



Oregon

Theodore R. Kubongski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

12/29/2009

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: Crook County Plan Amendment
DLCD File Number 001-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Monday, January 11, 2010

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Bill Zelenka, Crook County
Gloria Gardiner, DLCD Urban Planning Specialist
Jon Jinings, DLCD Regional Representative

<paa> YA

FORM 2

DLCD NOTICE OF ADOPTION DEPT OF

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18

(See reverse side for submittal requirements)

DEC 22 2009

LAND CONSERVATION
AND DEVELOPMENT

Jurisdiction: Crook County Planning Department

Local File No.: AM-09-0018

Date of Adoption: December 16, 2009

Date Mailed: December 17, 2009

Date the Notice of Proposed Amendment was mailed to DLCD: March 25, 2009

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other: _____

(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write ASee Attached.≡

Request to rezone T16S, R14E, WM, Section (02) Tax Lots 602, 604, T16S, R14E, WM, Section 11, Tax Lots 300, 800, 1000 and 1100 from EFU-3 to R-10, R-20. Area is within non-resource lands as approved by Crook County and DLCD by Ordinance 127.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write ASame.≡ If you did not give notice for the proposed amendment, write AN/A.≡

Ordinance (219) of the Crook County Court amending the Crook County Zoning Map to rezone 223.6 acres from Exclusive Farm Use EFU-3 to Rural Residential R-10 and PBR 20.

Specify Density: Previous: _____ New: _____

Applicable Statewide Planning Goals: 1 and 3

Was an Exception Adopted? Yes: _____ No: X

DLCD File No.: 001-09 (17445) [15919]

Did the Department of Land Conservation and Development **receive** a notice of Proposed

Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: X No: ___

If no, do the Statewide Planning Goals apply. Yes: ___ No: ___

If no, did The Emergency Circumstances Require immediate adoption. Yes: ___ No: ___

Affected State or Federal Agencies, Local Governments or Special Districts: Fire District, DLCD,
County Road Department.

Local Contact: Bill Zelenka Area Code + Phone Number: 541/447-8156

Address: 300 NE Third Street City: Prineville

Zip Code+4: 97754 Email Address: bill.zelenka@co.crook.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the ANotice of Adoption≡ is sent to DLCD.
6. In addition to sending the ANotice of Adoption≡ to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only ; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to Larry.French@state.or.us - **ATTENTION: PLAN AMENDMENT SPECIALIST.**

RECORDING COVER SHEET

Any errors in this cover sheet DO NOT affect the transactions(s) contained in the instrument itself.

STATE OF OREGON } ss 2009102
COUNTY OF CROOK }

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED FOR RECORD ON THE 16th DAY OF December, 2009, AT 4:20 P. M.

AND RECORDED IN CJRNL

RECORDS OF SAID COUNTY MF NO. 2009-102

DEANNA E. BERMAN, CROOK COUNTY CLERK

BY Deanna E. Berman DEPUTY

N/C

AFTER RECORDING RETURN TO:

CLERK'S VAULT



NAME OF TRANSACTION

Ordinance 219

An Ordinance of the Crook County Court amending the Crook County Zoning Map to rezone 223.6 acres from Exclusive Farm Use EFU-3 to Rural Residential R-10 and PBR 20

GRANTOR: CROOK COUNTY

IN THE COUNTY COURT OF THE STATE OF OREGON
FOR THE COUNTY OF CROOK

AN ORDINANCE OF THE CROOK
COUNTY COURT AMENDING THE
CROOK COUNTY ZONING MAP TO
REZONE 223.6 ACRES FROM
EXCLUSIVE FARM USE EFU-3 TO
RURAL RESIDENTIAL R-10 AND PBR
20.

Ordinance No. 219

WHEREAS, the Crook County Planning Commission has recommended that the Crook County Zoning Map be amended to rezone the subject properties from Exclusive Farm Use EFU-3 to Rural Residential R-10 and from EFU-3 to PBR-10 as follows

T16S, R14E, Sec (02) Index, Tax Lot 602	18.95 acres	PBR-20
T16S, R14E, Sec (02) Index, Tax Lot 604	48.62 acres	PBR-20
T16S, R14E, Sec. 11, Tax Lot 800	39.0 acres	PBR-20
T16S, R14E, Sec. 11, Tax Lot 1000 western portion, 39.1 acres		PBR-20
T16S, R14E, Sec. 11, Tax Lot 300	37.92 acres	R-10
T16S, R14E, Sec. 11, Tax Lot 1100	40.0 acres	R-10

WHEREAS, the zoning map amendment is authorized by Title 18 Chapter 18.168 and the Comprehensive Plan of Crook County;

NOW, THEREFORE, this 16th day of Dec 2009, the Crook County Court ordains as follows:

SECTION ONE. *Amendment.* Ordinance 18 is amended by changing the zoning for

T16S, R14E, Sec (02) Index, Tax Lot 602

Parcel 2 of Partition Plat No. 2004-14, Recorded June 16, 2004 in Partitions MF No. 191169, Records of Crook County, Oregon, Located in a portion of the SW1/4 of Section 2, Township 16 South, Range 14 East of the Willamette Meridian, Crook County, Oregon.

to PBR-20

T16S, R14E, Sec (02) Index, Tax Lot 604

Parcel 1 of Partition Plat No. 2004-14, Recorded June 16, 2004 in Partitions MF No. 191169, Records of Crook County, Oregon, Located in a portion of the SW1/4 of Section 2, Township 16 South, Range 14 East of the Willamette Meridian, Crook County, Oregon.

to PBR-20

T16S, R14E, Sec. 11, Tax Lot 800

A portion of Parcel Three (3) of Partition Plat No. 1996-47, Recorded October 16, 1996 in Partitions MF No. 130359, Records of Crook County, Oregon, more particularly described as follows: The Southwest one-quarter of the Northeast one-quarter (SW1/4NE1/4) of Section 2, Township 16 South, Range 14 East of the Willamette Meridian, Crook County, Oregon.

to PBR-20

T16S, R14E, Sec. 11, the western portion of Tax Lot 1000, more particularly described as follows:

In Township 16 South, Range 14 East of the Willamette Meridian, Crook County, Oregon: Section 11: The Northwest quarter of the Southeast quarter

to PBR-20

T16S, R14E, Sec. 11, Tax Lot 300

In Township 16 South, Range 14 East of the Willamette Meridian, Crook County, Oregon:

Section 11: The Northwest quarter of the Northwest quarter, EXCEPTING THEREFROM a tract of land 208 feet square located in the Southwest corner thereof heretofore deeded to the Trustees of Powell Butte Cemetery Association by deed recorded in Book 47 of Deeds at page 243, Records of Crook County, Oregon.

ALSO EXCEPTING THEREFROM The West 30 feet of the Northwest quarter of the Northwest quarter as deeded to Crook County Cemetery Improvement District by deed recorded April 9, 1986, Microfilm No. 79071, Records of Crook County, Oregon.

ALSO EXCEPTING THEREFROM A tract of land located in the Northwest quarter of the Northwest quarter of Section 2, Township 16 South, Range 14 East of the Willamette Meridian, Crook County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said NW1/4NW1/4, thence North 0°57'20" East along the West line of said Section 2 a distance of 208 feet to a point being the NW corner of that tract of land deeded to the Crook County Cemetery District by deed recorded in Deed Book 90 on page 223, Records of Crook County, Oregon; thence South 86°18'33" East along the North line of said cemetery tract a distance of 3003 feet to the True Point of Beginning of this legal description; thence South 86°18'33" East along the North Line of said cemetery tract a distance of 1797 feet to the NE corner of said cemetery tract; thence North 0°57'20" East a distance of 208 feet; thence North 86°18'33" West a distance of 177.97 feet; thence South 0°57'20" West a distance of 208 feet to the True Point of Beginning, by deed recorded April 9, 1986, Microfilm No. 79072, Records of Crook County, Oregon

to R10

T16S, R14E, Sec. 11, Tax Lot 1100 40.0 acres

In Township 16 South, Range 14 East of the Willamette Meridian, Crook County, Oregon.

Section 11: The Northeast quarter of the Southwest quarter.

to R10

SECTION TWO. *Findings.* The Crook County Court adopts the findings attached herein as its findings in support of its Decision.

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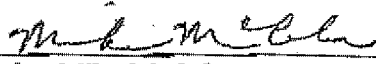
SECTION THREE. *Emergency.* This Ordinance being necessary for the health, welfare and safety of the people of Crook County, an emergency is hereby declared to exist and this Ordinance shall become effective upon signing.

First Reading 12-3, 2009

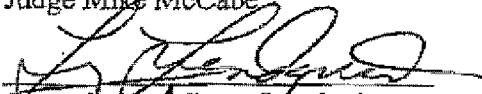
Second Reading 12-16, 2009

Dated this 16th day of Dec, 2009.

CROOK COUNTY COURT



Judge Mike McCabe

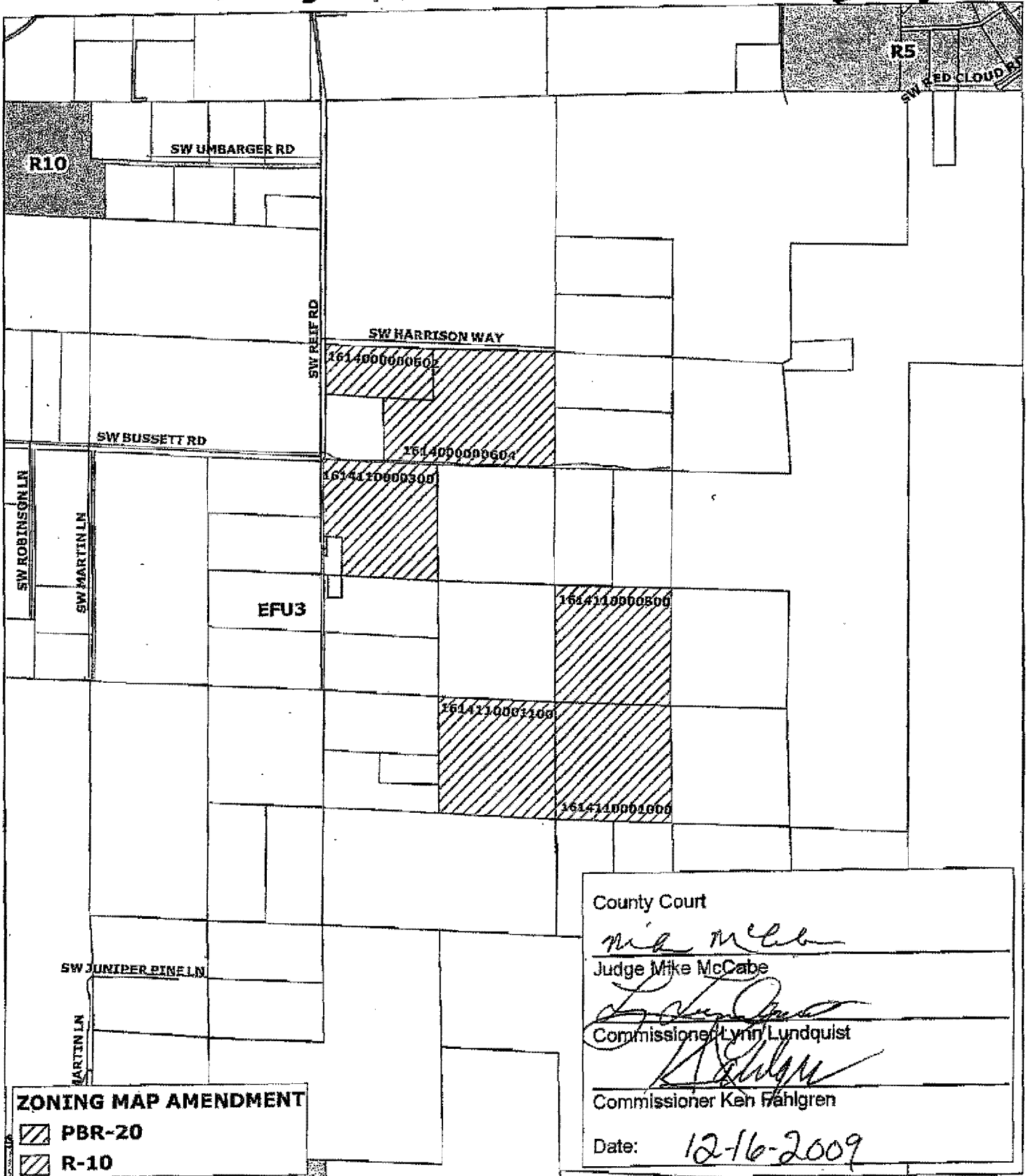


Commissioner Lynn Lundquist



Commissioner Ken Fahlgren

Zoning Map Amendment-Ordinance No. 219




ZONING MAP AMENDMENT
 PBR-20
 R-10

County Court
Mike McCabe
 Judge Mike McCabe
Lynn Lundquist
 Commissioner Lynn Lundquist
Ken Fahlgren
 Commissioner Ken Fahlgren
 Date: 12-16-2009

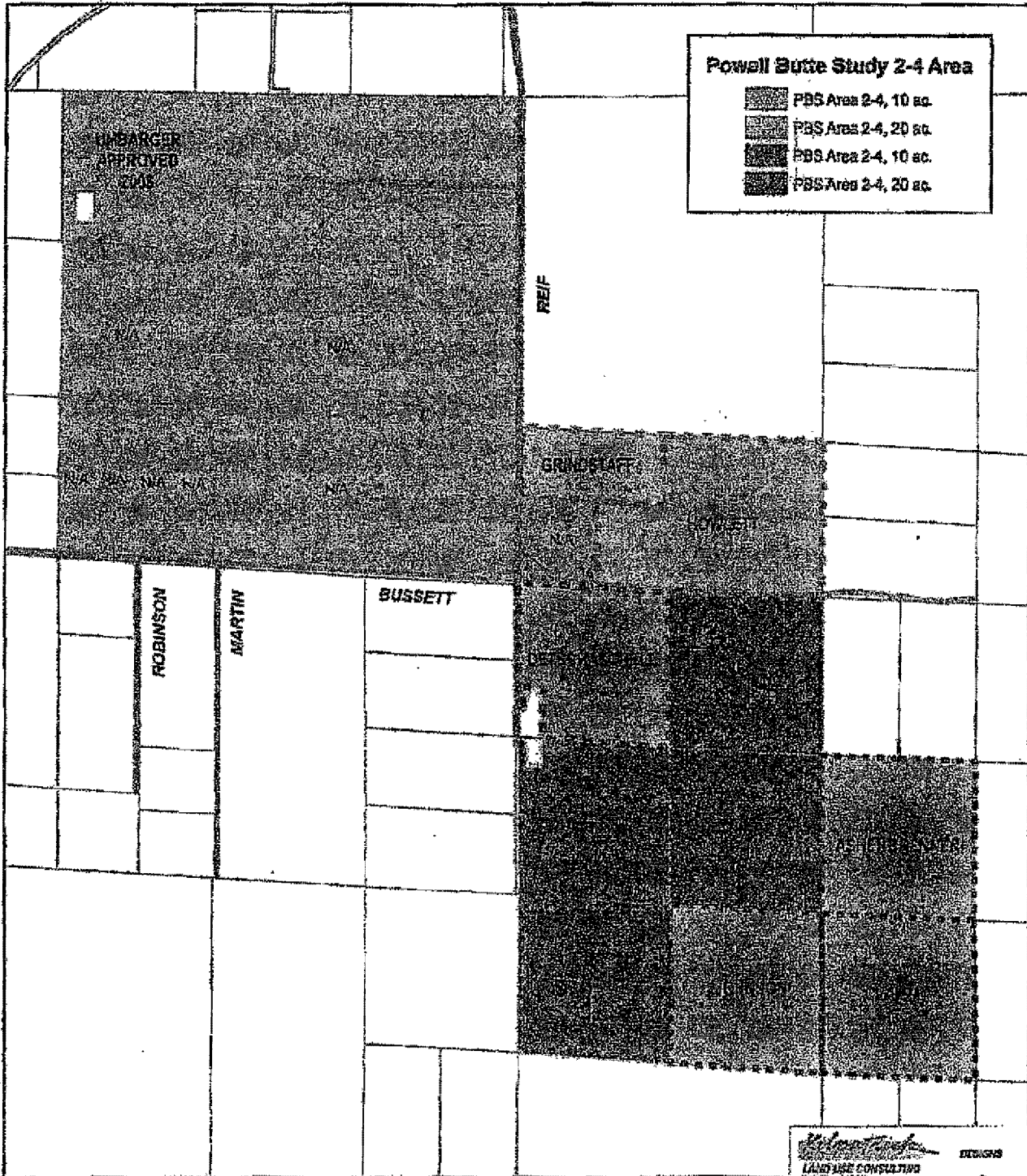
Disclaimer: CROOK COUNTY MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER MATTER. THE COUNTY IS NOT RESPONSIBLE FOR POSSIBLE ERRORS, OMISSIONS, NEGLECT, OR MISINTERPRETATION. COUNTY DIGITAL INFORMATION IS PREPARED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED, AND IS NOT INTENDED FOR, SURVEY OR ENGINEERING PURPOSES OR THE AUTHORITY OF ANY OTHER AGENCY. PRECISE LOCATION OF BOUNDARIES, FIXED SURVEY WORKS, ACCORD TO THE SHAPE AND CONTOUR OF THE BARTH. NO REPRESENTATION IS MADE CONCERNING THE LEGAL STATUS OF ANY APPARENT ROUTE OF ACCESS IDENTIFIED IN DIGITAL OR JMW/COPY MAPPING OF GEOSPATIAL INFORMATION OR DATA. DATA FROM THE CROOK COUNTY ASSESSOR'S OFFICE MAY NOT BE CURRENT. DATA IS UPDATED AS SCHEDULES AND RESOURCES PERMIT. PLEASE NOTIFY CROOK COUNTY GIS OF ANY ERRORS (541) 416-9930.




Exhibit C - Powell Butte Study Area 2-4

 Approved

 Proposed



Disclaimer: This information is prepared for reference purposes only and should not be used, and is not intended for, survey or engineering purposes.

**DESIGN CONCEPTS**
LAND USE CONSULTING
ESTABLISHED 1988

541-447-2724 • designconcepts@yahoo.com



**Crook County
Planning Department**
300 NE 3rd Street, Prineville, OR 97754
(541)447-8156
Fax (541)416-3905
www.co.crook.or.us

RECOMMENDATION TO COUNTY COURT

DATE: June 3, 2009

APPLICATION NO.: AM-09-0018

APPLICANTS/PROPERTY OWNERS: (Bussett - Reif Road Neighbors)

Doris Howlett
PO Box 339
Angwin, CA 94203

Nancy (Howlett) Hoyt
PO Box 339
Angwin, CA 94203

Donnie Howlett
14180 SW Bussett Rd.
Powell Butte, OR 97753

Chris Howlett
14180 SW Bussett Rd.
Powell Butte, OR 97753

Jenny Detschashell
545 Harbin Lane
Reno, NV 89509

Silas & Gail Lamm
19155 Kapteyns St.
West Linn, OR 97068

Marlene Kull
David Johnson
PO Box 1850
Fairview, OR 97024

Eric & Lovonna Ashenbrenner
15025 SW Hillsboro
Hillsboro, OR 97123

David Grindstaff
10500 SW Reif Rd.
Powell Butte, OR 97754

AGENT: Craig Kilpatrick
13790 NW O'Neil Hwy.
Redmond, OR 97756

PROPERTY LOCATION: - Parcel Sizes:

David Grindstaff	T16S, R14E, Sec (02) Index, Tax Lot 602	18.95 acres
Doris Howlett	T16S, R14E, Sec (02) Index, Tax Lot 604	48.62 acres
Jenny Detschaschell	T16S, R14E, Sec. 11, Tax Lot 300	37.92 acres
Donnie Howlett	" " " " "	" "
Nancy Hoyt	" " " " "	" "
Chris Howlett	" " " " "	" "
Silas & Gail Lamm	T16S, R14E, Sec. 11, Tax Lot 1000	78.21 acres
David Johnson	T16S, R14E, Sec. 11, Tax Lot 1100	40.0 acres
Marlene Kull	" " " " "	" "
Eric Ashenbrenner	T16S, R14E, Sec. 11, Tax Lot 800	39.0 acres
	Total acreage:	262.7 acres
	Acreage to be rezoned:	244.5 acres

PROPOSAL: Recommendation to the County Court on a Zone Map Amendment to rezone 244.5 acres from Exclusive Farm Use, EFU-3, Powell Butte Area to Rural Residential, R-10 (10 acres minimum) and Powell Butte Rural Residential, PBR-20 (20 acres minimum) based upon the non-resource exception designation determined under the adopted Powell Butte Study.

RECOMMENDATION: The Commission hereby recommends by a 4-0 vote that the proposed zoning change be approved. The above recommendation is based on the applicable legal criteria, applicants' burden of proof, applicants' findings, and Commission findings and conclusions.

Dated this 10th day of June, 2009



W. R. Gowen,
COMMISSION CHAIRMAN



Bill Zelenka,
PLANNING DIRECTOR

PROPERTY LOCATION

Within a non-resource area that was approved by Crook County and DLCD by Ordinance 127, as amended and adopted July 26, 2000, as Powell Butte Study Area 2-4. Acreage to be rezoned: 244.5 acres

LEGAL CRITERIA

ZONING: The properties are presently zoned Exclusive Farm Use EFU-3. The property is proposed to be rezoned to Rural Residential, R-10 and Powell Butte Rural Residential Zone, PBR-20.

1. Title 18, Chapter 18.24 of the Crook County Code sets forth requirements for this zone.
2. Title 18, Chapter 18.92 sets forth requirements for the R-10 zone.
3. Title 18, Chapter 18.108 sets forth requirements for the PBR-20 zone.
4. Title 18, Chapter 18.168 contains requirements for amendments to Title 18.

BURDEN OF PROOF: The applicant has submitted findings indicating that the requested zone change is consistent with the purpose of the Rural Residential zone R-10, as stated in Section 18.92.005 and the Powell Butte Rural Residential zone, PBR-20, as stated in Section 18.108.005, of the Crook County Code.

COMPREHENSIVE PLAN:

1. **Pages 40-47** of the Crook County-Prineville Area Comprehensive Plan contain policies for agricultural areas of the County.
2. **Chapter II** of the Comprehensive Plan deals with the demographic profile and population predictions for the County.
3. **Pages 195-196** of the Comprehensive Plan set forth policies for Review and Revision.

POWELL BUTTE STUDY: Crook County has adopted nine policies relating to the **Powell Butte Study of Area 2-4**, which constitute a part of the **Comprehensive Plan**. These policies supplement and amend the Powell Butte Study to the extent that the Study is inconsistent with the Comprehensive Plan and the Powell Butte Agreement.

These policies are summarized as follows:

1. Rural residential and non-resource development in Powell Butte is to occur south of Highway 126 and generally north of the Powell Buttes, west of Stillman Road, and east of Study Area 2-2.
2. The County will not initiate additional exceptions or nonresource designations in the Powell Butte Study Area until the next periodic review.
3. The lands north of Highway 126 are to be retained in Exclusive Farm Use zoning.
4. The County is to adopt a new rural residential zoning district for Area 2-4, which is consistent with the (County Code).
5. A 250 foot setback from EFU land is to be required in Area 2-4.
6. All new rural residential development in the Powell Butte area is to pay Systems Development Charges (SDC). **Note: The County has not adopted**

SDC's at this time.

7. The County is to comply with the Transportation Planning Rule in adopting zoning ordinances.
8. Developers are to be required to submit covenants of nonremonstrance to area farm operations.
9. Zoning and Land Development ordinances are to be developed using the Gannet Study (Groundwater Availability in the Powell Buttes Area, Central Oregon Groundwater Report No. 32) recommendations on accessibility of groundwater, and access to the regional water table, or use of water from a district or public utility, is to be required.

OREGON STATEWIDE PLANNING GOALS:

1. **ORS 197.175(2)** requires that:

2) Pursuant to ORS Chapters 195, 196 and 197, each city and county in this state shall:

(a) Prepare, adopt amend and revise comprehensive plans in compliance with [Statewide Planning] goals approved by the commission;

The Statewide Planning Goals were applied when the Powell Butte Study and commensurate non-resource designation were adopted. The following goals were addressed in the Study and applicable at the time of approval.

A Summary of Relevant Oregon's Statewide Planning Goals (As provided by DLCD)

Oregon's Land Use Program includes nineteen statewide planning goals. Cities and counties must adopt comprehensive plans and ordinances which are consistent with these goals. Following is a summary of the relevant statewide planning goals.

1. Citizen Involvement

Goal 1 calls for the opportunity for citizens to be involved in all phases of the planning process. It requires each city and county to have a citizen involvement program with six components specified in the goal. It also requires local governments to have a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.

2. Land Use Planning

Goal 2 outlines the basic procedures of Oregon's statewide planning program. It says that land-use decisions are to be made in accordance with a comprehensive plan, and that suitable "implementation ordinances" to put the plan's policies into effect must be adopted. It requires that plans be based on "factual information," that local plans and ordinances be coordinated with those of other jurisdictions and agencies, and that plans be reviewed periodically and amended as needed. Goal 2 also contains

standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation.

3. Agricultural Lands

Goal 3 defines "agricultural lands." It then requires counties to inventory such lands and to "preserve and maintain" them through exclusive farm use (EFU) zoning (per ORS Chapter 215).

6. Air, Water and Land Resources Quality

This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

7. Areas Subject to Natural Disasters and Hazards

Goal 7 deals with development in places subject to natural hazards such as floods or landslides. It requires that jurisdictions apply "appropriate safeguards" (floodplain zoning, for example) when planning for development there.

9. Economy of the State

Goal 9 calls for diversification and improvement of the economy. It asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.

10. Housing

This goal specifies that each city must plan for and accommodate needed housing types (typically, multifamily and manufactured housing). It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

11. Public Facilities and Services

Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.

12. Transportation

The goal aims to provide "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged."

13. Energy

Goal 13 declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

The applicants have submitted findings explaining how the proposal is consistent with each of the above goals. They state their position that Goal 3 Agricultural Lands is not relevant because the subject properties have been found to be non-agricultural lands.

OREGON ADMINISTRATIVE RULES:

Oregon Administrative Rules apply as follows:

1. OAR 660-018 contains requirements for amendments.
2. OAR 660-033 contains requirements for agricultural lands.

BACKGROUND

The subject properties are generally located east and west of Reif Road near the intersection of Bussett Road, See Attached Map.

The subject properties are presently zoned Exclusive Farm Use, EFU-3, Powell Butte Area. All are presently designated as non-farm properties. The properties are designated Agricultural in the Crook County Comprehensive Plan.

The applicant's request a zone map change for their non-resource, non-agricultural properties from Exclusive Farm Use, EFU-3 Powell Butte Area, to Rural Residential Zone, R-10, and Powell Butte Rural Residential Zone, PBR-20.

There are six parcels that are included in this proposal. All of the subject properties were identified in the Powell Butte Study and in Crook County Ordinance 127, Amendment #1 (Area 2-4) as non-resource land and eligible for this zone change. They are not in farm deferral, do not have a history of farm use, are not suitable for farm use, water rights are not available to any of these properties. All of the subject properties are presently non-farm parcels.

Surrounding Land Uses: Two of the subject properties adjoin East Bussett Road. The parcel to the south of East Bussett belongs the Howlett Family; we will henceforth refer to this 38.0 acre parcel as Howlett Jr. To the north of Howlett Jr. across East Bussett Road is an 8.8 acre non-farm parcel (Zimmerlee) and also the other Howlett property belonging to Doris Howlett, measuring 46.82 acres, we will henceforth refer to it as Howlett Sr. To the north of the Howlett Sr. property on the north side of Harrison Way is a 170.88 acre farm parcel (Harrison). The Harrison pivot is well buffered from potential non-farm dwellings. The Grindstaff property is to the west of Howlett Sr. and south of Harrison. Reif Road borders the Grindstaff property to the west and provides access to the Grindstaff parcel. There are two 80 acre parcels to the west across Reif Road from the Grindstaff property. The owners of those parcels declined participation in this effort.

To the northeast and east of the Howlett Sr. parcel are three 20 acre non-farm parcels with approved conditional use permits, CUPs, for non-farm dwellings (Johnson, Johnson, Southworth). To the south of the Howlett Jr. Property is an 18.95 acre non-farm parcel with a dwelling (Lester) and the Powell Butte Cemetery. To the west of Howlett Jr., across Reif Road are a number of 20 acre non-farm parcels.

Three of the subject parcels are south of East Bussett Road and are at least ¼ mile to the east of Reif Road. To the north of the Ashenbrenner property (Tax Lot 800) are two 19+ acre non-farm parcels with dwellings (Davis and Dalton). Neither is eligible for rezoning. To the east is a federally owned vacant 40 acre parcel. To the south of the Ashenbrenner property is the Lamm parcel measuring 78.21 acres. The western portion (40 acres) of the Lamm property is eligible for re-zoning. The eastern part of the Lamm property (with dwelling) will remain intact as approximately 40 acres. To the east of Lamm is a 642 acre dry property (Richter) that is totally unaffected by the re-zoning. The Richter property has access to the north and is not part of the 2-4 area.

To the south of the Lamm parcel is another federally owned 40 acres. On the west side of Lamm is the Johnson-Kull 40 acres which are also included in this application. To the south of the Johnson-Kull parcel is an 80 acre non-farm parcel

(Mathers). To the west of Johnson-Kull property are three non-farm parcels (Woods, 15 acres, Skeen, 5 acres, and Imes, 20 acres). On the north side of Johnson-Kull and west of Ashenbrenner is a vacant 40 acres (Steinmetz). Mr. Steinmetz is eligible for re-zoning, but is not participating in this application.

CROOK COUNTY PLANNING DEPT.
300 N. E. Third Street
Prineville, OR 97754

Plan Amendment Spec.
DLCD - Ste. 150
635 Capitol St., NE
Salem, OR 97301-2540

Hasler
12/21/2009
US POSTAGE
FIRST CLASS MAIL
\$01.39²
ZIP 97754
011D11611651