



RECORD No. 217

20

- 000550-

For Office Use Only

PLNG

Administrative: \$825

Public Hearing: \$1980

**Crook County Community Development
Planning Division**300 NE 3rd Street, Room 12, Prineville Oregon 97754

541-447-3211

plan@co.crook.or.us

www.co.crook.or.us

**Conditional Use Application
Administrative or Public Hearing****PROPERTY OWNER**

Last Name: Teskey First Name: Sarah
Mailing Address: PO Box 14
City: Paulina State: OR Zip: 97751
Day-time phone: (541) 477 3848 Cell Phone: ()
Email: steskey@bluemtnranch.com

AGENT / REPRESENTATIVE

Last Name: Rossi First Name: Marcus
Mailing Address: 15602 SE Puett Rd
City: Paulina State: OR Zip: 97751
Day-time phone: (541) 477 3286 Cell Phone: (541) 233 3963
Email: marcusrossi77@yahoo.com

PROPERTY LOCATION

Township 16 South, Range 23 East WM, Section 16-24 1200 +, Tax lot 100 + 1700
Size of property: see attached Acres Zoning: EF4-1
Physical address:
Subdivision name, if applicable:

REQUEST:

I wish to operate a hunting preserve with pen raised birds. I am planning to hunt on a reservation basis, so people cannot show up unless prior arrangements have been made. Hunting will not start before 9:00 A.M. and conclude before 3:00 P.M.. The season for hunting preserves per the ODFW is August 1 through March 31. On a typical day I will not expect more than 5 hunters. Although there may be more if prior arrangements are made. Hunters will be supervised at all times. Guide service will be available if the hunters request.

ACCESS / ROADS

Is there existing access to the property? Yes ^{Yes} _____ No _____

If no, will the proposed access be from: County _____ Public _____ Private _____ State(ODOT) _____

*Please provide recorded easement or ODOT approval

ENVIRONMENTAL HEALTH – SEPTIC DISPOSAL

Soil/Site Evaluation Crook County File: _____

On-Site Authorization: _____

FLOOD ZONE

Is the property located within a Flood Zone? Yes _____ No ^{no} _____

If yes, submit a "Special Flood Hazard Area Development Permit".

DOMESTIC WATER

Water will be supplied by:

^{yes} _____ An existing or proposed individual well

_____ 4 to 14 dwellings on one well State regulated system

_____ Shared well (Number of dwellings _____)

_____ Other: Please explain _____

_____ Community Water System: Name _____

Community Water System Authorization

Print Name: _____ Daytime phone: _____

Authorization Signature: _____ Date: _____

IRRIGATION WATER

Does the property have irrigation water right? Yes ^{yes} _____ No _____

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

_____ Central Oregon Irrigation District - 541-548-6047

_____ Ochoco Irrigation District - 541-447-6449

^{yes} _____ Water Resources Department - 541-306-6885

_____ People's Irrigation District - 541-447-7797

_____ Other: _____

See attached

Watermaster Signature: _____ **Date:** _____

Print Name Clearly: _____ **Phone:** _____

Irrigation District Signature: _____ **Date:** _____

Print Name Clearly: _____ **Phone:** _____

COMMENTS: _____

WILDLIFE

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

Is the subject property located within a "Winter Wildlife" overlay zone? Yes _____ No _____

Is the subject property located within a "Sensitive Bird Habitat" zone? Yes _____ No _____

COMMENTS: _____

ODF&W Signature: _____ **Date:** _____

Print Name: _____

IRRIGATION WATER

Does the property have irrigation water right? Yes ☒ No ☐

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

☐ Central Oregon Irrigation District - 541-548-6047

☐ Ochoco Irrigation District - 541-447-6449

☒ Water Resources Department - 541-306-6885

☐ People's Irrigation District - 541-447-7797

☐ Other: _____

Watermaster Signature:  Date: 6-16-20

Print Name Clearly: Jeremy Griffin Phone: 541-306-6885

Irrigation District Signature: _____ Date: _____

Print Name Clearly: _____ Phone: _____

COMMENTS: _____

WILDLIFE

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

Is the subject property located within a "Winter Wildlife" overlay zone? Yes ☐ No ☐

Is the subject property located within a "Sensitive Bird Habitat" zone? Yes ☐ No ☐

COMMENTS: _____

ODF&W Signature: _____ Date: _____

Print Name: _____

IRRIGATION WATER

Does the property have irrigation water right? Yes _____ No _____

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

_____ Central Oregon Irrigation District - 541-548-5047

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_____ Other: _____

Watermaster Signature: _____ Date: _____

Print Name Clearly: _____ Phone: _____

Irrigation District Signature: _____ Date: _____

Print Name Clearly: _____ Phone: _____

COMMENTS: _____

WILDLIFE

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

Is the subject property located within a "Winter Wildlife" overlay zone? Yes ☒ No _____

Is the subject property located within a "Sensitive Bird Habitat" zone? Yes ☒ No _____

COMMENTS: ^{SAGE GROUSE CORE} Property located within mule deer winter range and sage grouse core habitat. Close to (~2 miles) Minitie Flat #1 Lek.
Would recommend applicant instruct clients of potential sage grouse use of the area, and avoid hunting during the March period.

ODF&W Signature: Greg Jackle Date: 6/16/20

Print Name: Greg Jackle

See attached

WEED CONTROL

1306 N. Main Street, Prineville

Phone: (541) 447-7958 Email: kev.alexanian@co.crook.or.us

Weed Master Signature: _____ Date: _____

COMMENTS:

SUPPLEMENTAL INFORMATION

IMPORTANT NOTICE: The Crook County Planning Department is required to review all applications for accuracy and to determine whether the staff and/or the Planning Commission have the information needed to make a decision. The County has 30 days to determine whether the application is complete. Within that 30-day period, the Planning Department will request additional information, if necessary. A decision on your application will be postponed until the information is received. State law requires that all information to support an application be available for public inspection at our office 20-days before a public hearing. Any information submitted after this date may require a postponement of the hearing date if necessary. Please make sure your application is complete. The burden of proof lies with the applicant.

SIGNATURES

I agree to meet the standards governing the laws as outlined in the State of Oregon's OAR, ORS, Crook County Code, and Crook County – Prineville Comprehensive Plan. I agree that all the information contained in this application is true to the best of my knowledge.

Property Owner Signature: _____ Date _____

Print name: Sarah Teskey

Property Owner Signature: _____ Date _____

Print name: _____

Agent/Representative Signature: _____ Date _____

Print name: Marcus Rossi

CHECK LIST OF REQUIREMENTS

- ☐ Detailed explanation of the proposed use and how the applicable standards and criteria are satisfied. Crook County Code, Title 18 has the applicable standards and criteria.
- ☐ Signed application form
- ☐ Copy of the Tax Lot Card
- ☐ Copy of the current owners Warranty Deed
- ☐ Signed Authorization Form; if applicable
- ☐ Detailed "Plot Plan/Site Plan" of the subject property
- ☐ Special Flood Hazard Area Development Permit; if applicable
- ☐ Supplemental Information



Community Development Department

300 NE 3rd Street, Prineville, OR 97754

Phone: (541) 447.3211

plan@co.crook.or.us

www.co.crook.or.us

AUTHORIZATION FORM

Let it be known that

Marcus Rossi

has been retained to act as my authorized agent to perform all acts for development on my property noted below: These acts include: Pre- application conference, filing applications and/or other required documents relative to all Permit applications.

Physical address of property: _____, and
described in the records of CROOK COUNTY as:

Township _____ South, Range _____ East, Section _____, Tax lot _____

Township _____ South, Range _____ East, Section _____, Tax lot _____

The costs of the above actions, which are not satisfied by the agent, are the responsibility of the undersigned property owner.

PROPERTY OWNER

Signature: _____ Date: _____

Print Name: Sarah Teskey

Mailing address: PO Box 14

City: Paulina State: OR Zip: 97751

Home Phone: (541) 477 3848 Cell Phone: () _____

Email: steskey@bluemtnranch.com

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

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

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

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

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

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

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

AGENT

Signature: _____ Date: 6/15/20

Print Name: Marcus Rossi

Mailing address: 15602 SE Puett Rd

City: Paulina State: OR Zip: 97751

Home Phone: (541) 477 3286 Cell Phone: (_____) _____ - _____

Email: marcusrossi77@yahoo.com



Community Development Department

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Let it be known that

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Physical address of property: _____, and
described in the records of CROOK COUNTY as:

Township _____ South, Range _____ East, Section _____, Tax lot _____

Township _____ South, Range _____ East, Section _____, Tax lot _____

The costs of the above actions, which are not satisfied by the agent, are the responsibility of the undersigned property owner.

PROPERTY OWNER

Signature: Sarah Teskey Date: _____

Print Name: Sarah Teskey

Mailing address: _____

City: _____ State: _____ Zip: _____

Home Phone: (____) _____ Cell Phone: (____) _____

Email: _____

☐ Individual(s)

☐ Corporation;

☐ Limited Liability Corporation;

☐ Trust

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

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

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

AGENT

Signature: W. J. R. Date: _____

Print Name: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Home Phone: () - Cell Phone: () -

Email: _____

CONFIDENTIALITY NOTICE - This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-mail in error, please advise me immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.



Business Name Search

[New Search](#)[Printer Friendly](#)

Business Entity Data

06-17-2020

09:12

Registry No.	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due
402772-95	DLLC	ACT	OREGON	12-26-2006	12-26-2020	
Entity Name	THE YOUNG'S FARM BLUE MOUNTAIN HOLDINGS LLC					
Foreign Name						

[New Search](#)[Printer Friendly](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS		
Addr 1	16666 SE CONGLETON ROAD			
Addr 2				
City	PAULINA	OR	97751	Country UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	12-26-2006	Resign Date	
Name	GARY	D	YOUNG			
Addr 1	16666 NE CONGLETON RD					
Addr 2						
City	PAULINA	OR	97751	Country	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS		
Addr 1	PO BOX 14			
Addr 2				
City	PAULINA	OR	97751	Country UNITED STATES OF AMERICA

Type	MEM	MEMBER		Resign Date	
Name	SARAH		TESKEY		
Addr 1	PO BOX 14				
Addr 2					
City	PAULINA	OR	97751	Country	UNITED STATES OF AMERICA

Type	MEM	MEMBER		Resign Date	
Name	AARON	D	YOUNG		
Addr 1	625 HIGHWAY 101 PMB 190				
Addr 2					

001	FLORENCE	OR	97751	00000000	UNITED STATES OF AMERICA
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Type	MGR	MANAGER			Resign Date	
Name	GARY		YOUNG			
Address 1	PO BOX 13					
Address 2						
002	PAULINA	OR	97751	00000000	UNITED STATES OF AMERICA	




[New Search](#)[Printer Friendly](#)

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
THE YOUNG'S FARM BLUE MOUNTAIN HOLDINGS LLC	EN	CUR	12-26-2006	

Please read before ordering Copies.[New Search](#)[Printer Friendly](#)

Summary History

Report Icon	Description	Submission Date	Effective Date	Status	Name Report Source	Submitted by
	AMENDED ANNUAL REPORT	11-21-2019		FI		
	AMENDED ANNUAL REPORT	12-11-2018		FI		
	ANNUAL REPORT PAYMENT	12-05-2017		SYS		
	ANNUAL REPORT PAYMENT	12-05-2016		SYS		
	ANNUAL REPORT PAYMENT	11-20-2015		SYS		
	ANNUAL REPORT PAYMENT	12-04-2014		SYS		
	ANNUAL REPORT PAYMENT	11-25-2013		SYS		
	ANNUAL REPORT PAYMENT	11-26-2012		SYS		
	ANNUAL REPORT PAYMENT	11-22-2011		SYS		
	ANNUAL REPORT PAYMENT	11-29-2010		SYS		
	ANNUAL REPORT PAYMENT	11-19-2009		SYS		
	ANNUAL REPORT PAYMENT	11-25-2008		SYS		
	AMENDED ANNUAL REPORT	01-02-2008		FI		
	ARTICLES OF ORGANIZATION	12-26-2006		FI	Agent	

Hannah Elliott

From: Ann Beier
Sent: Tuesday, June 16, 2020 2:01 PM
To: Hannah Elliott
Subject: FW: Marcus Rossi
Attachments: 20200616132526511.pdf

Please include this in Marcus' pre-file....Thanks!

From: Marcus Rossi <marcusrossi77@yahoo.com>
Sent: Tuesday, June 16, 2020 1:35 PM
To: Ann Beier <Ann.Beier@co.crook.or.us>
Subject: Fwd: Marcus Rossi

Begin forwarded message:

From: Greg Jackle <Greg.S.Jackle@state.or.us>
Subject: RE: Marcus Rossi
Date: June 16, 2020 at 1:19:36 PM PDT
To: Marcus Rossi <marcusrossi77@yahoo.com>

Hey Marcus,

Attached is the form....

I made some comments related to the sage grouse lek nearby and just some timing recommendations. If March is a deal breaker, we could recommend March 15 as a shut down date to protect potential nesting sage grouse, but it sounded like you were not planning on hunting that late.

Let me know if you have questions or concerns....

Greg Jackle
Supervisory Fish and Wildlife Biologist
Prineville Field Office
2042 SE Paulina Hwy
Prineville, OR 97754
541-447-5111 x26 (o)
541-777-7721 (c)
541-447-8065 (fax)

-----Original Message-----

From: Marcus Rossi [<mailto:marcusrossi77@yahoo.com>]
Sent: Tuesday, June 16, 2020 12:29 PM
To: greg.s.jackle@state.or.us
Subject: Marcus Rossi

Hey Greg,

Just ending you a message so you have my email address.

Thanks,
Marcus Rossi

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maneuvs Rossi

① hunting
preserve

WEED CONTROL

1306 N. Main Street, Pri

Weed Master Signati

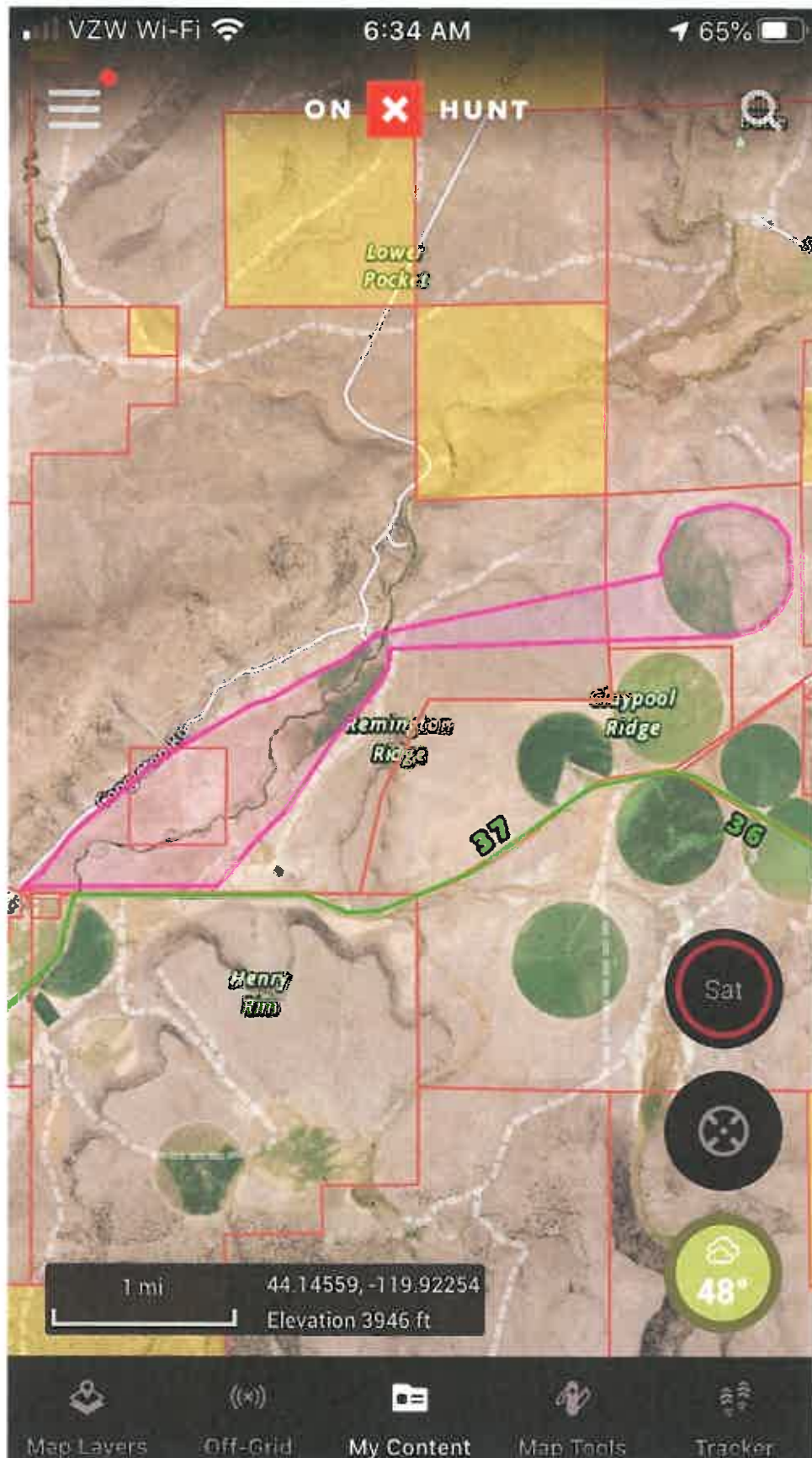
COMMENTS:

2 06/09/2020

from Kev Alexanian

Dropped off at Community Dev Office

No comments/requirements re:
proposed Rossi Application 6/9/20



Original
map
per 6/17/20
email
hunting area
is about
1050 acres
(area
outlined in
pink)

Hannah Elliott

From: Ann Beier
Sent: Wednesday, June 17, 2020 8:47 AM
To: Hannah Elliott
Subject: FW: Map

Hi Hannah –
Part of the hunting preserve application – I couldn't print the map.

Ann

From: Marcus Rossi <marcusrossi77@yahoo.com>
Sent: Monday, June 15, 2020 6:40 AM
To: Ann Beier <Ann.Beier@co.crook.or.us>
Subject: Map

I forgot include the map. Let me know if you can figure it out. The preserve is the pink line. It's 1050 acres.

**YOUNG'S FARM BLUE MOUNTAIN HOLDINGS OWNS THE FOLLOWING
PROPERTIES:**

15-16-18	TL 400	ZONE: EFU2	32.69 ACRES	IMPROVED
15-23	TL 400	ZONE: EFU1	2160 ACRES	UNIMPROVED
15-24	TL 800	ZONE: EFU1	636.06 ACRES	UNIMPROVED
16-22	TL 600	ZONE: EFU1	960 ACRES	UNIMPROVED
16-23	TL 100	ZONE: EFU1	8472.09 ACRES	IMPROVED
16-23	TL 600	ZONE: EFU1	7828.48 ACRES	UMPROVED
16-23	TL 1500	ZONE: EFU1	481 ACRES	UNIMPROVED
16-23	TL 1700	ZONE: EFU1	160 ACRES	UNIMPROVED
16-24	TL 1200	ZONE: EFU1	568.36 ACRES	IMPROVED
16-24	TL 1602	ZONE: EFU1	50.11 ACRES	UNIMPROVED
17-22	TL 100	ZONE: EFU1	634.65 ACRES	UNIMPROVED
17-23-4 AA	TL 300	ZONE: RSC	.16 ACRE	IMPROVED
17-23-4 AA	TL 400	ZONE: RSC	.14 ACRE	IMPROVED
17-23-4 AA	TL 1300	ZONE RSC	161' X 114'	IMPROVED

Ann Beier

From: Marcus Rossi <marcusrossi77@yahoo.com>
Sent: Tuesday, June 30, 2020 6:09 AM
To: Ann Beier
Subject: Re: Hunting preserve

Hi Ann,

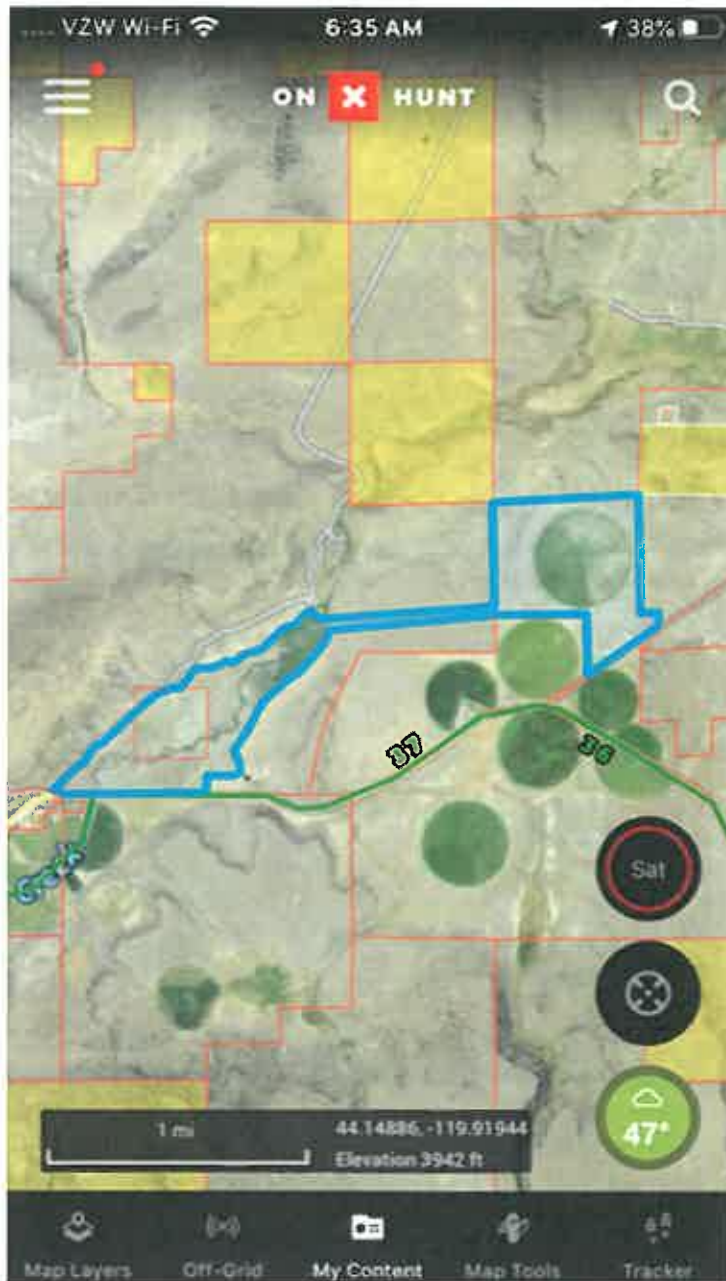
I wrote my answers into your email. Hopefully that helps. When you have to deal with the weather, animals, and people it hard to speak in absolutes. Sorry if I get a little wishy washy sometimes. I want to offer the best experience for the individual.

Thanks for your help,
Marcus

I included another map. I just added the ground around the pivot. It's all the same tax lot so I figured that wouldn't be an issue.

See attached

Amended map
6/30/20
email



They will park by whichever field we are using that day. As conditions change some fields will work better than others. Ability of the hunter can be a factor. I made the boundary as big as possible to give me options and I know hunters will want to park their vehicles in the field because they will have all their necessities with them.

Are you proposing any structures? (it doesn't look like it from the application)

No.

Would you adjust your hunting season to avoid the March period since ODFW raised concerns about sage grouse?

Yes, definitely. Also I think Greg was just concerned about that by their meadow. I don't think it was an issue by the pivot. I'll have to double check that with Greg.

Will you offer hunting on every day or just weekend?

I will offer it every day but I won't do it everyday, if that makes sense. Since I will be working on a reservation only basis, if a group can only make a day during the week work then I will adjust my schedule to accommodate. I have another job I have to work around. I have to deal with the young's schedule also. I do think most hunts will be on weekends though.

Anything else you can tell me would be very helpful.

Would it be possible to bbq for clients? Something else I recently thought about offering.

Ann Beier
Director
Crook County Community Development Department
300 NE Third Street – Prineville, OR 97754
541-447-3211

Ann.beier@co.crook.or.us

In an effort to stop the spread of COVID-19, Community Development is restricting face-to-face assistance and will be accessed by **appointment ONLY**. Please call or email for assistance: 541-447-3211 or email plan@co.crook.or.us (for planning related) bld@co.crook.or.us (for building related) or onsite@co.crook.or.us (for septic related)

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