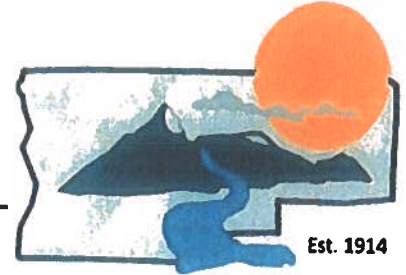


JEFFERSON COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

85 S.E. "D" St. Madras, Oregon 97741 Phone: (541) 475-4462 FAX: (541) 325-5004



Planning Commission Staff Report Casefile 23-CU-02

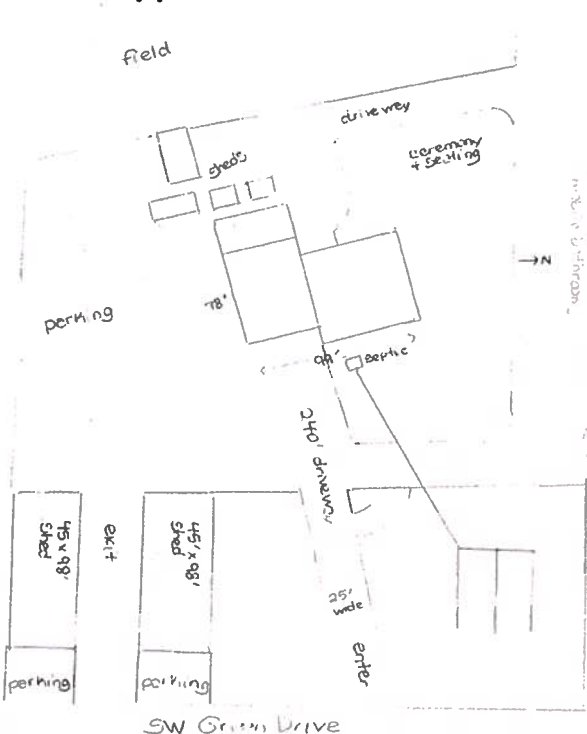
Planning Commission Hearing Date March 14, 2024

Applicant: Sherill Alley
10600 SW Green Drive
Culver, OR 97734

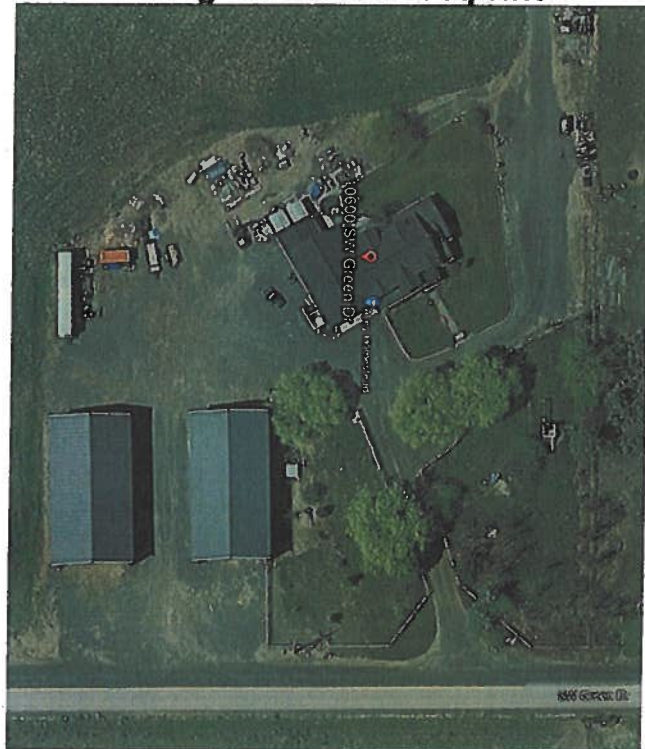
Owner: Alley Homestead LLC
10600 SW Green Drive
Culver, OR 97734

Request: Conditional Use Permit for up to 10 weddings a year on applicant's property, as allowed by the County Zoning Ordinance section 301.4.R and Oregon Revised Statutes (ORS) 215.283(4).

Proposed Wedding Venue Map from applicant's Burden of Proof



Existing Structural Footprint



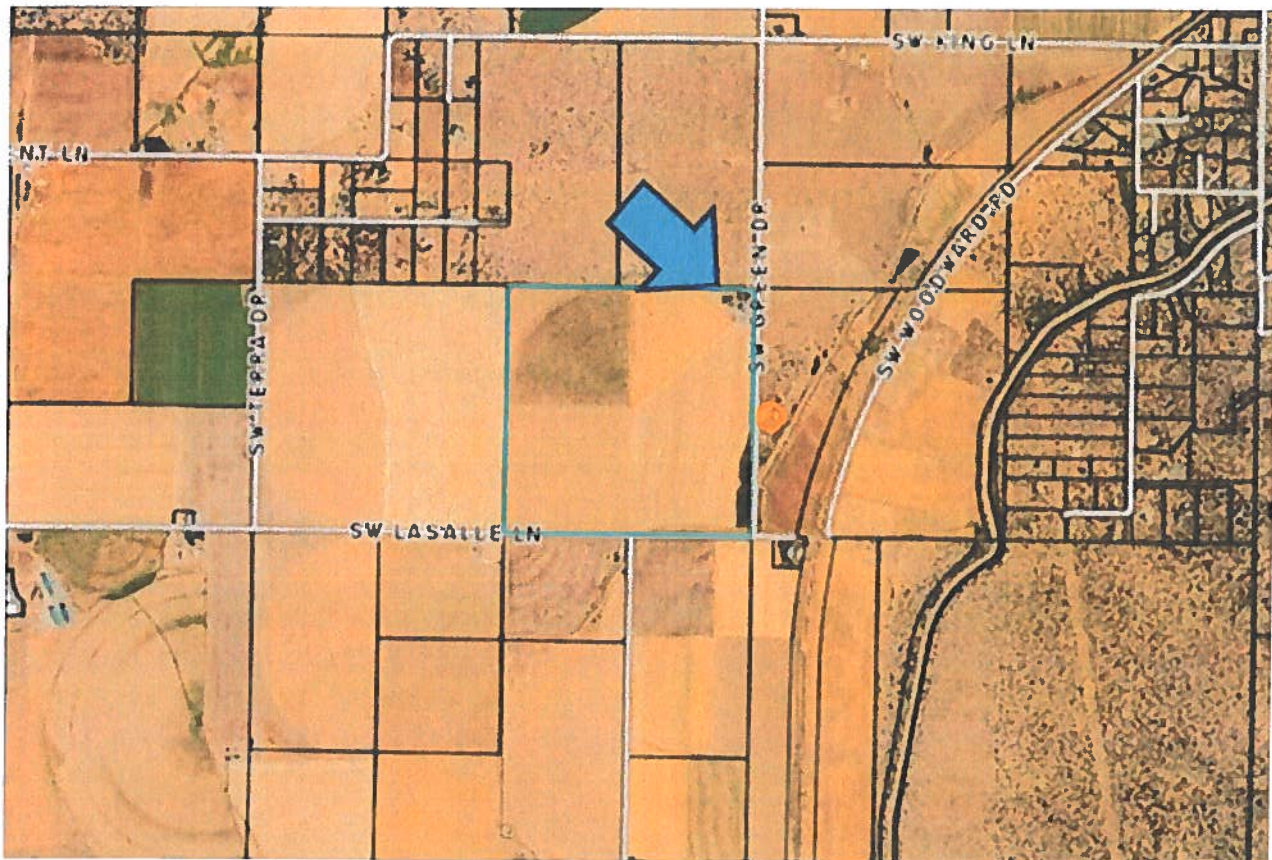
Subject Property: The property is 157.6 acres with the proposed use to be located within about a 2.5-acre portion of the property where the home and existing building are located.

Zoning: The property is zoned Exclusive Farm Use - EFU-A1.

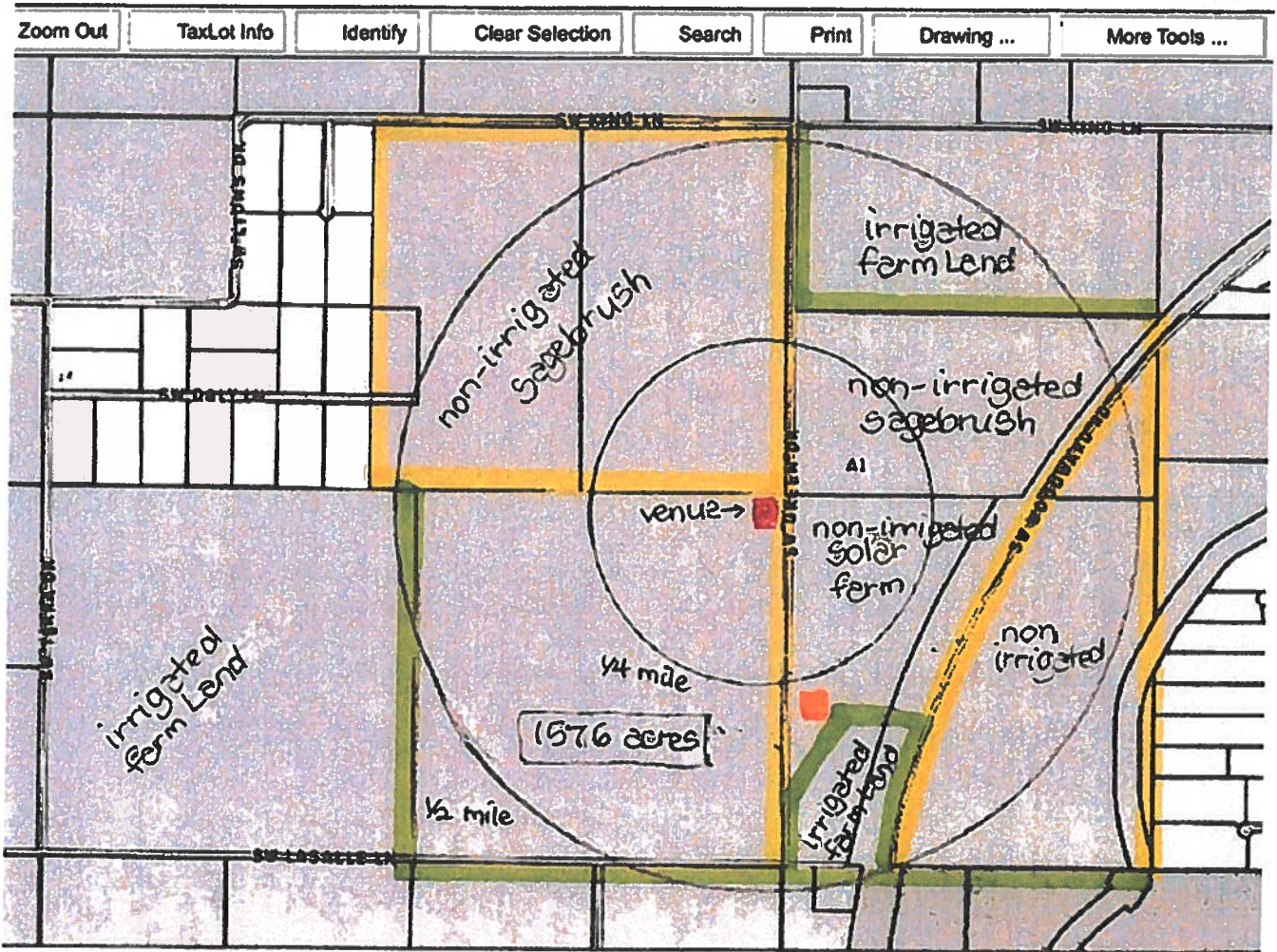
Lot of Record: Staff finds the property was lawfully created on May 19, 1964 via warranty deed.

Applicable criteria: Jefferson County Zoning Code (JCZC) 301.4, 301.4 (R) (ORS 215.283(4), 301.5(A), 423.4, 602, 903.5 and 910.

Location: The subject property consists of Tax Lot 400 (157.6 acres) on Assessor's Map 12-12-35. The subject project site is border by SW Green Drive and a solar farm on the east side and is on the north side of SW LaSalle Lane as shown in the location map below.



Surrounding land uses: The subject site is bordered on the north by non-irrigated sage brush, on the west and south by irrigated farmland, and on the east by non-irrigated sage brush and a 17-acre solar farm. There is only 1 home within 2,000 feet of the site, with that home being approximately 900 feet away. Please see the map below from the applicant's burden of proof (BOP) that was submitted with the application.



 Lewis home

Findings

301.4 Conditional Uses

The following uses may be approved in the EFU A-1, EFU A-2 and RL zones unless specifically stated otherwise. Applications will be reviewed at a public hearing before the Planning Commission in accordance with the procedures in Section 903.5. In order to be approved, the use must comply with the criteria in Section 301.5, Section 602, any standards and criteria listed under the specific use and any other applicable requirements of this ordinance.

Finding 1: Staff finds that Jefferson County Zoning Code (JCZO) Section 903.5 requires this request to be reviewed by the Planning Commission for a decision.

Jefferson County Zoning Code 301.4 (R)

R. ORS 215.283(4) Agritourism shall govern such Jefferson County uses.

Finding 2: Staff finds that the request shall be governed by ORS 215.283(4) Agritourism

ORS 215.283

(4) The following agri-tourism and other commercial events or activities that are related to and supportive of agriculture may be established in any area zoned for exclusive farm use:

Finding 3: Staff finds that Wedding venues have been established as agri-tourism in Jefferson County since 2019.

(a) ... a county may authorize agri-tourism or other commercial events or activities that occur more frequently or for a longer period...

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

Finding 4: Staff finds that the tract is currently in alfalfa production. Dried flowers, pinecones and fruit from established trees will be sold at local farmer's markets. The weddings will be incidental and subordinate to the operation of the farm. The weddings/parking will encompass less than 2.5 acres of 157.6 total acres of land. Staff finds that the applicant indicates that per insurance requirements, only 10 events may be hosted per year so the time frame for all the potential events combined is significantly less than the year round farm operation.

(B) The duration of the agri-tourism or other commercial event or activity does not exceed 72 consecutive hours;

(C) The maximum attendance at the agri-tourism or other commercial event or activity does not exceed 500 people;

(D) The maximum number of motor vehicles parked at the site of the agri-tourism or other commercial event or activity does not exceed 250 vehicles;

Finding 5: Staff finds the request is for approximately 10 weddings in any one year for 100 guests per event. The weddings are to be in Spring, Summer or Fall with starting time being no earlier than 10:00am and no later than 10:00pm. The request appears to be consistent with the requirements in (B), (C) and (D) above.

(E) The agri-tourism or other commercial event or activity complies with ORS 215.296;

Finding 6: Staff finds the request is subject to ORS 215.296.

(F) The agri-tourism or other commercial event or activity occurs outdoors, in temporary structures, or in existing permitted structures, subject to health and fire and life safety requirements; and

Finding 7: Staff finds the request is consistent with (F) above and no new structures will be built.

(G) The agri-tourism or other commercial event or activity complies with conditions established for:

(i) Planned hours of operation;

(ii) Access, egress and parking;

(iii) A traffic management plan that identifies the projected number of vehicles and any anticipated use of public roads; and

(iv) Sanitation and solid waste.

Finding 8: Staff finds the proposed weddings comply with:

(i) planned hours of operation (10:00am to 10:00pm);

(ii) Access, egress and parking which are shown on the site plan;

(iii) Traffic for approximately 100 people at 2 persons per vehicle is less than the 250 vehicle maximum; and per the site plan there appears to be adequate parking areas for more than 50 vehicles;

(iv) Sanitation and solid waste via rented "porta-potties" and trash receptacles which will be in trailers that will be hauled off site after each wedding.

JCZO 301.5

301.5 Approval Criteria

Uses listed in Section 301.4 and specified uses in Section 301.3 may be approved only where the use:

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

Finding 9: Staff finds the weddings will not force a change in accepted farm or forest practices on surrounding lands. Staff finds there are no forest or forest activities within 1 mile of the site and there appears to be no access to forest lands or activities from the county road adjacent to the proposed weddings site. The wedding site will also not force a significant change to the neighboring non-irrigated parcels one of which is a solar farm that is immediately across SW Green Drive. The solar facility is fenced and screened by landscaping which mitigates any potential nuisance from a wedding. The north side of the site is open sage land with no farm activity, with the west and southsides of the site being adjacent to 150 acres of alpha growing by the applicant on land owned by the applicant. These three types of activities will have little to no impact from the weddings due to land ownership by the applicant, the passive nature of solar farming and the open vacant nature of the sage land and thus staff finds will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use.

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

Finding 10: Staff finds that as previously mentioned in Finding 9, the weddings will have little to no impact on surrounding lands devoted to farm or forest use due to the ownership pattern by the applicant, the passive nature of solar farming and due to no devoted farm or forest use on the sage land to the north. Staff finds that since there is little to know impact from the weddings, then there is no significant increase in the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

Section 401 - Access

401.1 Minimum Access Requirement

Evidence of legal access providing physical ingress and egress that meets the emergency vehicle access standards of Section 426.2(E) is required prior to issuance of building or septic permits. Access shall be provided by one of the following means:

A. *A driveway connecting via direct parcel frontage to a public road, a nonconforming private road or private road in a destination resort, a Bureau of Land Management (BLM) road, or U. S. Forest Service (USFS) road.*

Finding 11: Staff finds that per (A.) above, the site has a driveway that connects to a public road (SW Green Drive).

Section 405

Section 405 – Outdoor Lighting

All outdoor lighting, including for accessory facilities and the lighting of commercial signs, shall comply with the following:

A. *Any outdoor light shall be shielded to illuminate downward.*

B. *The outdoor light source (bulb or element) shall not be visible at or beyond the property line.*

C. *Outdoor lights shall not exceed the height limit of the zone where the light will be located.*

D. *Structures over 50 feet in height shall not be lighted unless required to be lighted by F.A.A. Structures over 50 feet in height that are required to be lighted by F.A.A. shall be shielded to illuminate upward.*

Finding 12: Staff finds that existing lights are shielded downward and cannot be seen off the property and the applicant has indicated that no additional lighting will be added to the site except Christmas seasonal lighting. Staff finds this criterion has been met.

Section 406

Section 406 - Sign Regulations

406.1 Regulations for all Signs

The following regulations shall apply to any sign erected, moved, or altered after adoption of this Ordinance. Official traffic control signs and instruments of the state, county, or municipality are exempt from all provisions of this Section.

Finding 13: Staff finds that no permanent signs will be placed.

Section 423 – Off-Street Parking Requirements

423.1 Applicability

At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure, off-street parking spaces shall be provided in accordance with this Section.

Finding 14: Staff finds that the applicants site plan appears to provide adequate area for off street parking of 50 vehicles. Staff also finds that per JCZC 423.2 (C.), that as a condition of approval ADA parking shall be required per the current state Structural Specialty Code and ODOT adopted standards.

Jefferson County Zoning Ordinance 602

Approval Criteria

A. The proposal is consistent with all applicable standards and criteria of the Zoning Ordinance;

Finding 15: Staff finds that application/proposal meets all applicable standards of the Jefferson County Zoning Ordinance.

B. Taking into account location, size, design and operating characteristics, the proposal will have a 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. In cases where there is a finding of overriding public interest, this criterion may be deemed met when any adverse impact resulting from the use will be mitigated or offset to the maximum extent practicable;

Finding 16: Staff finds that the location of the venue is small and secluded from the neighboring homes in the area and that the nearest residential dwelling is approximately one quarter mile away. Staff finds the neighbors solar farm and the venue's two large hay barns will block their view. Staff finds taking into account location, size, design and operating characteristics, the proposal will have a 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.

C. Adequate facilities and services are available or can be made available to serve the proposed use, including, but not limited to, water supply, sewage disposal, electric power, law enforcement service and fire protection;

Finding 17: Staff finds that there is adequate water supply from Deschutes Valley Water District to handle water needs, the weddings will have portable, enclosed, self-contained bathroom trailers that will be dumped off-site following events, Pacific Power can supply adequate electrical power needs, and the venue is within the Jefferson County Sheriff and Jefferson County Fire Protection District.

D. *The development will not result in traffic volumes that will reduce the performance standard of a transportation facility below the minimum acceptable level identified in the applicable Transportation System Plan and will comply with all applicable standards in Section 12.18 of the Jefferson County Code or applicable city standards if located within an urban growth boundary. This criterion may be met through a condition of approval requiring improvements to the transportation facility.*

Finding 18: Staff finds that the proposed wedding venue is consistent with (D.) above. Staff finds that SW Green Drive is a local collector and that the total ADT generated by all 10 proposed events would be approximately 1.36 ADT during non-peak hours (am and pm).

E. The parcel where the use will be located is of sufficient size to accommodate buildings, required setbacks, off street parking, and other features deemed necessary by the Planning Commission; and

Finding 19: Staff finds that the proposed wedding venue is a 2.5 acre portion of a 157.6 acre property and is sufficient to accommodate buildings, setbacks, parking, and other features deemed necessary by the Planning Commission.

F. The parcel where the use will be located is in appropriate geographic relationship to the area that will be served.

Finding 20: Staff finds that the parcel is located in Jefferson County in Central Oregon which is the market area that will be served by the proposed wedding venue.

CONCLUSION: Based on this staff report, the applicant's burden of proof, application, exhibits and mapping found in County file 23-CU-02, staff finds the request for a conditional use permit allowing up to 10 weddings a year, appears to comply with the Jefferson County Zoning Ordinance criteria and standards.

RECOMMENDATION: Based on the above staff findings, and the applicant's ability to comply with conditions of approval, it appears that the proposal complies with applicable criteria and standards of the Jefferson County Zoning Ordinance.

Staff recommends approval with the following **conditions of approval:**

1. The applicant is limited to conducting no more than ten wedding events per year related to, and in support of, agricultural operations on the subject property. The wedding venue must remain incidental and subordinate to the existing farm use on the subject property.
2. Hours of operation for wedding events shall be limited to the hours between 8:00 a.m. and 10:00 p.m. on weekdays, and between 10:00 a.m. and 10:00 p.m. on weekends.
3. The applicant must ensure that adequate sanitation and solid waste disposal facilities are provided for each wedding event. At a minimum, at least two portable toilets must be provided.

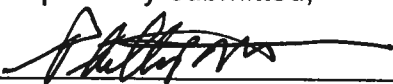
4. Fire access to structures shall be maintained in compliance with the applicable standards under Section 426.2(E) of the JCZO.
5. The applicant shall comply with the sign standards and requirements under Section 406 of the JCZO.
6. The applicant shall comply with outdoor lighting standards under Section 405 of the JCZO.
7. Permanent buildings or structures on the subject property may only be used for wedding venues as proposed and approved in the applicant's permit, unless the applicant receives conditional use approval to modify the use.
8. The authorization to operate the proposed wedding venue on the subject property is personal to the applicant and is not transferred by, or transferable with, any conveyance of the tract or portion thereof.
9. Failure to comply with the terms of the proposal and all conditions of approval may result in revocation of the applicant's conditional use via a Planning Commission review and decision.

Potential Planning Commission Actions:

- 1.) Make a motion to approve the proposed conditional use permit for a wedding venue with the conditions of approval found in the staff report.
- 2.) Make a motion to approve the proposed conditional use permit for a wedding venue with the following conditions of approval:

- 3.) Make a motion to deny the proposed cemetery for the following reasons:

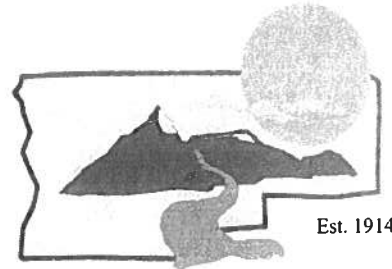
Respectfully submitted,



Phil Stenbeck, Interim Director
 Jefferson County
 Community Development Department

JEFFERSON COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT



Est. 1914

85 SE "D" St • Madras, Oregon 97741 • Ph: (541) 475-4462 • FAX: (541) 325-5004

JEFFERSON COUNTY
COMMUNITY DEVELOPMENT
DEC 04 2023
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DEVELOPMENT APPLICATION

For office use only

Casefile Number: 23 CU . 02

Zoning District: EFU A-1

Date Submitted: 12/19/23

451-23-000199-PLNG
Agent/Representative:

Applicant:

(if owner, write "Same As Owner")

Name: Sherrill Alley

Address: 10600 SW Green Drive
Culver, OR 97734

Phone: (541) 771-0607

Fax: ()

Email: alleyenter@gmail.com

Name: _____

Firm: _____

Address: _____

Phone: () _____

Fax: () _____

email: _____

Owner(s): (attach additional sheets if necessary)

Name: Alley Homestead LLC

Address: 10600 SW Green Drive
Culver, OR 97734

Phone: (541) 771-0607

Fax: ()

Email: alleyenter@gmail.com

Other: (specify, i.e., engineer, surveyor)

Name: _____

Address: _____

Phone: () _____

Fax: () _____

email: _____

List the Map and Tax Lots involved in this application:

Assessor Map: 3608 Tax Lot Number(s): 121235 400

Size: 157.6 acres

Zone: EFU-A1 #3608

List any other contiguous tax lots under identical ownership:

Is the parcel(s) in Farm/Forest tax deferral? yes Parent Parcel creation date: _____

Did the parcel(s) receive a M37/M49 approval? no If yes, State Claim No. _____

Site Address: 10600 SW Green Drive-Culver, OR 97734

Existing Use of Site: Residence and

Description of Proposal: Conditional use permit for wedding venue

APPLICATION SUBMITTAL REQUIREMENTS:

Your application should include the following:

1. ✓ Completed application form
2. ✓ Any supplemental information needed to show that the application complies with all approval criteria and standards.
3. ✓ Site plan drawn to scale showing property boundaries, location of all existing and proposed buildings, septic system and repair area, well, utilities and driveway (see example).
4. ✓ A copy of the most recent deed or other instrument of conveyance.
5. ✓ A copy of the tax lot deed record card for each tax lot (available from County Assessor).
6. ✓ A copy of the original or first recorded deed according to the tax lot deed record card (available from the County Clerk).
7. ✓ Signed authorization from *all* owners of record.
8. ✓ Application fee.

We, the undersigned, hereby authorize the filing of this application and certify that the information contained herein is complete and true to the best of our knowledge. This also authorizes the designated Applicant and/or Agent/Representative (if applicable) to act on behalf of the property owner for the purposes of submitting this application. Further, this also authorizes Jefferson County to serve the undersigned, applicant and/or Agent/Representative in an electronic format per OAR 660-010-0025 if this matter requires such service.

Sherrill Alley 12-04-23
Applicant Date

Print Name: Sherrill Alley

Agent/Representative Date

Print Name: _____

Sherrill Alley 12-04-23
Owner Date

Print Name: Sherrill Alley

Owner Date

Print Name: _____

Development Application Supplemental Information
Agri-tourism-Wedding Venue
Sherrill Alley-Alley Homestead LLC-Applicant/Owner
10600 SW Green Drive, Culver, OR 97734
Tax Account #3608
Map 121235-00-00400
157.6 acres zoned EFU A-1

Jefferson County Zoning Ordinance 301.4.R

Agritourism shall govern such Jefferson County uses.

ORS 215.283

(4) The following agri-tourism and other commercial events or activities that are related to and supportive of agriculture may be established in any area zoned for exclusive farm use:

Wedding venues have been established as agri-tourism/commercial events/activities in Jefferson County.

(d) ... a county may authorize agri-tourism or other commercial events or activities that occur more frequently or for a longer period...

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

The tract is currently in alfalfa production. Dried flowers, pinecones and fruit from established trees will be sold at local farmer's markets.

The weddings will be incidental and subordinate to the operation of the farm. The weddings/parking will encompass less than five of 157.6 total acres of land. As per insurance requirements, only 10 events may be hosted per year so the time frame is also incidental.

(B) Comply with the requirements of paragraph (c) (C), (D), (E) and (F) of this subsection;

(c)(C) May not require that a new permanent structure be built...

No new structures will be built.

(c)(D) *Must comply with ORS 215.296 (Standards for approval of certain uses in exclusive farm use zones);*

(a) *Force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or*

The venue will not force a change in accepted farm or forest practices on surrounding lands. There are no forest uses nearby. The wedding venue will not force a significant change to the neighboring non-irrigated parcels. The wedding venue will not force a significant change to the neighboring solar farm's practices. The nearest farm is approximately one quarter mile away and the wedding venue will not force a significant change in its current practices.

(b) *Significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.*

The venue will not increase the cost of accepted farm or forest practices on surrounding lands.

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

The venue will not alter the stability of the land use pattern in the area.

(c)(F) *Must comply with conditions established for:*

(i) *The types of agri-tourism or other commercial events ...*

There will be up to ten weddings per calendar year along with set-up and clean-up during the spring, summer, and fall. Approximately 100 guests per event. Starting no earlier than 10:00 am and end no later than 10:00 pm.

(ii) ***The location of existing structures and the location of proposed temporary structures...***

The location of existing structures are shown on the application. The only temporary structures will be temporary customary white tents for sun or rain protection.

(iii) ***The location of access and egress and parking...***

The location of access and egress and parking areas are shown on the attached maps.

(iv) ***Traffic management, including the projected number of vehicles...***

Traffic management will be minimal with an estimated 40-50 vehicles based on 100 guests with 2-4 guests per vehicle. The impact on surrounding roads will be minimal.

(v) ***Sanitation and solid waste.***

Couples will be required to rent portable, enclosed, and self-contained bathroom trailers that will be dumped off site following the event. We will provide garbage receptacles and will have garbage placed in a utility trailer for transport to the Jefferson County Transfer Station following each event.

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

The parcel is 157.6 acres.

(d)(D) ***Do not exceed 18 events or activities in a calendar year.***

There will be no more than 10 events per year as per standards and insurance requirements.

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

The applicant will comply.

Jefferson County Zoning Ordinance 301.5

Approval Criteria

Uses listed in Section 301.4 and specified uses in 301.3 may be approved...

A. Will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and

B. Will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

See ORS 215.283 (4) (c) (D) above.

Jefferson County Zoning Ordinance 401

Minimum Access Requirement

Evidence of legal access providing physical ingress and egress that meets the emergency vehicle access...

The Applicant is not applying for a building or septic permit although the driveways are at least 25 feet in width and withstand large farm equipment regularly.

Jefferson County Zoning Ordinance 405

Outdoor Lighting

All outdoor lighting, including for accessory facilities and the lighting of commercial signs, shall comply with the following:...

The current outdoor lighting consists of carport motion lights and can lights installed in porch soffits that illuminate downward and are not visible at or beyond the property line. The only other additional lighting will be Christmas type lights around the yard.

Jefferson County Zoning Ordinance 406

Sign Regulations

The only signs erected will be temporary, small customary directional wedding signs with balloons attached at the entrance and exit of the driveways on the day of the event.

Jefferson County Zoning Ordinance 423

Off Street Parking Requirements

Use	Number of Spaces
...	...
Public Assembly church, meeting hall	1 space per 4 seats...

If the above use is considered, there would only be 25 parking spaces needed. We believe we will more than likely need 1 space per 2 seats. At that rate, 50 parking spaces will be needed, therefore we will plan for at least 50 parking spaces.

Approval Criteria

... The following criteria must be met:

A. The proposal is consistent with all applicable standards and criteria of the Zoning Ordinance:

The application/proposal meets all applicable standards of the Jefferson County Zoning Ordinance.

B. Taking into account location, size, design and operating characteristics, the proposal will have a 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. In cases where there is a finding of overriding public interest, this criterion may be deemed met when any adverse impact resulting from the use will be mitigated or offset to the maximum extent practicable;

The location of the venue is small and secluded from the neighboring homes in the area. The nearest residential dwelling is approximately one quarter mile away. Their solar farm and the venue's two large hay barns will block their view. The venue will not adversely affect their solar farm's value or development. The venue will not adversely affect the neighboring non-irrigated land value or development. The nearest farmland is approximately one quarter mile away and should not adversely affect its value or development.

C. Adequate facilities and services are available or can be made available to serve the proposed use, including, but not limited to, water supply, sewage disposal, electric power, law enforcement service and fire protection;

There is adequate water supply from Deschutes Valley Water District to handle water needs. Couples will be required to rent portable, enclosed, self-contained bathroom trailers that will be dumped off-site following events. Pacific Power can supply adequate electrical power needs. The venue is within the Jefferson County Sheriff and Jefferson County Fire Protection District.

D. The development will not result in traffic volumes that will reduce the performance standard of a transportation facility below the minimum acceptable level identified in the applicable Transportation System Plan,

and will comply with all applicable standards in Section 12.18 of the Jefferson County Code or applicable city standards if located within an urban growth boundary. This criterion may be met through a condition of approval requiring improvements to the transportation facility.

The venue will not adversely affect traffic volumes in the area.

E. The parcel where the use will be located is of sufficient size to accommodate buildings, required setbacks, off street parking, and other features deemed necessary by the Planning Commission; and

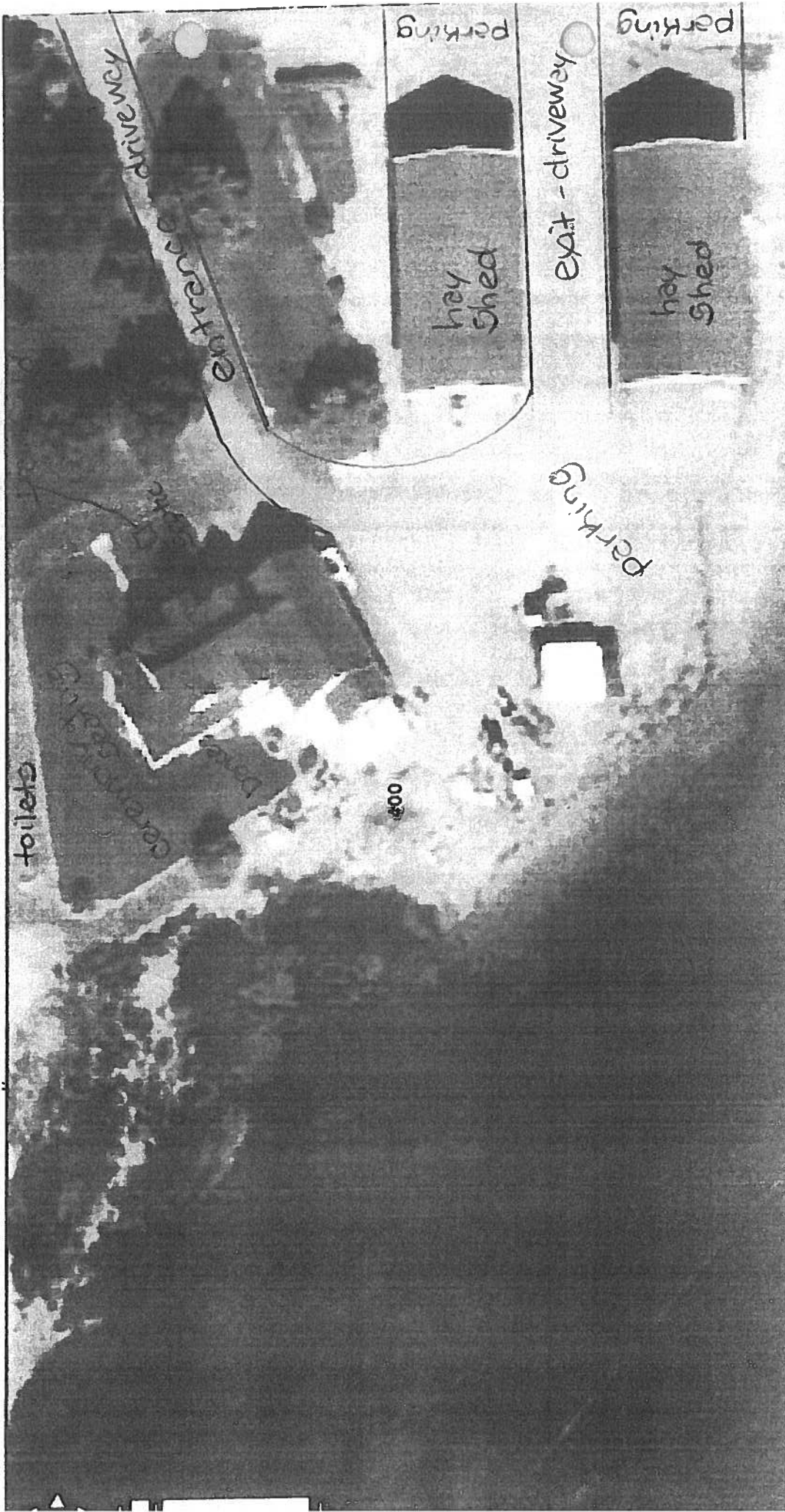
The parcel is 157.6 acres and is sufficient to accommodate buildings, setbacks, parking, and other features deemed necessary by the Planning Commission.

F. The parcel where the use will be located is in appropriate geographic relationship to the area that will be served.

The parcel is located in Jefferson County, Central Oregon which is the market area that will be served.

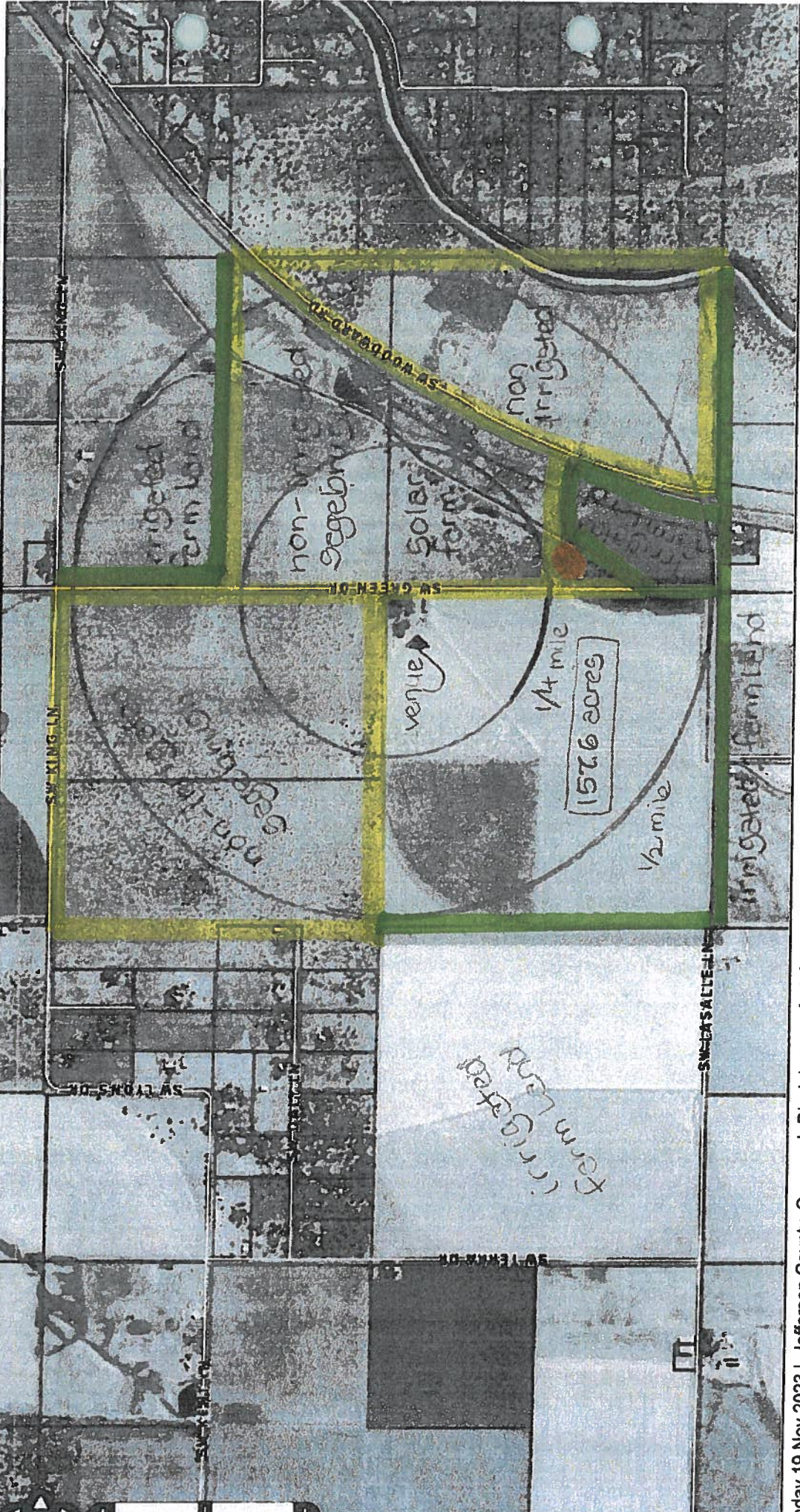


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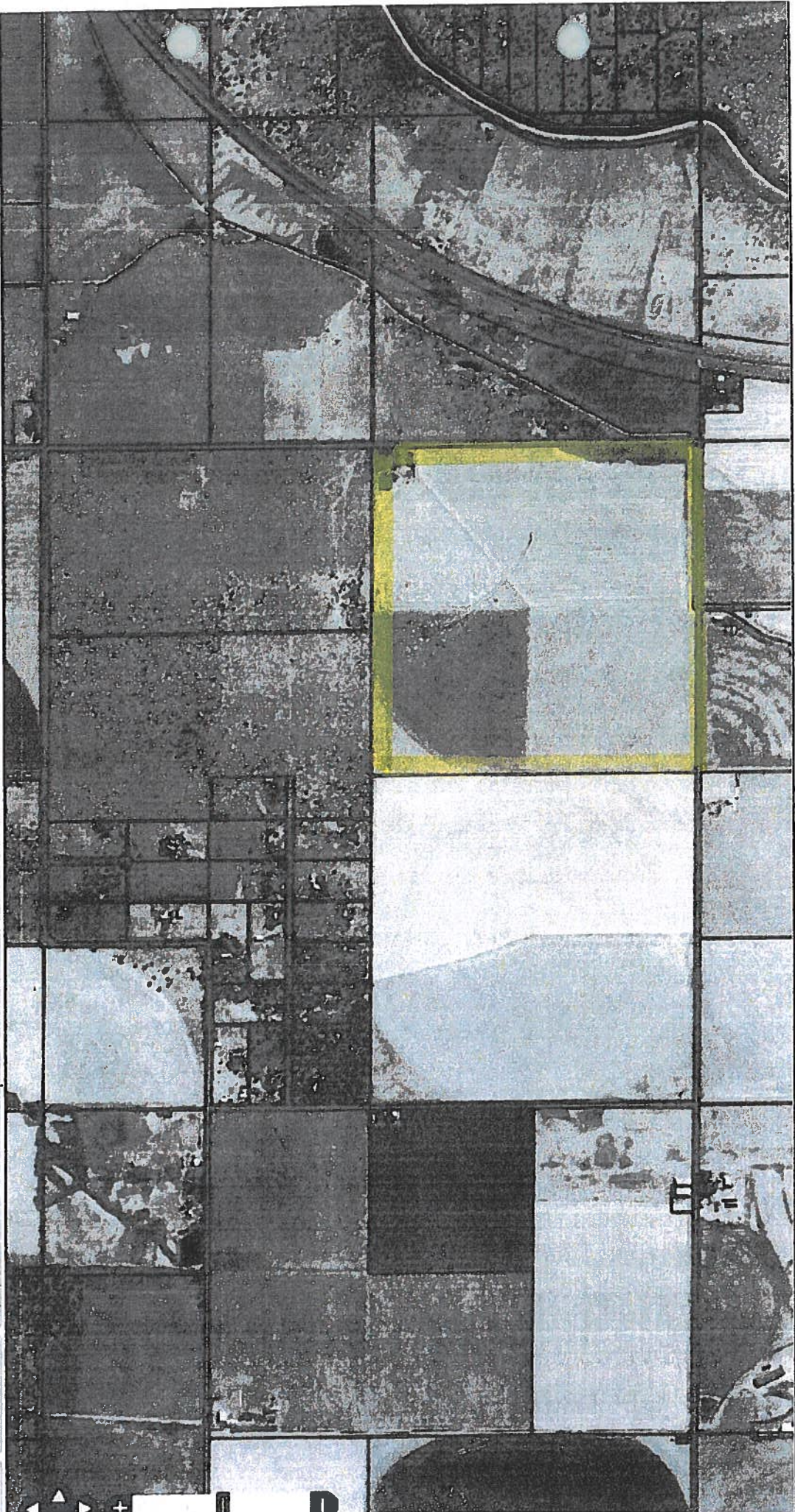
Pan Zoom In Zoom Out TaxLot Info Identify Clear Selection Search Print Drawing ... More Tools ...



nday 19 Nov 2023 | Jefferson County, Oregon | Disclaimer Lat, Lon: 44.494, -121.236 Scale: 1:10368

● - Lewis home

Pan Zoom In Zoom Out TaxLot Info Identify Clear Selection Search Print Drawing ... More Tools ...



Monday 19 Nov 2023 | Jefferson County, Oregon | Disclaimer Lat, Lon: 44.492, -121.230 Scale: 1:10368

field

drive way

ceremony
& seating

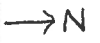
sheds

parking

78'

99' septic

mobile bathroom



field

240' driveway

45' x 98'
shed

exit

45' x 98'
shed

25' wide

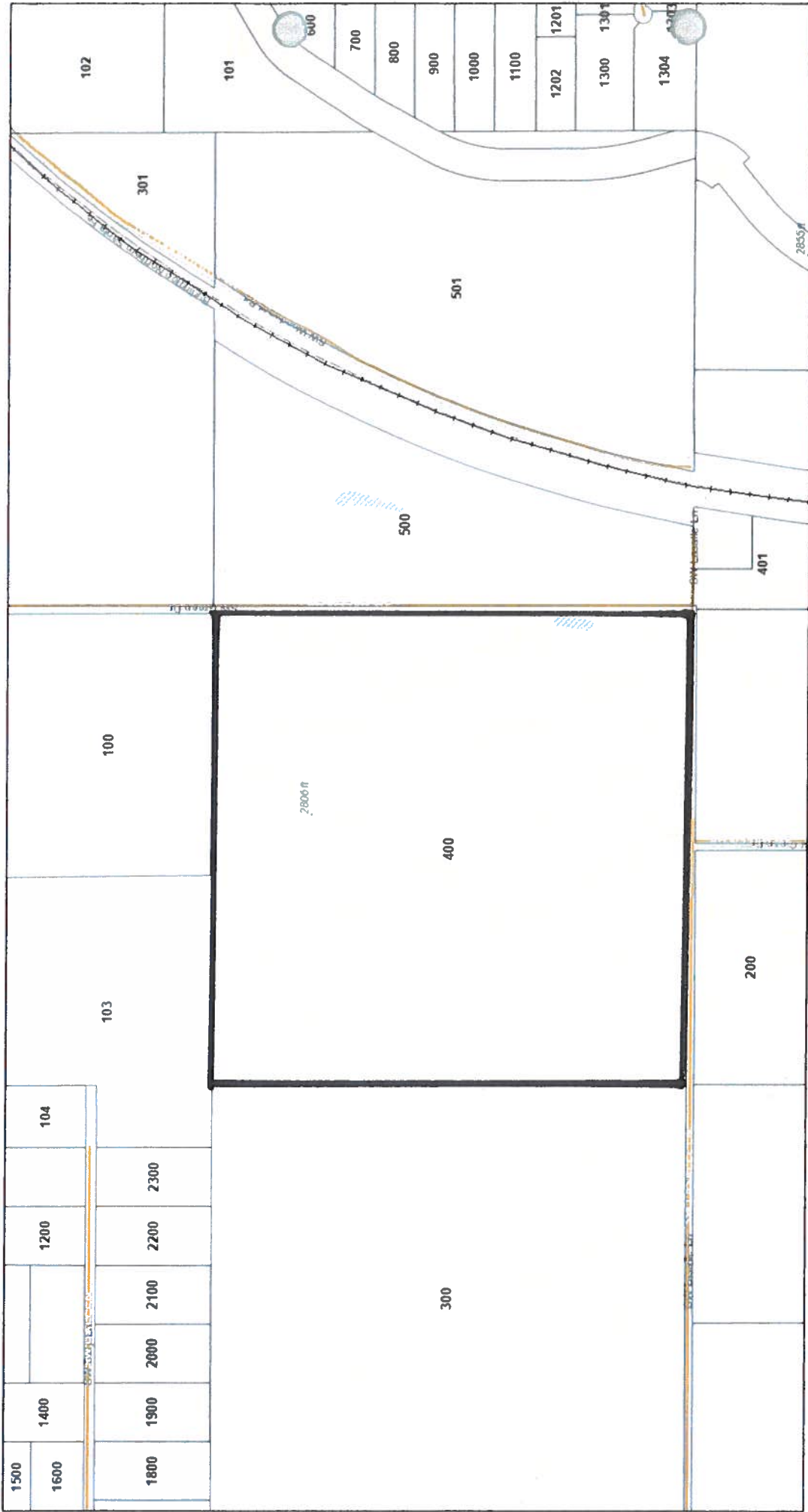
enter

parking

parking

SW Green Drive

Jefferson County Map



12/19/2023, 11:26:08 AM

1:9,028

- Taxlot
- Road
- County Boundary
- Streets
- Railroads
- Highway

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Mapbox, N.L., Ordnance Survey, Esri, Japan, METI, Esri, China (Hong Kong), Swire, OpenStreetMap contributors, and the GIS User Community

Jefferson County Map



12/19/2023, 11:24:53 AM

- Taxlot
- Road
- CountyBoundary
- Green: Band_2
- Streets
- Railroads
- 2022 NAIP
- Blue: Band_3
- Highway
- Red: Band_1

1:9,028
 0 0.07 0.15 0.25 0.3 mi
 0 0.13 0.25 0.5 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Tanya Cloutier

From: Rory Isbell <rory@colw.org>
Sent: Monday, January 22, 2024 4:40 PM
To: Tanya Cloutier
Subject: Application file no. 451-23-000199-PLNG

Hello Tanya,

Central Oregon LandWatch is concerned whether application file no. 451-23-000199-PLNG, which seeks an agritourism permit to conduct up to ten commercial events, meets the applicable criteria. While we are still reviewing the application, our initial concerns include whether the events would be supportive of the area agricultural economy, whether the events would force a significant change to area farm practices or increase the costs of area farm practices, whether events would alter the stability of the area land use pattern, and whether the events would be incidental and subordinate to the existing farm operation. Please notify us of any decisions or hearings on the application. Our address is 2843 NW Lolo Drive Ste 200 Bend, Oregon 97703.

Thank you,

Rory Isbell

Rory Isbell (he/him)

Staff Attorney & Rural Lands Program Manager

Central Oregon LandWatch

2843 NW Lolo Drive, Suite 200

Bend, Oregon 97703

541-647-2930 x804

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