



**Crook County Community Development
Planning Department**
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plan@crookcountyor.gov

Planning Commission Decision 217-23-001215-PLNG

OWNER: Gregory A. and Karen S. Huston
PO Box 18134
Coffman Cove, AK 99918

AGENT: D. Adam Smith
Schwabe, Williamson & Wyatt
360 SW Bond St., Suite 500
Bend, OR 97702

REQUEST: Approval for eighteen (18) commercial events during the calendar year.

LOCATION: The proposed use is located on approximately 2.4 acres of tax lot 1415200000600; other tax lots included in the property tract are:

Tax lot	Acreage
1415200000600	227.14
1415190000100	187.39
1415000000600	273.80
1414240000100	37.38
1414240000200	80
1415200000601	11.51
1415000000603	7.50
Total	~ 824

REVIEW PERIOD: June 8, 2023 – Application submitted
June 27, 2023 - Application deemed incomplete
September 9, 2023 – Applicant deemed complete
November 7, 2023 – Applicant requested hearing continuance
November 8, 2023 – Initial hearing, continued
December 13, 2023 – Public hearing held; written record remained open
January 10, 2023 – Open record period deadline
January 17, 2024 – Rebuttal period deadline
January 24, 2024 – Final argument deadline
February 14, 2024 – Hearing for deliberations only

BACKGROUND: The subject property received approval in 1992 for a “private park for catered barbecues”, as a conditional use, in conjunction with the Crooked River Dinner Train. A snapshot of that history is that the property has changed hands and there has been activity of some sort involving the private park with exception of certainty from 2001 to 2009, although the presumption is that the use continued in some aspect. The current property owners purchased the property in 2009.

In Fall of 2021, the County received concerns regarding the use occurring on the property. The concerns led to a compliance process, with multiple parties involved. In February 2023, the parties entered into an Agreement to Abate and within the timeline provided the Huston’s have filed for a new land use permit through the current application for 18 commercial events through Crook County code Chapter 18.16.055.

DECISION: THE ABOVE ENTITLED MATTER came before the Crook County Planning Commission on November 8, 2023, December 13, 2023, and February 14, 2024. After consideration of all materials in the record, the application received four (4) votes to deny the request from the Planning Commission members participating in the decision. The Planning Commission found that the Applicant had failed to meet the Burden of Proof addressing standard 18.16.055(4)(a).

I. APPLICABLE CRITERIA

Crook County Code

Title 18, Zoning

Chapter 18.08 Definitions

18.08.030 C definitions.

Chapter 18.16 Exclusive Farm Use Zones, EFU-3 (Powell Butte Area)

18.16.010 Use Table.

18.16.055 Agri-tourism and other commercial events.

II. FINDINGS

Crook County Code

Title 18, Zoning

Chapter 18.08 Definitions

18.08.030 C definitions.

“Commercial event or activity” means any meeting, celebratory gathering, wedding, party, or similar use consisting of any assembly of persons and the sale of goods or services. It does not include agritourism. In CCC 18.16.055, a commercial event or activity shall be related to and supportive of agriculture.

FINDING: The Planning Commission finds that the "Proposed Schedule of Events for Calendar Year 2024", included in the staff report, lists celebratory gatherings, weddings, and similar use consisting of any assembly of persons, thus meeting the definition of a commercial event or activity. The following findings address the standards set forth in CCC 18.16.055.

Chapter 18.16 Exclusive Farm Use Zones, EFU-2 (Prineville Valley – Lone Pine Area)

18.16.010 Use table.

3.5	<i>Agri-tourism and other commercial events or activities that are related to and supportive of agriculture.</i>	STS	<i>Notice and Opportunity for Hearing</i>	<u>18.16.055</u>
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FINDING: The proposal is subject to standards as listed in the use table. The application is subject to standards as set out in CCC 18.16.055, which are addressed below.

18.16.055 Agri-tourism and other commercial events.

The following agri-tourism and other commercial events or activities that are related to and supportive of agriculture may be established:

(***)

(4) In addition to subsections (1) to (3) of this section, the 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 subsections (1) to (3) of this section 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:

(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: The Oregon Court of Appeals in *Friends of Yamhill Cty. v. Yamhill Cty.* 301 Ore. App. 726 (2020), identified a ‘wholistic’ approach to determining the proposed events being ‘incidental and subordinate’ to existing commercial farm use on the tract. “The inquiry involves a consideration of any relevant circumstances, including the nature, intensity, and economic value of the respective uses, that bear on whether the existing commercial farm use remains the predominant use of the tract.” *Id.* at 739.

The Commission considered the nature of the proposed use and the existing ranching operation, which consists of approximately 824 acres in irrigated and non-irrigated land. The proposed commercial event site is less than one percent of the acreage at 2.4 acres. The site consists of a 2,800 square feet existing building, approved as a part of the 1992 private park. The ranching operation has approximately 300 irrigated acres distributed by pivots, hand, and wheel lines for multiple crops (hay, grass seed, carrot seed, etc.) along with running anywhere from 30 to 50 head of cattle.

Deliberations regarding the economic information in the record revolved around Exhibit U (in the application material), additional materials and testimony calling into question the specificity of the financial information. The Planning Commission found that the financial information in the record meets the burden of proof showing that proposed event income is incidental and subordinate to the existing commercial farm use on the tract, reasoning that in a good year, as projected, it would be less than the ranching income in a good year.

The Commission considered the March through October truncated time frame, but ultimately came back to consider the proposal for the duration over a calendar year. The proposal is for eighteen, three-day events (set up, event, clean up) over a calendar year. The Commissioners recognized the commercial farm operation as year round with varied scheduled work time. Based on that analysis the Commission concluded when reviewing the proposed use over a calendar year, the frequency was incidental and subordinate to the commercial farm use on the tract.

For the above reason, the Planning Commission finds that the Applicant meets the burden of proof to establish the proposed events as incidental and subordinate to the existing commercial farm use of the tract.

In addition to finding the proposed commercial events being incidental and subordinate to the existing commercial farm use on the tract, the decision must also consider whether the proposed use is necessary to support the commercial farm uses or the commercial agricultural enterprises in the area.

The Land Use Board of Appeals in *Friends of Yamhill Cty. v. Yamhill Cty* (2018-144), used the term ‘essential’ to mean “necessary to support”.

The Board stated “[a]ccordingly, we construe the statute to require that in order to establish that proposed events are ‘necessary to support’ either the commercial farm uses on the farm or commercial agricultural enterprises in the area within the meaning of the statute, the county must find that the events are essential in order to maintain the existence of either the commercial farm or the commercial agricultural enterprises in the area.” (LUBA 2018-144).

The Planning Commission did not find evidence in the record that had a level of specificity to establish the proposed events as being ‘essential’ or necessary to support.

Commissioners found that the Applicant failed to meet the burden of proof in establishing that the proposed events are necessary to support or essential to maintain the commercial farm use on the tract or agricultural enterprises in the area. The Commissioners reviewed the economic documentation submitted in the application materials from Gerald Hoots, CPA, P.C.; a profit loss statement from 2018 through 2022 (Exhibit U) showing farm and event income, expenses, and net profit (loss). The Commissioners found that the evidence was not at a level of specificity to show how the proposed events were essential and necessary to support the commercial farm uses or agricultural enterprises in the area. They determined that the commercial farm operation had been operating prior to any commercial events income and therefore not ‘essential’ in order to maintain the existence of the commercial farm operation on the tract.

The transcripts of the hearing provided by the Applicant in Exhibit 16, Mr. Huston, at the December 13, 2023, hearing testified.

“We’ve got two properties. We own that property and another 138 acres, over North of (inaudible) Falls- it’s kind of where our headquarters, hence, our house is. We’ve got two more pivots over there, and we use both properties to move cattle, and- and grow hay. Uh, currently we’re growing about uh, 12-15,000 tons of hay a year. We run between 50 and 100 head of cows, depending on circumstances

like last year with the drought, and everything, we sold off a bunch, I think we're down to 30 pair right now. But, we've always had cattle, we've always grown crops, we've grown carrot seed, grass seed, wheat, uh, right now, most of it is hay. So, basically, like I said, 15,000 tons of hay and 30-50 head of cattle a year is what we- what we do. Um, over the years, we've found that the more income streams you can have, the better- more likely you are to break even, or make a little money at the end of the year. Um, typically, financially, um, we average- just on average – between \$30-\$40,000 a year, in a good year – we'll make. And in a not so good year, we'd lose \$20-\$30,000 dollars." [...] "Um, having the pavilion- the pavilion's center out there, and utilizing that, has the potential to generate \$30-\$50,000 a year income, and that really fills that gap for us." (pg. 27)

Ms. MacLeod, testified at the December 13, 2023, hearing:

"It also needs to be, um, necessary to support the farm use and um, you know, again, I would look closely and ask for some additional information about the financial support. [...] So it just doesn't seem that that makes any sense particularly when you then go and you look at the contract which is Exhibit T to the burden of proof that shows that that three day event they were charged rent for \$3,500 for that one event. Well if you just extrapolate out and say \$3,500 over thirteen events, now granted, I don't know how much they're going to charge for the individual events. This is the only information in the burden of proof. But that's \$45,500. Just in the rental income. But yet, what's been reported is significantly under that. And um, but it does you know somewhat support um Mr. Huston's statement that you know he would anticipate the pavilion to be able to generate \$30,000 to \$50,000 of income. Again if you look at his reports that he testified to about some years a loss of twenty to thirty and some years a profit of thirty to forty. Well, then that thirty to fifty certainly also seems to be a heck of a lot more than incidental and subordinate." (Exhibit 16, pg. 6 of transcripts).

Exhibit 12, entered into the record by Ms. Macbeth, with Central Oregon Landwatch, states,

"The assertions and summary statements provided by the applicants do not provide the factual basis needed to support a decision about the income derived from commercial farm uses on the subject property that is required to determine whether the income from commercial nonfarm events at the level requested of 18 events per year will exceed the income from the farm itself." (pg. 3).

Mr. Orr asked for clarification regarding Exhibit U, "Does the financial information contained in Exhibit U represent the combined operation of all of your farming properties in both Crook County and Deschutes County?" (Exhibit 14, pg. 2).

Ms. MacBeth asks for clarification and further documentation of financial information in Exhibit 17.

"The summary financial information provided in Exhibit U is not certified. The assertions listed are not facts, they are summaries of facts. The applicants provide no factual support for the assertions in Exhibit U in the form of receipts of farm sales linked to the subject tract. The application lacks the factual evidence to determine whether the income from the requested commercial events at the rate of 18 events per year will swamp income from commercial farm uses." (pg. 3)

In Exhibit 22, the Applicant's rebuttal testimony submittal includes a letter addressing the economic questions.

"[...] The financial statement from our CPA, dated June 7, 2023, includes income and expenses from both our Crook County property and our Deschutes County property. Our CPA's financial statement included both properties because we move hay and cattle between the properties, share farming equipment, and operate our properties as one larger ranch operation. [...]"

Our Deschutes County property is smaller than our Crook County property. We primarily use that property for raising hay, and it produces less income and generates less expenses than our Crook County property. In a typical year, we generate \$50,000-\$60,000 from the sale of hay crops on our Deschutes County property and the expenses of our Deschutes County property are \$30,000-\$40,000.” (pg. 37 & 38, Exhibit MM 1 and 2 of 7)

Applicant’s final legal argument states:

“As described in detail throughout the application, and below, the Applicant is primarily interested in supplementing the Ponderosa Ranch’s income to ensure its economic viability into the future. As with any ranching operation, there are good and bad years. The Applicant raises approximately 1,200 tons of hay crops each year, which it sells for a yearly gross revenue of approximately \$250,000 to \$300,000. The Applicant also runs approximately 80 to 200 head of cattle (depending on the year and the cattle and hay market) and sells cattle each year for a yearly gross revenue of approximately \$40,000 to \$160,000. In comparison, the Applicant expects to hold up to 18 events each year under the current commercial event permit application for yearly gross revenue of approximately \$35,000 to \$63,000.” (pg. 2)

The Applicant then addresses “Concerns Regarding the Applicant’s Farm Operations” which they include the response to financial questions and the amount of hay raised.

“To meet its burden, the Applicant provided: 1) a statement from its CPA (Exhibit U to the application), 2) testimony by the Applicant during the public hearing, and 3) additional financial information confirming the veracity of the CPA’s testimony (Exhibit MM in the rebuttal period). Nothing more is required, and opponents do not point to any contrary evidence in the record. Therefore, substantial evidence in the record shows that the application complies with CCC 18.16.055(4)(a).” (pg. 9 of Exhibit 23)

Contrary to the Applicant’s statement (above) from Exhibit 23, the Commissioners felt that the level of specificity needed to establish the necessity to maintain the operation was not enough to establish the proposed events were essential. The Planning Commission did not find evidence in the record that had a level of specificity to establish the proposed events as being ‘essential’ or necessary to support. Ultimately, denying the application on this standard.

(b) Comply with the requirements of subsections (3)(c), (d), (e), and (f) of this section;

(3) In the alternative to subsections (1) and (2) of this section, the 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:

*(***)*

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: The proposal does not include any new structure/s to be built, used, or occupied in connection with the events. The Applicant shall apply and receive approval from the Crook County Building Department for any changes in use, additions, or alteration for any structural, mechanical, and electrical permits. See Conditions of Approval 1 and 8.

(c) Will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use;

FINDING: The Planning Commission reviewed the surrounding lands devoted to farm use. No forest uses are present on surrounding lands. The Applicant provided a study in the initial application materials with additional analysis submitted in their additional testimony submission (Area Study Table). Consideration was given to testimony received from both the Applicant and Opponents regarding existing farm use and impacts to farm use. The Applicant also provided potential impacts, in the initial application material, from the proposed commercial events as, “visual (outdoor lighting), auditory (outdoor sound/music), traffic and/or dust (from additional vehicles), complaints regarding farm and forest practices, and/or trespass (from additional people).” (Applicant’s Narrative Statement). The Planning Commission agreed with the Applicant’s assessment of surrounding lands along with the potential impacts. See Conditions of Approval 6, 7 and 8.

Specific material reviewed for assessing if a significant change or increase in cost to farm practices included review and analysis of surrounding properties provided by the Applicant (Area Study Table), Exhibit 13, and letter of support from Kuenzi, Exhibit 16,

Testimony received from Rick Morton, (Exhibit 13) lists, “[...] As one of the farm operations on the road, the events and/or traffic have never had an impact on my farming operations. The road is wide enough that farm equipment and trucks can pass without issues.”

Wes Kuenzi, a neighboring farmer provided a letter of support, which was included in Exhibit 16, pg. 9:

“I use Campbell Ranch Road every day and I have never had any conflicts with traffic going to or leaving the events held on the Huston's property. I use the road to move equipment and cattle to and from my property. My farming and ranching activities have not been impacted by the commercial events or traffic generated from the events.”

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Area Study Table

Map Tax Lot	Name	Acres	Irrigated	Zone	Use
1415000000403	Wesley & Sarah Kuenzi	105.77	Yes	EFU2	Hay farming, Livestock operation, Single family dwelling
1415000000602	Richard Morton	289.49	Yes	EFU2	Hay farming, Livestock operation, Single family dwelling
1415000000401	John Fahlstrom	7.50	No	EFU2	No farm use, Single family dwelling
1415000000402	John Fahlstrom	7.51	No	EFU2	No farm use
1415160000400	Quail Valley Ranch III LLC	471.78	Yes	EFU2	Hay farming, Livestock operation, Single family dwelling
1415210000101	Quail Valley Ranch III LLC	364.46	Yes	EFU2	Hay farming, Livestock operation, Single family dwelling
1415200000400	William Sigman	134.50	Yes	EFU2	Hay farming, Livestock operation, Single family dwelling
1415200000401	William Sigman	88.09	Yes	EFU2	Hay farming, Livestock operation
1415200000300	David Orr	6.86	Yes	EFU2	No farm use, Single family dwelling
1415000000400	John Fahlstrom	265.89	No	EFU2	No farm use

The Planning Commission found that the proposed commercial events will not force a significant change in accepted farm practices on surrounding lands devoted to farm use and will not significantly increase the cost of accepted farm practices on surrounding lands devoted to farm use.

(d) 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: The Planning Commission has defined and reviewed an area (County wide) for other authorized agri-tourism or other commercial events or activities. Based on the type and distance, mainly distance, they found that the proposed commercial events will not materially alter the stability of the land use pattern in the area.

(e) Must comply with:

(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: The Schedule of Events included shows the proposed commercial events requesting authorization during each calendar year. The list includes the number of proposed events, duration of the events, anticipated daily attendance, and hours of operation on the day of the events.

The record indicates that events will take place on a single day, with set up allowed the day before and clean up the day after. The total time shall not exceed 45 hours of use and three consecutive days, which was outlined in the lease agreement submitted as part of the record. See Condition of Approval 10.

Any changes to the proposed list of events shall be provided to the Community Development Department and the Orrs at least 72 hours prior to the approved dates. See Condition of Approval 5.

(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;

FINDING: The Site Plan included with this report shows locations of existing structures, parking flow and location of temporary structures, including areas for food carts, vendors, or other mobile services.

(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;

FINDING: Planning Commission has reviewed the location of access and egress and parking facilities to be used in connection with the proposed commercial events. No concerns from the County Road Department or Crook County Fire and Rescue were received. See Condition of Approval 6.

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

PROPOSED FINDING: The Planning Commission reviewed traffic management, including the projected number of vehicles and any anticipated use of public roads and finds that there shall be event signs to be located at the entrance of the event site and no parking outside of the 2.4 acres identified on the site plan as the venue. See Conditions of Approval 3, 4 and 8.

Consideration for use of the road included the Applicant submittal of a Transportation Assessment Letter (TAL), from Christopher Clemow, Clemow Associates LLC. The TAL's assumption for anticipated daily trips is based on doubling the number of attendees per event. A summary of the TAL states:

- Access is directly from NW Campbell Ranch Rd via NW Elliott Ln
- Average of 300 daily trips on event days (with assumptions)
- Weekends and evenings are typically low volume
- Due to low volume, not anticipated to significantly impact the transportation system
- Adequate site distance for access location

The additional testimony and submission of materials regarding the public road and private easements of the road were recognized by the Planning Commission, however there was no evidence in the record to indicate that the use was prohibited or that the road system would fail. The Crook County Fire Department and Crook County Road Department did not have concerns.

Based on the analysis of the materials in the record the Planning Commission finds that the Applicant met the Burden of Proof for (4)(e)(iv).

(v) Sanitation and solid waste.

FINDING: The Applicant will work with Crook County Environmental Health Department for all sanitation and solid waste facilities which will be used in connection with all commercial events. See Condition of Approval 2.

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

PROPOSED FINDING: The parcel where the 2.4 acre site is located is 227.14 acres, meeting the minimum parcel size which is 80 acres in the EFU-2 (Prineville Valley – Lone Pine Area).

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

FINDING: The Planning Commission, based on the attached schedule of events, finds that the proposal does not exceed 18 events per calendar year.

(5) A holder of a permit authorized by the county under subsection (4) of this section must request review of the permit at four-year intervals. Upon receipt of a request for review, the county shall:

(a) Provide public notice and an opportunity for public comment as part of the review process; and

(b) Limit its review to events and activities authorized by the permit, conformance with conditions of approval required by the permit and the standards established by subsection (4) of this section.

FINDING: The Applicant shall request review of the permit every four years (from the date of decision), pursuant to CCC 18.16.055(5). See Condition of Approval 9.

(6) Temporary structures established in connection with agri-tourism or other commercial events or activities may be permitted. The temporary structures must be removed at the end of the agri-tourism or other event or activity. Alteration to the land in connection with an agri-tourism or other commercial event or activity including, but not limited to, grading, filling or paving, are not permitted.

FINDING: The proposal does not include any temporary structures or alterations to the land in connection with the proposed commercial events. The Narrative does state that mobile vendors will be utilized on site and a revised site plan shows where those temporary structures/vendors may be located. The Applicant shall apply and receive approval from the Crook County Building Department for any changes in use, additions, or alteration for any structural, mechanical, and electrical permits See Condition of Approval 1.

(7) The authorizations provided by this section are in addition to other authorizations that may be provided by law, except that “outdoor mass gathering” and “other gathering,” as those terms are used in ORS 197.015(10)(d), do not include agri-tourism or other commercial events and activities.

FINDING: The Applicant is not proposing any “outdoor mass gathering” and/or “other gathering,” with this application. The criterion does not apply.

III. CONCLUSION

The application requested 18 proposed commercial events over a calendar year. The Planning Commission found that the proposed use was incidental and subordinate to the existing commercial farm use, that the uses would not significantly increase the cost of or significantly change surrounding farm practices, would not materially alter the stability of the land use pattern, and with conditions could comply with other standards. However, the Commission did not find that the Applicant had met their Burden of Proof to show how the proposed commercial events were necessary to support the commercial farm uses or the commercial agricultural enterprises in the area. Because they found the Applicant had not met that burden, the Planning Commission voted to deny the application 4-0-0.

IV. CONDITIONS OF APPROVAL:

1. The Applicant shall apply and receive approval from the Crook County Building Department for any changes in use, additions, or alteration for any structural, mechanical, and electrical permits.
2. The Applicant will work with Crook County Environmental Health Department for all sanitation and solid waste facilities which will be used in connection with the commercial events.
3. The Applicant shall work with the Crook County Road Department for event signs.
4. There will be no parking outside of the 2.4 acres identified on the site plan as the venue.
5. The applicant shall submit an amended list to the Community Development Department and the Orrs at least 72 hours prior to any change in the date of approved dates.
6. The Applicant shall sign the entrance into the 2.4 acre event site.
7. No Commercial Event or activity may begin before 8 a.m. or end after 11 p.m.
8. All lighting shall be shielded and directed downward, and where available motion detected or on timers.
9. The Applicant shall request review of the permit every four years (April 26, 2025), pursuant to CCC 18.16.055(5).
10. Events will take place on a single day, with set up allowed the day before and clean up the day after. The total time shall not exceed 45 hours of use and three consecutive days, which was outlined in the lease agreement submitted as part of the record.

APPEALS: This decision becomes final twelve (12) days from the date of mailing of this decision, unless appealed. Appeals of this decision must be made by March 18, at 4:00 p.m., in accordance with CCC 18.172.

_____ Date: _____
Michael Warren, Chair
Crook County Planning Commission

_____ Date: _____
Katie McDonald, Sr. Planner
Crook County Community Development

Ponderosa Events

Proposed Schedule of Events for Calendar Year 2024

Event No.	Event Name	Date	Hours	Estimated Attendance
1	Wedding Event	3/9/2024	3:00pm to 11:00pm	100-150
2	Birthday Party Event	3/23/2024	3:00pm to 11:00pm	30-50
3	Wedding Event	4/6/2024	3:00pm to 11:00pm	100-150
4	Reception Event	4/20/2024	3:00pm to 11:00pm	40-80
5	Oregon Cattleman's Association Event	5/4/2024	3:00pm to 11:00pm	100-150
6	Wedding Event	5/18/2024	3:00pm to 11:00pm	100-150
7	Anniversary Party Event	6/1/2024	3:00pm to 11:00pm	30-50
8	Birthday Party Event	6/15/2024	3:00pm to 11:00pm	30-50
9	Wedding Event	6/29/2024	3:00pm to 11:00pm	100-150
10	Company Banquet Event	7/13/2024	3:00pm to 11:00pm	30-70
11	Wedding Event	7/27/2024	3:00pm to 11:00pm	100-200
12	Wildfire Relief Fundraiser	8/10/2024	3:00pm to 11:00pm	100-150
13	Wedding Event	8/24/2024	3:00pm to 11:00pm	100-150
14	Wedding Event	9/7/2024	3:00pm to 11:00pm	100-200
15	Reception Event	9/16/2024	3:00pm to 11:00pm	40-80
16	Anniversary Party Event	9/21/2024	3:00pm to 11:00pm	30-50
17	Company Banquet Event	10/5/2024	3:00pm to 11:00pm	30-70
18	Wedding Event	10/19/2024	3:00pm to 11:00pm	100-150

Revised Site Plan



Existing Buildings and Structures

