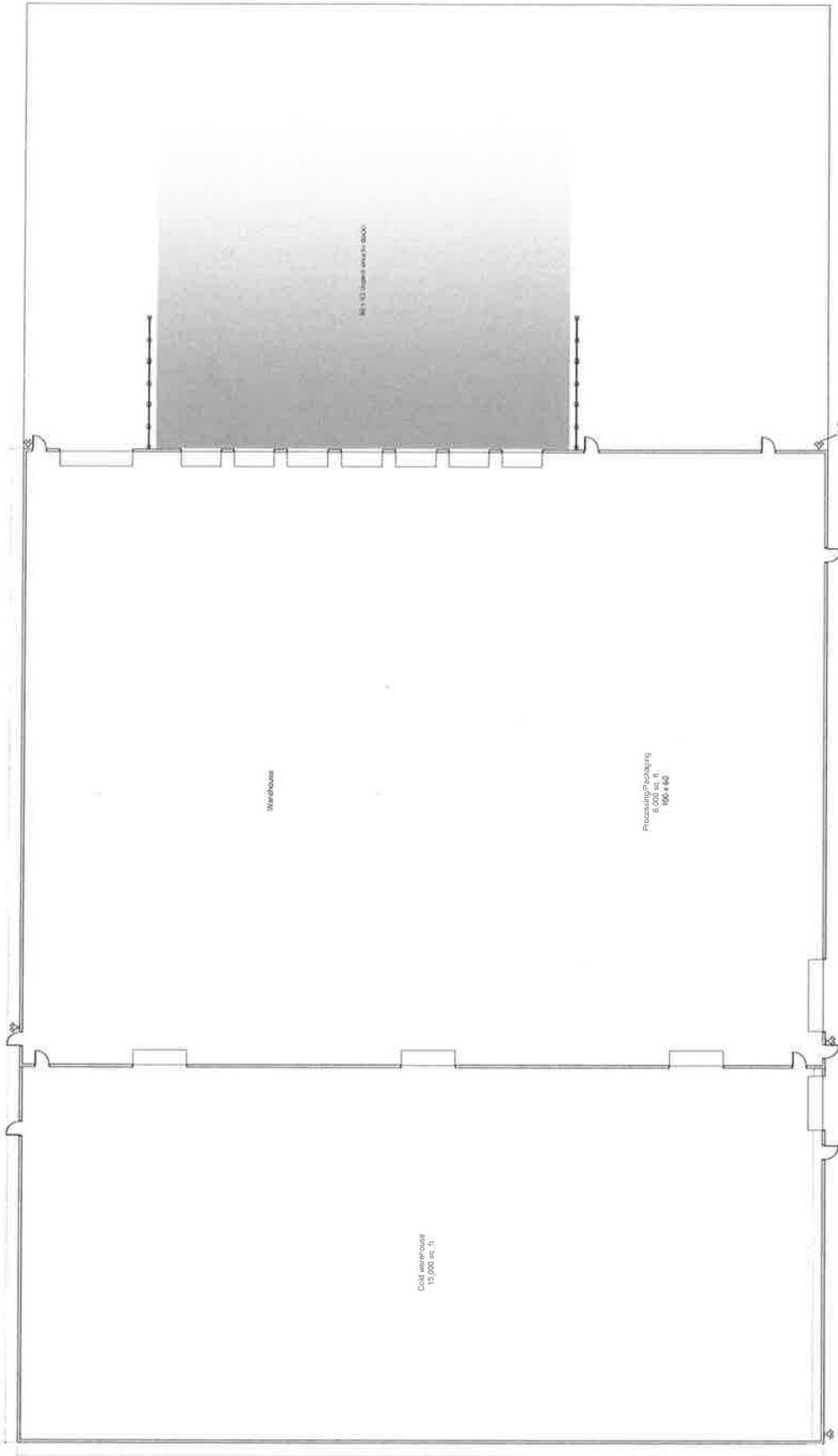
Recording Date: December 5, 2007
Recording No.: 225536

Crook County, Oregon



Disclaimer: CROOK COUNTY MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. CROOK COUNTY IS NOT RESPONSIBLE FOR POSSIBLE ERRORS, OMISSIONS, MISUSE, OR MISINTERPRETATION. COUNTY DIGITAL INFORMATION IS PREPARED FOR INTENDED FOR SURVEY OR ENGINEERING PURPOSES OR THE AUTHENTICATIVE AND/OR PRECISE LOCATION OF BOUNDARIES, FIXED HUMAN WORKS, AND/OR THE SPREAD AND CONTROL OF THE BATHY. NO REPRESENTATION IS MADE OR DATA FROM THE CROOK COUNTY ASSESSOR'S OFFICE MAY NOT BE IDENTIFIED IN DIGITAL OR HARD COPY MAPPING OF GEOSPATIAL INFORMATION WITHOUT THE EXPRESS WRITTEN PERMISSION OF CROOK COUNTY. PLEASE NOTIFY CROOK COUNTY GIS OF ANY ERRORS (541) 414-2930.





**Lazarus
Naturals**

3205 SW 74th Ln
Powell Butte, OR 97133

**Proposed Warehouse
Building Envelope**

4/10/2023 1:32 PM

Project: 2300000000

Sheet: 01

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

Author: [Name]

Checked: [Name]

Approved: [Name]



Date: April 8, 2020
 To: Rhonda Ahern, Lazarus Naturals
 From: Joe Bessman, PE
 Project Reference No.: 1435
 Project Name: Lazarus Naturals Hemp Commercial Use and Processing Transportation Assessment Letter



This letter provides a Transportation Assessment Letter for proposed commercial and agricultural processing uses located at 5205 SW Parrish Lane, Powell Butte, on Crook County assessor's map 15-15-1900, tax lot 400, pursuant to Crook County Code requirements within section 18.180.010. The site is located approximately ½ mile north of OR 126 as shown in Figure 1.



Figure 1. Site Vicinity Map. (Source: google.com/maps)

SITE DESCRIPTION

The site of the proposed additional uses is within an approximately 79.4-acre parcel within the unincorporated Powell Butte Community. The parcel is zoned Exclusive Farm Use (EFU-3), which per CCC 18.16.015 allows commercial uses in conjunction with a farm use as a conditional use and processing associated with farming as an outright allowable use, subject to site plan review. The site currently contains farmland, shops, greenhouses, buildings, a processing building and other agricultural structures. The new building will be located in the immediate vicinity of these existing buildings.

The property is accessed via a private gravel driveway off SW Parrish Lane, which was approved within C-RP-719-07. A second access was also approved near the southern edge of the property under Crook County permit number 217-19-001163-PLNG.

The proposed use of the new 40,000 square-foot building includes agricultural uses, processing, and commercial activities in conjunction with the farm use. The building will be used to store, process, and package products involving hemp. The proposed interior building plan is provided in Figure 2. This includes 15,000 square-feet for material storage, 19,000 square-feet cold-storage, and 6,000 square-feet of processing/packaging space.

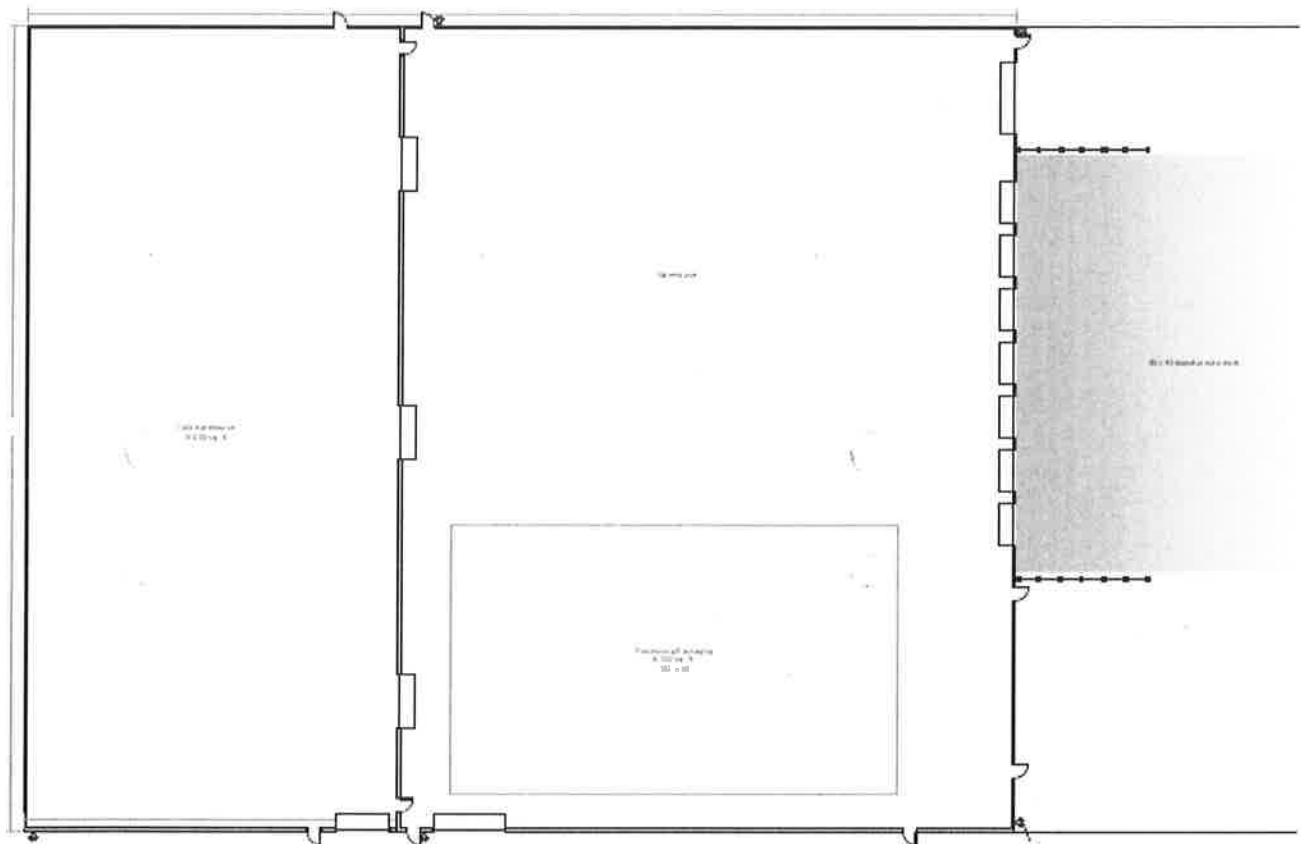


Figure 2. Interior Building Layout.

TRIP GENERATION

Trip generation estimates are typically prepared using the standard reference Trip Generation, 10th Edition, published by the Institute of Transportation Engineers (ITE). However, this manual generally contains information applicable only in suburban and urban areas. Trip generation data for rural agricultural processing facilities is not available, and so in most jurisdictions is based on estimates of employee and delivery/maintenance trips when the facility is fully built-out.

While Crook County does not have a specific adopted methodology for hemp processing and commercial activities in conjunction with farm use, Deschutes County prepared their own methodology for marijuana processing facilities that is based on ITE's *Manufacturing* land use. Within these projects Deschutes County separated "storage" areas from the actual "production" areas within buildings. The ITE definitions of both uses are below.

"Warehouses are primarily devoted to the storage of materials, but they may also include office and maintenance areas."

This definition would be applicable to the storage areas within the new building. These are less intense areas with lower employee counts than manufacturing/processing areas. Hemp operations differ from those of marijuana as the crops are allowed to be produced outdoors. This subjects the crops to typical harvest cycles rather than the year-round operations of an indoor greenhouse crop. Accordingly, the site will vary in terms of intensity throughout the year, with the early fall harvest reflecting peak conditions on the site, and with more limited operations throughout the remainder of the year.

The definition of ITE's Manufacturing land use is as follows:

"Manufacturing facilities are areas where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the production of goods, manufacturing facilities generally also have office, warehouse, research, and other associated functions."

As shown, the generalized definitions within each of these land use classifications could be broadly applied to a wide range of uses. However, the characteristics of these uses are typically of shift-work that remains steady throughout the year (unlike this operation that will be seasonal with the outdoor crops), and reflects approximately two employees per 1,000 square-feet of building space. Warehousing describes lower intensity uses with approximately one employee for every 2,000 square-feet of warehouse space. Information from the project team indicates that the site would include 3-4 employees during typical daytime hours, with up to 10 employees during peak fall months (September/October), which even at peak times reflects a lower intensity than is assumed in the trip rates shown which is typical for rural/agricultural uses. The standard (suburban) ITE trip generation estimates with this approach are summarized in Table 1.

Table 1. Trip Generation Summary (ITE 10th Edition)

Land Use	ITE Code	Metric	Weekday Daily Trips	Weekday PM Peak Hour		
				Total	In	Out
Manufacturing	140	6,000 SF	24 <i>3.93/KSF</i>	4 <i>0.67/KSF</i>	1 <i>31%</i>	3 <i>69%</i>
Warehousing	150	36,000 SF	63 <i>1.74/KSF</i>	7 <i>0.19/KSF</i>	2 <i>27%</i>	5 <i>73%</i>
Total Trips		40,000 SF	87	11	3	8

Crook County Code 18.180 identifies the thresholds for when a formal Transportation Impact Analysis is required. This identifies the following conditions:

- The development generates 25 or more peak hour trips (or more than 250 daily trips)
- 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)
- 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.
- 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)
- A change in zoning or a plan amendment designation.
- ODOT requirements.

The proposed facility generates less trips than the County trip thresholds, will conform with County access requirements as it relies on existing and previously approved site entrances. Further review of nearby crashes at OR 126/Parrish Lane is presented below and shows that this is not a high-crash location. None of the County thresholds are met to require a Transportation Impact Analysis, and with the limited trip generation of the site conduct of a study would not identify any capacity needs. Accordingly, only the County’s Transportation Assessment Letter (TAL) should be required.

CRASH HISTORY REVIEW

Intersection crash records were obtained from the ODOT crash database for all of Crook County for the period between January 1, 2013 and December 31, 2017. This reflects the most recent five-year period available. Crashes that are required to be reported to ODOT during this period includes any collision that involves one or more motor vehicle, results in more than \$1,500 in property damage, or results in any level of personal injury.

During this time period there were no reported crashes along the property frontage on Parrish Lane or within 1,000 feet of the frontage. At the nearby connection of Parrish Lane with OR 126 there were four reported crashes during this time period, with three of these resulting in some level of personal injury. Each of these is described below.

- A rear-end collision was reported around 9:00 a.m. on Wednesday, April 3, 2013 west of the Parrish Lane/OR 126 intersection. The crash was caused by a following driver “following too closely” and not paying attention to the stopped traffic waiting to turn left at Parrish Lane. No injuries occurred with this collision.

- A similar rear-end crash occurred on Friday, August 14, 2015 around 3:00 p.m. A driver traveling eastbound cited as “Careless and Inattentive” rear-ended a stopped vehicle waiting to turn left onto Parrish Lane. The crash resulted in injuries.
- A third rear-end collision occurred at the intersection at 7:00 a.m. on Thursday, December 7, 2017 during foggy and icy conditions. This collision was reported as related to a separate collision with the vehicles swerving and sliding on the icy roadway.
- A fixed-object crash occurred at 9:00 a.m. on Monday, September 25, 2017 east of the intersection. The crash cause was cited as driving in excess of the posted speed prior to hitting a tree.

As previously identified in the OR 126 Corridor Plan, the crash patterns are indicative of a general need to widen OR 126 to a three-lane cross-section throughout its entire length. The number of crashes continue to reflect a relatively low crash frequency at Parrish Lane. The number of crashes is similar to other low-volume approaches to OR 126 in the vicinity.

INTERSECTION SIGHT DISTANCE

Intersection sight distance was field reviewed to ensure an adequate view of conflicting traffic was provided to drivers at the existing approaches onto Parrish Lane. Crook County applies the minimum recommended sight distance criteria based on the standard reference *A Policy on Geometric Design of Highways and Streets, 6th Edition* published by the American Association of State Highway and Transportation Officials (AASHTO) in 2011 (commonly referred to as the *Green Book*). This reference provides the recommended sight distances as measured from a height of 3.5 feet 14.5 feet from the edge of travel way at the access point serving the proposed development, based on the speed of the roadway. The AASHTO reference is based on conflicts between motorists traveling along the roadway and motorists completing movements at the intersection.

Figure 3 illustrates the recommended minimum sight distance dimensions for the driveway connections. It is assumed that a statutory speed of 55 miles per hour is present along Parrish Lane.

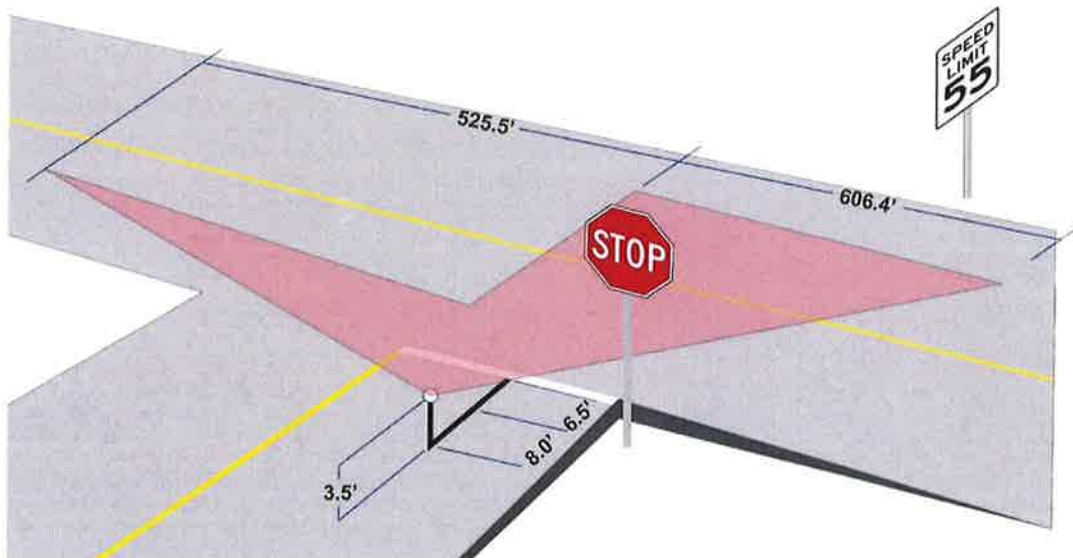


Figure 3. AASHTO minimum recommended intersection sight distance dimensions at the private Parrish Lane driveways.

The site visited and inventoried in March 2020 to obtain sight distance measurements. Figures 4 through 8 illustrate the current views available for motorists and show that clear sight lines are available at both approaches well in excess of these minimum recommended distances.



Figure 4. Northern Parrish Lane access facing north.



Figure 5. Northern Parrish Lane access facing east.

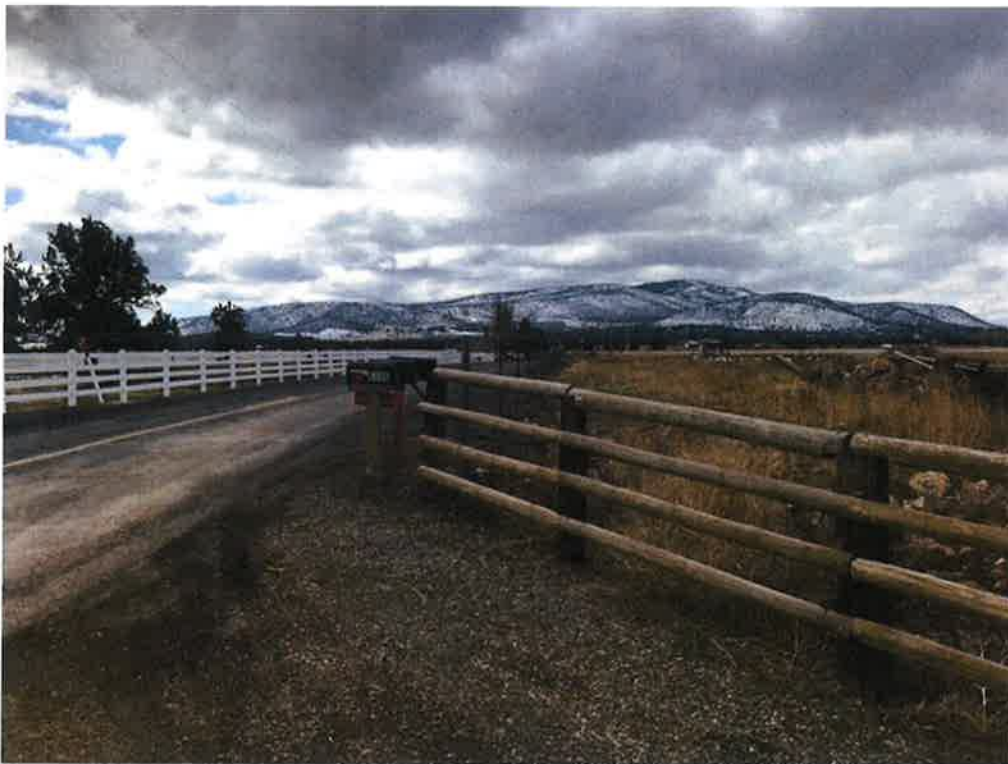


Figure 6. Northern Parrish Lane access facing south.



Figure 7. Southern Parrish Lane access facing north.



Figure 8. Southern Parrish Lane access facing south.

INTERNAL CIRCULATION AND PARKING

The site was reviewed in March 2020 to assess the adequacy of on-site parking. The site review showed clear signage was available from the main entrance into the office, with visitor/guest parking clearly marked. In addition, a large gravel parking area was provided west of the planned building that could easily accommodate the additional employees. Figure 9 illustrates entry wayfinding signage, Figure 10 shows signage for visitor parking, and Figure 11 illustrates the available gravel on-site parking area.



Figure 9. Entry wayfinding signage.



Figure 10. Available on-site visitor parking.



Figure 11. Available gravel parking area adjacent to the planned building.

FINDINGS AND RECOMMENDATIONS

The proposed commercial hemp storage and processing building will generate less than 250 daily trips and will not meet any of the County's more formal Transportation Impact Analysis requirements. The site will rely on its previously permitted accesses to the County roadway system. With the level and types of travel a formal Transportation Impact Analysis should not be required.

We trust this letter provides a general understanding of the transportation impacts of the proposed hemp processing facility. If you have any questions or need any additional information on this traffic letter please contact me at (503) 997-4473 or via email at joe@transightconsulting.com.

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CROOK COUNTY PROPERTY INFORMATION

LAND AND STRUCTURES FOR ACCOUNT # 1218

The Crook County Assessor's Office is responsible for the appraisal and assessment of all taxable property within the County. Contact this department if you need additional information or if you have questions.

Account Information

Mailing Name: HOLEMAN ROLLAND & TONI TRUSTEES
Map and Taxlot: 15152000-00400-01218
Account: 1218
Situs Address: 5206 SW PARRISH LN POWELL BUTTE, OR 97753
Tax Status: Taxable

Warning

This account may have potential additional tax liabilities, taxes due, or other special development conditions.

Structures Located on this Property

Description	Stat Class	Year Built	SQFT		Sketch
MISC BRP		1998	384.0	View Improvement Report (PDF)	
MISC CONCP		1998	64.0	View Improvement Report (PDF)	
MISC BRP		1998	712.0	View Improvement Report (PDF)	
MISC Drive		1998	300.0	View Improvement Report (PDF)	
MISC BRP		1998	180.0	View Improvement Report (PDF)	
MISC CONCP		1998	150.0	View Improvement Report (PDF)	
MISC CONCP		1998	40.0	View Improvement Report (PDF)	
MISC BRP		1998	112.0	View Improvement Report (PDF)	
MISC CONCP		1998	353.0	View Improvement Report (PDF)	
MISC RFX/		1998	72.0	View Improvement Report (PDF)	
ATTGAR		1998	504.0	View Improvement Report (PDF)	
PAV		2006	6223.0	View Improvement Report (PDF)	
FENCEAG		0	4000.0	View Improvement Report (PDF)	
ATTGAR		1998	840.0	View Improvement Report (PDF)	
MISC CONCP		1999	1644.0	View Improvement Report (PDF)	
MISC RFX/		1998	272.0	View Improvement Report (PDF)	
MISC CONCP		1998	206.0	View Improvement Report (PDF)	
MISC Drive		1998	240.0	View Improvement Report (PDF)	
MISC Drive		1998	240.0	View Improvement Report (PDF)	
MISC BRP		1998	40.0	View Improvement Report (PDF)	
IRRIGATE		0	1.0	View Improvement Report (PDF)	View Sketch
LEANTO		0	384.0	View Improvement Report (PDF)	
LEANTO		0	384.0	View Improvement Report (PDF)	
HAYCOVER		1989	1836.0	View Improvement Report (PDF)	
LEANTO		1989	648.0	View Improvement Report (PDF)	
UTLSHED		2003	280.0	View Improvement Report (PDF)	
LEANTO		2003	260.0	View Improvement Report (PDF)	

LEANTO		2003	784.0	View Improvement Report (PDF)	
FEEDBARN		2003	992.0	View Improvement Report (PDF)	
MISC CONCP		0	96.0	View Improvement Report (PDF)	
FEEDBARN		2007	1152.0	View Improvement Report (PDF)	
DWELL	41 Grade 4	1998	2506.0	View Improvement Report (PDF)	View Sketch

Land Characteristics for this Property

Land Description	Acres	Land Classification
16 - Specially Assessed OSD	0.00	VA 2 OSD
18 - Yard Improvements	0.00	
91 - SHS Calculation (Market)	1.00	
11 - Farm (Market)	3.80	VA 2 Class 3
11 - Farm (Market)	4.35	VA 2 Class 6
11 - Farm (Market)	38.20	VA 2 Class 2

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CROOK COUNTY PROPERTY INFORMATION

LAND AND STRUCTURES FOR ACCOUNT # 19988

The Crook County Assessor's Office is responsible for the appraisal and assessment of all taxable property within the County. Contact this department if you need additional information or if you have questions.

Account Information

Mailing Name: MALOTT MARK AND ANN LLC
Map and Taxlot: 15151900-00100-19988
Account: 19988
Situs Address: UNDETERMINED SITUS ADDRESS PRINEVILLE, OR 97754
Tax Status: Taxable

Warning

This account may have potential additional tax liabilities, taxes due, or other special development conditions.

Structures Located on this Property

Description	Stat Class	Year Built	SQFT		Sketch
LEANTO		0	432.0	View Improvement Report (PDF)	View Sketch
MACHINE		0	864.0	View Improvement Report (PDF)	
UTLSHED		0	276.0	View Improvement Report (PDF)	
LEANTO		0	288.0	View Improvement Report (PDF)	
LEANTO		0	276.0	View Improvement Report (PDF)	
FENCEAG		0	0.0	View Improvement Report (PDF)	
SCALE		0	0.0	View Improvement Report (PDF)	

Land Characteristics for this Property

Land Description	Acres	Land Classification
11 - Farm (Market)	5.90	VA 2 Class 6
11 - Farm (Market)	10.16	VA 2 Class 3
11 - Farm (Market)	19.01	VA 2 Class 2
11 - Farm (Market)	39.77	VA 2 Class 4

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CROOK COUNTY PROPERTY INFORMATION

LAND AND STRUCTURES FOR ACCOUNT # 19989

The Crook County Assessor's Office is responsible for the appraisal and assessment of all taxable property within the County. Contact this department if you need additional information or if you have questions.

Account Information

Mailing Name: MALOTT MARK AND ANN LLC
Map and Taxlot: 15151900-00101-19989
Account: 19989
Situs Address: UNDETERMINED SITUS ADDRESS PRINEVILLE, OR 97754
Tax Status: Taxable

Warning

This account may have potential additional tax liabilities, taxes due, or other special development conditions.

Structures Located on this Property

Description	Stat Class	Year Built	SQFT		Sketch
DETGAR		1986	864.0	View Improvement Report (PDF)	
SHEDGP		0	3456.0	View Improvement Report (PDF)	
HAYCOVER		2009	4464.0	View Improvement Report (PDF)	
UTLSHED		0	448.0	View Improvement Report (PDF)	
LEANTO		0	336.0	View Improvement Report (PDF)	
MISC CNPY/		0	300.0	View Improvement Report (PDF)	
MISC CONCP		0	300.0	View Improvement Report (PDF)	
DWELL	41 Grade 4	1986	2108.0	View Improvement Report (PDF)	View Sketch

Land Characteristics for this Property

Land Description	Acres	Land Classification
16 - Specially Assessed OSD	0.00	VA 2 OSD
91 - SHS Calculation (Market)	1.00	
11 - Farm (Market)	4.00	VA 2 Class 4
11 - Farm (Market)	74.82	VA 2 Class 2

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CROOK COUNTY PROPERTY INFORMATION

LAND AND STRUCTURES FOR ACCOUNT # 16402

The Crook County Assessor's Office is responsible for the appraisal and assessment of all taxable property within the County. Contact this department if you need additional information or if you have questions.

Account Information

Mailing Name: MALOTT MARK LLC
Map and Taxlot: 15151900-00201-16402
Account: 16402
Situs Address: 4343 SW PARRISH LN POWELL BUTTE, OR 97753
Tax Status: Taxable

Warning

This account may have potential additional tax liabilities, taxes due, or other special development conditions.

Structures Located on this Property

Description	Stat Class	Year Built	SQFT		Sketch
ATTGAR		2001	528.0	View Improvement Report (PDF)	
MISC CONCP		2002	1114.0	View Improvement Report (PDF)	
MISC RFX/		2001	1114.0	View Improvement Report (PDF)	
MISC Drive		2002	132.0	View Improvement Report (PDF)	
SHEDGP		2001	2592.0	View Improvement Report (PDF)	
LEANTO		0	504.0	View Improvement Report (PDF)	
MISC CONCP		2015	1080.0	View Improvement Report (PDF)	
DWELL	41 Grade 4	2001	2696.0	View Improvement Report (PDF)	View Sketch

Land Characteristics for this Property

Land Description	Acres	Land Classification
18 - Yard Improvements	0.00	
16 - Specially Assessed OSD	0.00	VA 2 OSD
11 - Farm (Market)	0.39	VA 2 Class 4
91 - SHS Calculation (Market)	1.00	
11 - Farm (Market)	4.50	VA2 Class 5
11 - Farm (Market)	4.70	VA 2 Class 6
11 - Farm (Market)	26.78	VA 2 Class 3
11 - Farm (Market)	39.13	VA 2 Class 2

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CROOK COUNTY PROPERTY INFORMATION

LAND AND STRUCTURES FOR ACCOUNT # 19392

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Account Information

Mailing Name: MALOTT MARK AND ANN LLC
Map and Taxlot: 15151900-00300-19392
Account: 19392
Situs Address: 11295 SW HWY 126 POWELL BUTTE, OR 97753
Tax Status: Taxable

Warning

This account may have potential additional tax liabilities, taxes due, or other special development conditions.

Structures Located on this Property

Description	Stat Class	Year Built	SQFT		Sketch
MISC WDDK		2018	28.0	View Improvement Report (PDF)	
SHEDGP		1993	7808.0	View Improvement Report (PDF)	
DETGAR		1939	672.0	View Improvement Report (PDF)	
IRRIGATE		2013	2.0	View Improvement Report (PDF)	
UTLSHED		0	100.0	View Improvement Report (PDF)	
MISC CONCP		0	316.0	View Improvement Report (PDF)	
MISC WDDK		2018	35.0	View Improvement Report (PDF)	
MISC WDDK		2018	28.0	View Improvement Report (PDF)	
MISC WDDK		2018	28.0	View Improvement Report (PDF)	
MHOME	81 Doublewide or Triplewide MH	2018	1512.0	View Improvement Report (PDF)	View Sketch

Land Characteristics for this Property

Land Description	Acres	Land Classification
16 - Specially Assessed OSD	0.00	VA 2 OSD
91 - SHS Calculation (Market)	1.00	
11 - Farm (Market)	2.13	VA 2 Class 6
11 - Farm (Market)	73.77	VA 2 Class 2

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CROOK COUNTY PROPERTY INFORMATION

LAND AND STRUCTURES FOR ACCOUNT # 1215

The Crook County Assessor's Office is responsible for the appraisal and assessment of all taxable property within the County. Contact this department if you need additional information or if you have questions.

Account Information

Mailing Name: RINEY STEVE & MARGARET A TRUSTEES
Map and Taxlot: 15152000-00201-01215
Account: 1215
Situs Address: UNDETERMINED SITUS ADDRESS UNDETERMINED CITY, OR
Tax Status: Taxable

Warning

This account may have potential additional tax liabilities, taxes due, or other special development conditions.

Structures Located on this Property

No structures for account.

Land Characteristics for this Property

Land Description	Acres	Land Classification
11 - Farm (Market)	0.67	VA2 Class 5
11 - Farm (Market)	0.70	VA 2 Class 62
11 - Farm (Market)	0.84	VA 2 Class 72
11 - Farm (Market)	1.16	VA 2 Class 6
11 - Farm (Market)	2.07	VA 2 Class 3
11 - Farm (Market)	73.96	VA 2 Class 2

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CROOK COUNTY PROPERTY INFORMATION

LAND AND STRUCTURES FOR ACCOUNT # 13737

The Crook County Assessor's Office is responsible for the appraisal and assessment of all taxable property within the County. Contact this department if you need additional information or if you have questions.

Account Information

Mailing Name: SNOWLINE RANCH LLC
Map and Taxlot: 15151900-00401-13737
Account: 13737
Situs Address: UNDETERMINED SITUS ADDRESS UNDETERMINED CITY, OR
Tax Status: Taxable

Warning

This account may have potential additional tax liabilities, taxes due, or other special development conditions.

Structures Located on this Property

No structures for account.

Land Characteristics for this Property

Land Description	Acres	Land Classification
11 - Farm (Market)	39.09	VA 2 Class 2

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CROOK COUNTY PROPERTY INFORMATION

LAND AND STRUCTURES FOR ACCOUNT # 13738

The Crook County Assessor's Office is responsible for the appraisal and assessment of all taxable property within the County. Contact this department if you need additional information or if you have questions.

Account Information

Mailing Name: SNOWLINE RANCH LLC
Map and Taxlot: 15151900-00402-13738
Account: 13738
Situs Address: 5985 SW PARRISH LN POWELL BUTTE, OR 97753
Tax Status: Taxable

Warning

This account may have potential additional tax liabilities, taxes due, or other special development conditions.

Structures Located on this Property

Description	Stat Class	Year Built	SQFT		Sketch
MACHINE		1995	864.0	View Improvement Report (PDF)	View Sketch
IRRIGATE		2009	1.0	View Improvement Report (PDF)	

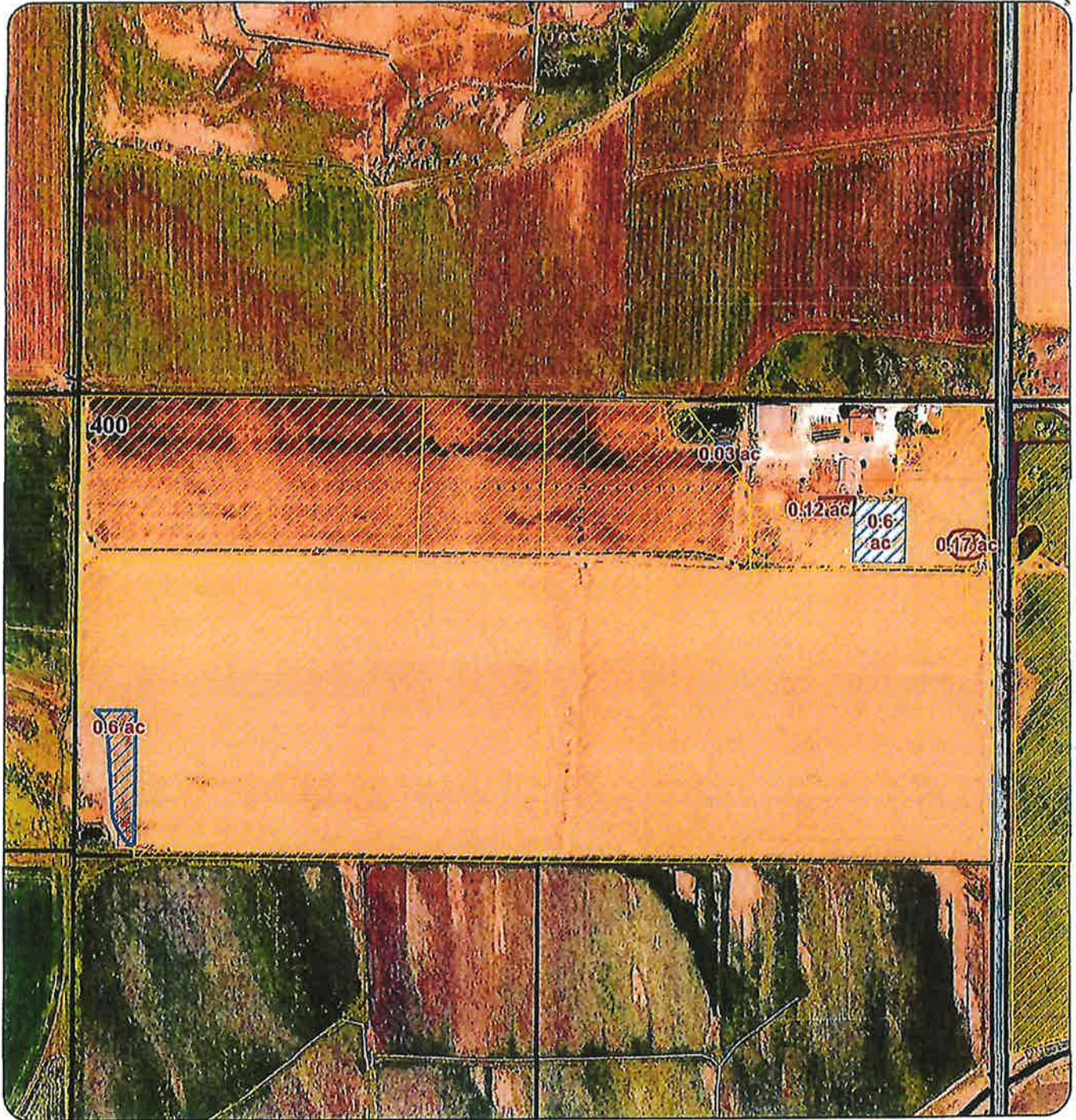
Land Characteristics for this Property

Land Description	Acres	Land Classification
11 - Farm (Market)	11.30	VA 2 Class 6
11 - Farm (Market)	27.20	VA 2 Class 2

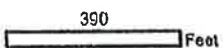
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Date: 02/11/2019



0.6 ac Temp OFF/ON

Legend	
	OFF
	ON
	INSTREAM
	IL
	PETITIONED_ON
	TAXLOTS