

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 24-CU-01

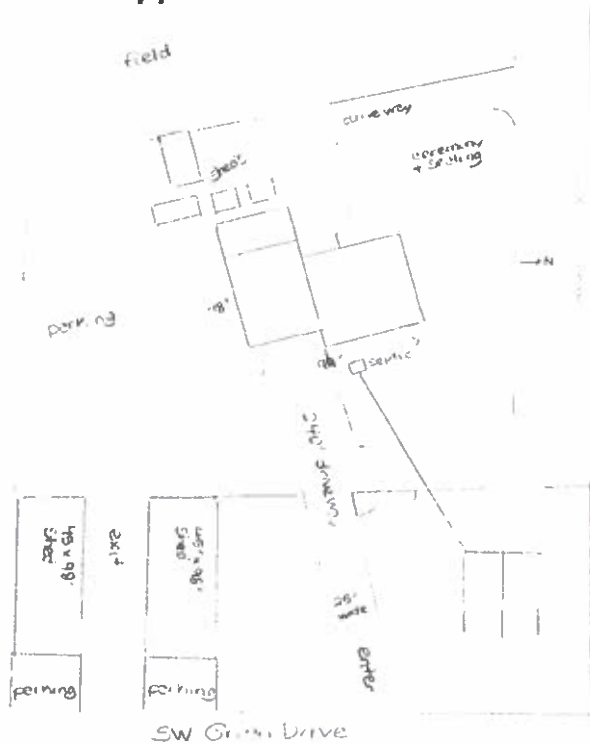
Planning Commission Hearing Date May 23, 2024

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

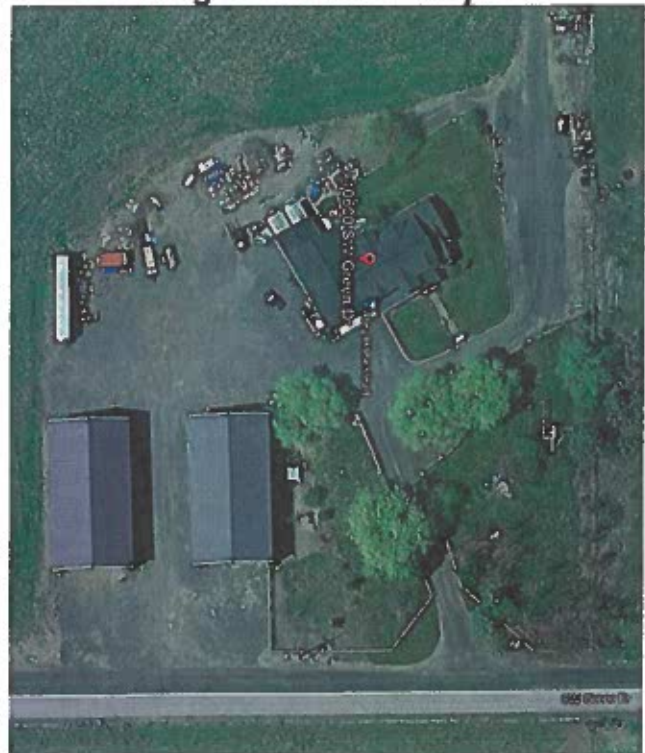
Owner: Alley Homestead LLC
10600 SW Green Drive
Culver, OR 97734

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



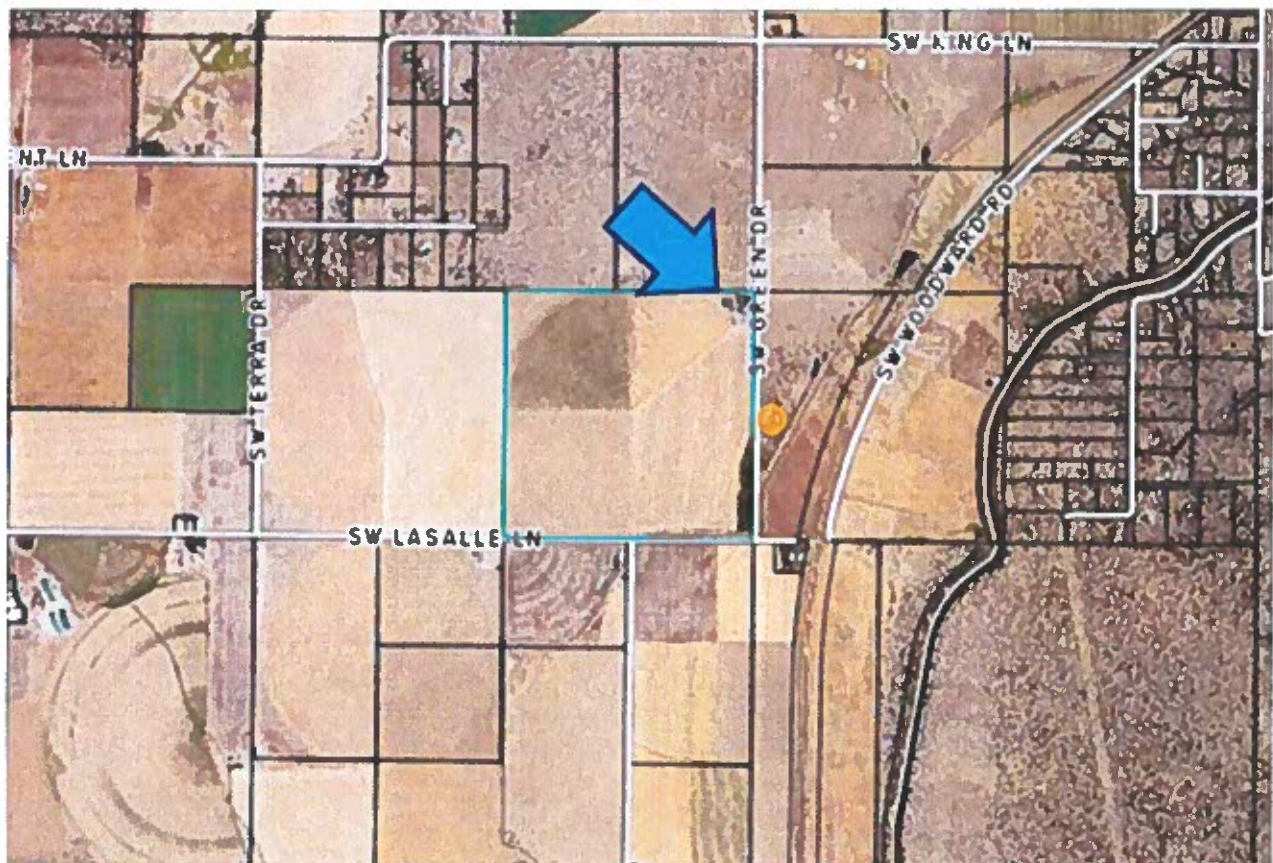
Subject Property: The property is 157.6 acres with the proposed use to be located within about a 2.5-acre portion of the property where the home and existing building are located.

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

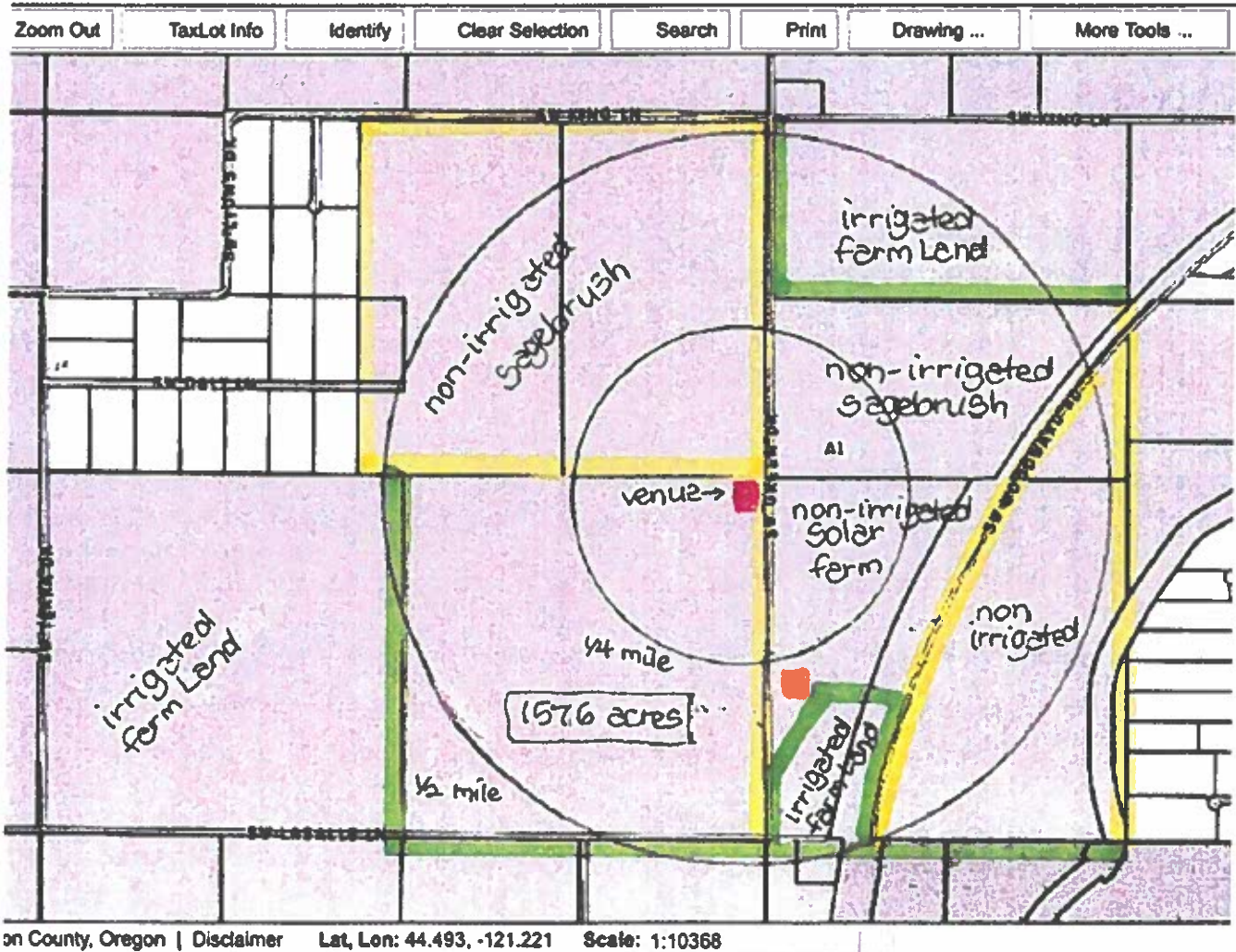
Lot of Record: Staff finds the property was lawfully created on May 19, 1964 via warranty deed.

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 and commercial activities in conjunction with farm use.

ORS 215.283(4)(d)

(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 the proposed wedding venue is to be located on a portion of a farm that is in the exclusive farm use zone, and thus complies with the requirement found in the first paragraph of ORS 215.283(4) as shown above.

(d) In addition to paragraphs (a) to (c) of this subsection, a county may authorize agri-tourism or other commercial events or activities that occur more frequently or for a longer period or that do not otherwise comply with paragraphs (a) to (c) of this subsection if the agri-tourism or other commercial events or activities comply with any local standards that apply and the agri-tourism or other commercial events or activities:

Finding 4: Staff finds under (d) above that the request must comply with ORS 215.283(4)(d) due to not being able to qualify explicitly under (a) or (c) as mentioned above.

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

Finding 5: Staff finds that to establish that the requested venue is incidental and subordinate to the existing commercial farm use of the tract and are necessary to support the commercial farm uses or the commercial agricultural enterprises in the area, the Planning Commission needs to determine the following:

1) Is there a commercial farm use on the property?

Finding 6: Staff finds the application includes information about the farm operation which includes producing 6.5 tons (35 acres) of alfalfa, 4200 bushels of red wheat, and potentially another 150 acres of alfalfa if irrigation water is available (another 27 tons of alfalfa). Staff finds that there is a commercial farm use on the property.

2) *Is the requested venue incidental and subordinate to the existing commercial farm use?*

Finding 7: Staff finds to determine the venue is incidental and subordinate to the commercial farm use, defining incidental and subordinate to the existing farm use needs to be defined and evidence needs to show that the venue falls within the definition.

Finding 8: Staff finds that trying to understand what incidental and subordinate to the commercial farm use is exactly, can benefit from reviewing codified standards in the Jefferson County Zoning Ordinance pertaining to other types of application processes such as the Variance process (JCZO Section 508.3), more specifically staff finds it reasonable to use JCZO Section 508.3(A.(2.)) to define incidental or subordinate which allows a variance maximum of 20%.

Finding 9: Staff finds that the current venue provides evidence when evaluated that appears to be under the 20% threshold found in Finding 6 above when considering the evidence in the application that shows:

Point 1:

- A) Applicants estimated 2024 income from the commercial farm activity is between \$95,340.00 and \$292,500.00 with a mean of \$193,920.00.
- B) Applicants estimated 2024 income from wedding venue - \$20,000.00 (all 10 events)
- C) The total of all wedding venues in terms of income appears to be approximately 10% of the mean farm income.

Point 2:

- A) The commercial farm activity tract of 157.6 acres meets the minimum parcel size requirement of 80 acres for the exclusive farm use zone. The requested wedding venue proposes using a 2 acre +/- already non-resource impacted area of the property, and as such, staff finds no impact to additional farmland will occur from the proposed site. Staff also finds the over all percentage of the farm area to be used appears to be less than 2% of the applicant's property.

Point 3:

- A) The farm activity is occurring 365 days a year with the venue engaging a total of 10 days in any one year. This equates to approximately 3% of the time annually.

Finding 10: Staff finds the request appears to be incidental and subordinate to the commercial farm use activity on the property when considering the already established maximum 20% standard (threshold) that is codified in the Jefferson County Zoning Ordinance (JCZO) and shown in Finding 6 and with evidence found in Finding 7.

Finding 11: Staff finds that the request appears to be currently in alfalfa production, and the applicant sells dried flowers, pinecones and fruit from established trees that will also be sold at local farmer's markets.

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

Finding 12: Staff finds the request must comply with the above mentioned requirements.

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

Finding 13: Staff finds that as mentioned also in Finding 7 Point 2 (A), the site meets the minimum parcel size requirements as found in JCZO Section 301.8, which is 80 acres, and the subject site being over 157 acres.

and

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

Finding 14: Staff finds that the request meets this standard by requesting 10 events annually.

(c) In the alternative to paragraphs (a) and (b) of this subsection, a county may authorize up to six agri-tourism or other commercial events or activities on a tract in a calendar year by a limited use permit that is personal to the applicant and is not transferred by, or transferable with, a conveyance of the tract. The agri-tourism or other commercial events or activities must meet any local standards that apply, and the agri-tourism or other commercial events or activities:

(A) Must be incidental and subordinate to existing farm use on the tract;

Finding 15: Staff finds that as found in Finding 7 and Finding 8 in this report, staff finds the request is incidental and subordinate to the existing farm use.

(B) May not, individually, exceed a duration of 72 consecutive hours;

Finding 16: Staff finds that the request appears to meet this standard by having the venue start no earlier than 10:00am and end no later than 10:00pm making the full event be less than 24 hours.

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

Finding 17: Staff finds that the request appears to be using existing buildings only.

(D) Must comply with ORS 215.296;

Finding 18: Staff finds that the requirements found in ORS 215.296 have been complied with as found in Finding 22 and Finding 23.

(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

Finding 19: Staff finds that the request appears to not materially alter the stability of the land use pattern in the area when considering the request appears to be incidental and subordinate to the existing farm operation and a neighbor has expressed support for the requested activity.

(F) Must comply with conditions established for:

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

Finding 20: Staff finds that the request is for an event that will support a maximum of 200 people in attendance and thus is less than the maximum 500-person threshold and the maximum 250-vehicle threshold found in ORS 215.283.

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

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

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

(v) Sanitation and solid waste.

Finding 21: Staff finds that evidence in the application and site plan show that the request appears to comply with (ii), (iii), (iv) and (v) above.

JCZO 301.5 (ORS 215.296)

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 22: 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 23: 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 24: 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 25: 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 26: 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 27: 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 28: 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 29: 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 30: 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 31: 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 32: 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 33: 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 24-CU-01, 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.

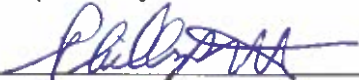
9. Failure to comply with the terms of the proposal and all conditions of approval may result in revocation of the applicant's conditional use via a Planning Commission review and decision.

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 wedding venue for the following reasons:
-
-

Respectfully submitted,

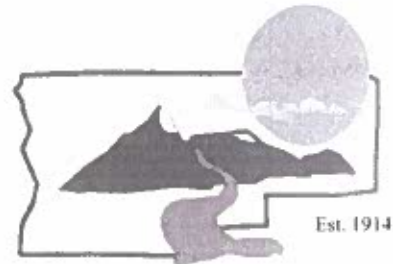


Phil Stenbeck, Interim Director
Jefferson County
Community Development Department

JEFFERSON COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

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



DEVELOPMENT APPLICATION

For office use only

Casefile Number: 24-CU-01
 Zoning District: EFUA-1
 Date Submitted: 3/18/24
451-24-000029-PLNG

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

Agent/Representative:

Name: _____
 Firm: _____
 Address: _____
 Phone: () _____
 Fax: () _____
 email: _____

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

Name: Alley Alliance Revocable Living Trust
 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:	Tax Lot Number(s):	Size:	Zone:
<u>3608</u>	<u>121235 400</u>	<u>157.6 acres</u>	<u>EFU-A1</u> <i>#3608</i>

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 03-18-24
Applicant Date

Print Name: Sherrill Alley

Agent/Representative Date

Print Name: _____

Sherrill Alley 03-18-24
Owner Date

Print Name: Sherrill Alley

Owner Date

Print Name: _____

Development Application Supplemental Information
Agri-tourism-Wedding Venue
Sherrill Alley-Alley Enterprises-Applicant
Alley Alliance Revocable Living Trust-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 already been established as agri-tourism/commercial events/activities in Jefferson County. There are currently two operating.

(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 also be sold at local farmer's markets. We will be planting an additional 35 acres of wheat in April 2024. The 35 acres of alfalfa should produce about 6.5 tons to the acre @ \$300.00/ton (small 3-tie bales) for a total of \$68,250 and the 35 acres of red wheat should produce about 120 bushels to the acre at \$6.45/bushel for a total of \$27,090. Total projected income for 2024 will be \$95,340 with the current acreage planted. If all 150 acres can be planted with full irrigation water in alfalfa, the projected income will be \$292,500. Projected income from the venue will be \$20,000 in a full year.

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. These non-irrigated parcels are sagebrush. They do not require tilling, planting, irrigating, fertilizing, spraying chemicals, or harvesting and require very little monitoring or maintenance. The nearest irrigated farmland is approximately one quarter mile away and the wedding venue will not force a significant change in their current practices. The nearest irrigated farmland will be able to continue to till, plant, irrigate, fertilize, spray chemicals, and harvest, etc. without interruption from the wedding venue. The wedding venue will not force a significant change to the neighboring solar farm's practices as there rarely any employees or vehicles coming in or out. The venue site will not cast shade on the panels, therefore they will be able to generate the same amount of energy. With so few houses and mainly non-irrigated land nearby, the surrounding properties should have very little impact. The venue will not create any dust as all roads are paved coming into the site. The noise will be within the required county ordinance hours and decibel levels. There is barbed wire fencing on the northern border and county road on the eastern border with barbed wire fencing beyond the county road. The west and south sides of the venue's property go approximately one half mile. With the barbed wire fencing,

county road, and half mile distance, guests will not be likely to trespass on neighboring properties. The nearest neighbor will only be able to see the existing farm buildings and not have a view of the wedding area. All waste generation and litter will be contained and disposed of immediately following each event. No additional pests will be attracted to neighboring properties.

(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 as they can continue to operate as is with no affects from the wedding venue.

(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 200 guests per event. Starting no earlier than 10:00 am and ending 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 67 vehicles based on 200 guests with 2-4 guests per vehicle prior to the ceremony and approximately 9 vendor vehicles. As with most weddings, many guests tend to trickle out with some after the ceremony, some after the meal, and some after the music. The mobile bathroom and rental company (tents, chairs, tables, linens, and dance floor) will make two trips per week to deliver and remove. The impact on surrounding roads will be minimal. All main surrounding roads are paved so no additional dust will be created.

(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 or pickup 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

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

If the above use is considered, there would only be 50 parking spaces needed. We believe we will more than likely need 1 space per 2-4 seats. We will have additional parking for an officiant, DJ, photographer, caterer, hair & makeup. A florist and baker will typically just do an early drop off and not need additional parking spaces. At that rate, approximately 76 parking spaces will be needed. We will have in excess of that.

Jefferson County Zoning Ordinance 602

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 existing buildings 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 as they can continue their current farming practices uninterrupted.

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 as there is very little traffic 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. The venue will be marketed with a website, Facebook page, partner vendors, flyers, business cards, word of mouth, and local networking events.

BLK

Jefferson County Official Records
Kathleen B. Marston, County Clerk

2017-0009



\$51.00

0011623020170000000010018

01/03/2017 01:43:03 PM

D-D Cnt=1 Str=18 KATES
\$5.00 \$11.00 \$20.00 \$10.00 \$5.00

FOR RECORDERS USE

Grantor's Name and Address:
 Lee & Sherrill Alley
 10600 SW Green Drive
 Culver, Oregon 97734

Grantor's Name and Address:
 Alley Homestead LLC
 10600 SW Green Drive
 Culver, Oregon 97734

Other recording, return to (Name and Address):
 Alley Homestead LLC
 10600 SW Green Drive
 Culver, Oregon 97734

Until requested otherwise, send all tax statements to (Name and Address):
 Alley Homestead LLC
 10600 SW Green Drive
 Culver, Oregon 97734

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Lee & Sherrill Alley

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Alley Homestead LLC

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Jefferson County, State of Oregon, described as follows (legal description of property):

The Southeast quarter (SE1/4) of section 35, township 12 South, range 12 East of the Willamette meridian, Jefferson County, Oregon.

The real property or its address is commonly known as 10600 SW Green Drive, Culver, Oregon 97734.

The real property tax identification number is 121235-00-00400.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00 . However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols \circ , if not applicable, should be deleted. See ORS 93.030.)

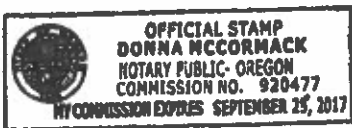
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on January 3, 2017; any signature on behalf of a business or other entity is made with the authority of that entity.

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 195.306 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 8 AND 17, CHAPTER 655, OREGON LAWS 2008, 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 30.900, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.306 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 8 AND 17, CHAPTER 655, OREGON LAWS 2008, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Lee Alley
Sherrill Alley

STATE OF OREGON, County of Jefferson ss.
This instrument was acknowledged before me on January 3, 2017
by Lee and Sherrill Alley
This instrument was acknowledged before me on _____
by _____
as _____
of _____



Donna L McCormack
Notary Public for Oregon
My commission expires Sept. 29, 2017

Title Order No. 5130KP
Escrow No. 5130KP



\$36.00

08/20/2002 03:34:43 PM

After recording return to:
First Oregon Title Company
116 S.E. D Street
Madras, OR 97741

D=ND Cnt=1 Str=2 KATE
\$10.00 \$11.00 \$10.00 \$5.00

Name, Address, Zip
Until a change is requested all our statements shall be sent to the following address.
Lee R. Alley, etux
10600 S.W. Green Drive
Culver, OR 97734
Name, Address, Zip



STATUTORY WARRANTY DEED

Edgar Ronald Alley, also known as E. Ronald Alley; and Marlene M. Alley, Grantor, conveys and warrants to Lee R. Alley and Sherrill Alley, husband and wife, as tenants by the entirety. Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Jefferson county, OREGON, to wit:
The Southeast Quarter in Section 35, Township 12, Range 12 South, East/ Jefferson County, Oregon.
of the Willamette Meridian
Also known as tax map number: 12-12-35-400.

This property is free from encumbrances, EXCEPT: Those items as set forth in Exhibit "A" herein.

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

The true consideration for this conveyance is \$180,000.00, which is the whole consideration. (Here comply with the requirements of ORS 93.030)

Dated this 20 day of August, 2002.

Edgar Ronald Alley
Edgar Ronald Alley

Marlene M. Alley
Marlene M. Alley

STATE OF OREGON
County of Jefferson) ss.

BE IT REMEMBERED, That on this 20 day of August, 2002 before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Edgar Ronald Alley and Marlene M. Alley

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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

Kathy Post
Notary Public for Oregon
My Commission Expires May 7, 2004



First Oregon Title Company

EXHIBIT "A"

SUBJECT TO:

1. 2002-2003 taxes, a lien in an amount to be determined, but not yet payable.
2. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
3. The property lies within the boundaries of Deschutes Valley Water District and is subject to any charges or assessments levied by said District, and pipeline easements in connection therewith.
4. Regulations of North Unit Irrigation District, within which the above property lies, including levies, assessments, water and irrigation rights and easements for ditches and canals.
5. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
6. Easements for roads, utilities, and irrigation, over, under, across and along the premises included within the boundaries of the legal description, if any such exist.
7. Easement, including the terms and provisions thereof:
For: Transmission and distribution lines
Granted to: Pacific Power & Light Company, a corporation, its successors and assigns
Recorded: April 11, 1967
Book: 41
Page: 263 in Deeds.
Affects: The exact location is not disclosed by said instrument.

12	12	35		400		17
TWP	RCE	SEC	1/4	TAX LOT NUMBER	TYPE	SPEC INT IN REAL PROP
MAP NUMBER			ACCOUNT NUMBER			CODE AREA NUMBER

OFFICIAL RECORD OF DESCRIPTIONS
 OF REAL PROPERTY 1470, 1471
 1472, 1473
 JEFFERSON COUNTY ASSESSOR'S OFFICE

FORMERLY PART OF T. L. NO. _____

INDENT EACH NEW COURSE TO THIS POINT	3608	ADDITIONAL DESCRIPTION AND RECORD OF CHANGE	DATE OF ENTRY ON THIS CARD	DEED RECORD		ACRES REMAINING
				VOL	PG	
T12S R12E WM						
Sec 35, SE 1/4		WD		37	343	160.00
Exc:						
Co Rd No 638		1.20				
Co Rd No 650		1.20				
easement for lateral No M-37		3.00		37	365	154.60
		Ease	5/10/67	41	263	
Add back all lat. M-37		3.00 ac				157.60
Alley to Alley		B&Sale	3 31 78	59	819	
		B&Sale	"	59	820	
FHA to ALLEY		Partial Rel	9 11 85	#155	541	
Alley, E R & M M to Electronic Inc dd of Trust			08/22/88	#891	893	
Electronic Inc to Avatara Holding Corp dd of Trst			08/22/88	#891	894	
Avatara Hold Corp to Electronics, Inc Dd Trust			11/06/89	#892	889	
Oregon Cor. Restoration record			06/29/90	#902	101	
Alley, ER & MM Trustees of the A & A Farm Trust & Alley, MM indiv. to Alley, LR & S		QC	8-20-02	2002	3754	
Alley, ER aka Alley, E Ronald & Alley, MM to Alley, LR & S		WD	8-20-02	2002	3755	
Alley, LR & S to PacifiCorp (right of way)		EA	01-09-04	2004	0074	

21-4810

VOL 37 PAGE 343

WARRANTY DEED

MARTIN DALY, JR., A single man

conveyed to ROBERT F. ALLEY, E. RONALD ALLEY and JACK D. ALLEY
Jefferson
all that real property situated in Deschutes County, State of Oregon, described as:

Southeast Quarter of Section Thirty-five (35), Township
Twelve (12) South, Range Twelve (12), East of the
Willamette Meridian, Jefferson County, Oregon

Pls. n.
13

and covenant..... that grantor is the owner of the above described property free of all encumbrances save and except Reservations in Patents and Easements of record and save and except those encumbrances, if any, subsequent to January 27th, 1964.

and will warrant and defend the same against all persons who may lawfully claim the same except, as shown above.
DATED this 18th Day of May, 1964.

Martin Daly Jr.

STATE OF OREGON } ss
County of Deschutes

May 18, 1964

Personally appeared the above-named Martin Daly, Jr., a single man

and acknowledged the foregoing instrument to be his voluntary act. Before me:



J. C. [Signature]

Notary Public for Oregon

My Commission Expires: Jan. 2, 1966

WARRANTY DEED
MARTIN DALY, JR.

#082600

STATE OF OREGON } ss
County of Jefferson

TO
ROBERT F. ALLEY et ux

I certify that the within instrument was received for record on the 19 day of May 1964, at 4:45 o'clock P. m. and recorded in Book 37 on Page 343. Record of Deeds of said County.

RECORD and RETURN TO
De Armond, Goodrich, Gray & Fancher
Attorneys at Law
1044 Bond St.
Bend, Oregon

Witness my hand and seal of County affixed.

NELLIE WATTS
County Clerk-Recorder

By: *June Handcock*
Deputy.

field

drive way

sheds

ceremony
& seating

parking

78'

99'

septic

N

field

45' x 98'
shed

exit

45' x 98'
shed

240' driveway

25'
wide

enter

parking

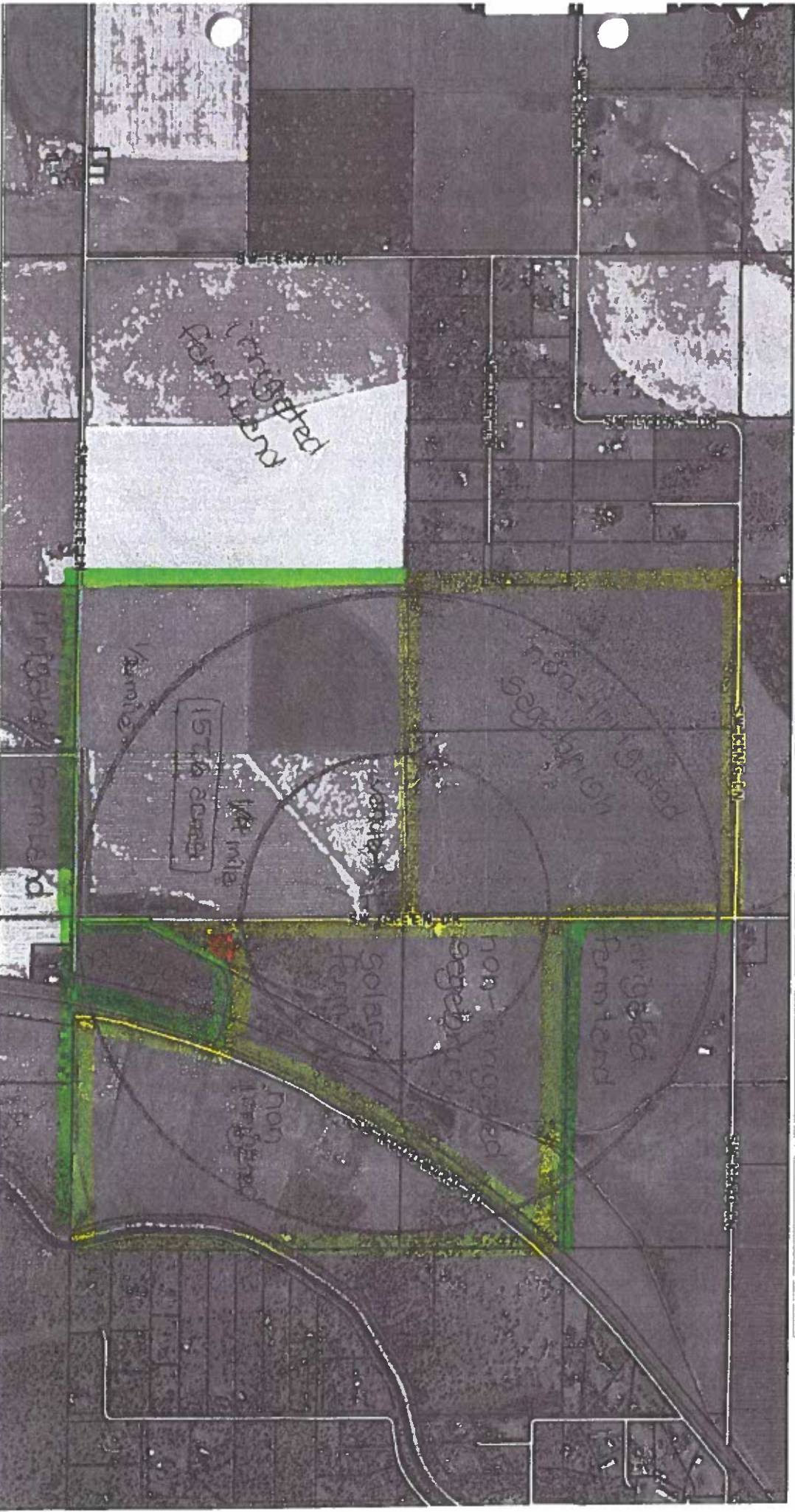
parking

SW Green Drive



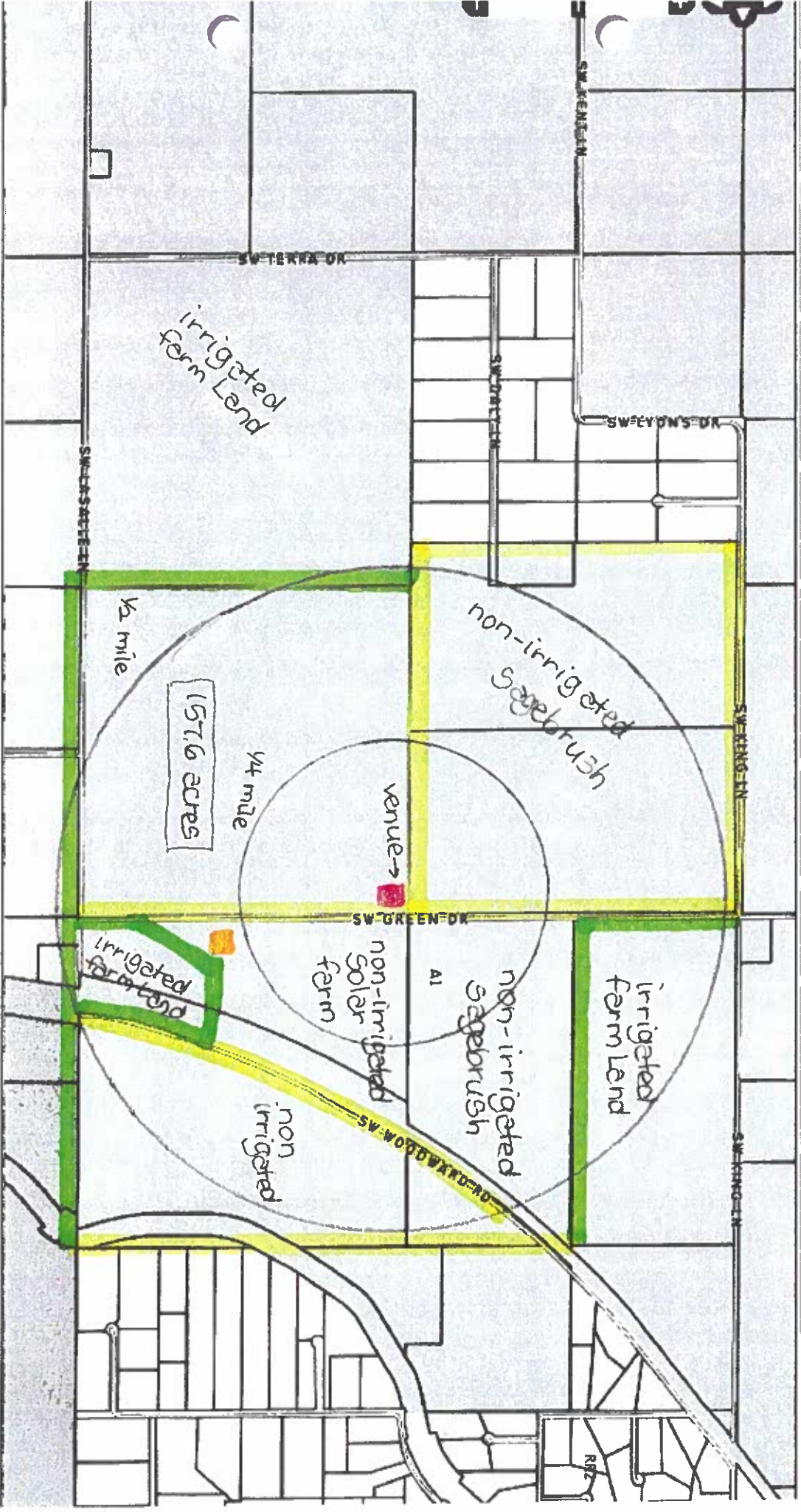


- Pan
- Zoom In
- Zoom Out
- Taxlot Info
- Identify
- Clear Selection
- Search
- Print
- Drawing ...
- More Tools ...



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

 Lewis home



 Lewis home



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

Jefferson County
2024 Real Property Assessment Report
 Account 3608
 NOT OFFICIAL VALUES

Map 121235-00-00400
 Code - Tax ID 0170 - 3608

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing ALLEY ALLIANCE REVOCABLE LIVING TRUST
 ALLEY, SHERRILL D. TTEE
 10600 SW GREEN DR
 CULVER OR 97734-9669

Deed Reference # See Record
 Sales Date/Price See Record
 Appraiser GILLIAN SODERSTROM

Property Class 551 MA SA NH
 RMV Class 501 06 61 000

Site	Situs Address	City
1	10600 SW GREEN DR	CULVER

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0170	Land	1,240,060	0	148,003	Land	0
	Impr	882,110	340,360	340,360	Impr	0
Code Area Total		2,122,170	340,360	488,363		0
Grand Total		2,122,170	340,360	488,363		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0170					Farm Avg SAV OSD	100			12,000
	5	<input checked="" type="checkbox"/>		A-1	Farm Site	100	1.00 AC	MHS	61,960
	6	<input checked="" type="checkbox"/>		A-1	Farm Use Zoned	100	1.83 AC	3	3,830
	4	<input checked="" type="checkbox"/>		A-1	Farm Use Zoned	100	3.07 AC	6	5,210
	2	<input checked="" type="checkbox"/>		A-1	Farm Use Zoned	100	50.80 AC	C2	303,250
	1	<input checked="" type="checkbox"/>		A-1	Farm Use Zoned	100	100.00 AC	D2	852,780
	3	<input checked="" type="checkbox"/>		A-1	Farm Use Zoned	100	0.90 AC	DITC	1,030
Code Area Total							157.60 AC		1,240,060

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0170	2	2007	337	HAY COVER	100	4,320			44,640
	3	2010	337	HAY COVER	100	4,320			46,060
	4	2006	110	Residential Other Improvements	100	0			8,820
	5	2020	153	Two story or more	100	3,405			782,590
Code Area Total						12,045			882,110

Exemptions / Special Assessments / Notations
Notations <ul style="list-style-type: none"> ■ POTENTIAL ADDITIONAL TAX LIABILITY SA Farmland

Tanya Cloutier

From: Robin Hayakawa <robin@colw.org>
Sent: Monday, April 1, 2024 3:04 PM
To: Tanya Cloutier
Subject: Application File No. 451-24-000029-PLNG

Hi Tanya,

I hope you had a good weekend.

Central Oregon Landwatch is concerned whether file no. 451-24-000029-PLNG meets the applicable criteria for a conditional use permit to conduct up to 10 commercial events on land zoned exclusive farm use.

In particular, LandWatch's initial concerns include whether the events would be supportive of the area's agricultural economy, whether the events would force significant change to area farm practices or substantially increase the costs of area farm practices, whether the events would destabilize the land use pattern in the area, and whether the events would be incidental & subordinate to the existing agricultural farm operation.

Please notify us of any decisions or hearings on the application. Our address is:

2843 NW Lolo Drive Ste 200
Bend, OR 97703

Thank you for your help with this.

--

Robin Hayakawa (*he/him*)
Rural Lands Advocate, [Central Oregon LandWatch](#)
2843 NW Lolo Dr. Ste. 200, Bend, OR 97703

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.