



Crook County

AUG 06 2021
Community Development

RECORD No. 217 21 - 000677 - PLNG
For Office Use Only
Administrative: \$1,000
Public Hearing: \$2,600

**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

Wine Down Ranch, LLC
Last Name: Beyer First Name: Roy + Mary
Mailing Address: 6500 NE McKay CK Rd
City: Prineville State: OR Zip: 97754
Day-time phone: (503) 519 - 5286 Cell Phone: (503) 519 - 5286
Email: Winedownranch@gmail.com

AGENT / REPRESENTATIVE

Last Name: Bedortha First Name: Darcy
Mailing Address: PO Box 1781
City: Prineville State: OR Zip: 97754
Day-time phone: (541) 420 - 0290 Cell Phone: (541) 420 - 0290
Email: HORSESontheRanch@gmail.com

PROPERTY LOCATION

Township 13 South, Range 16 East WM, Section 14, Tax lot 1800 Acct# 191
Size of property: 2150 Acres Zoning: EFU 2
Physical address: 6500 NE McKay CK Rd, Prineville
Subdivision name, if applicable: _____

REQUEST:

operation of equine-assisted psychotherapy program
at Wire Down Ranch See attached

ACCESS / ROADS

Is there existing access to the property? 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 ☒

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

DOMESTIC WATER

Water will be supplied by:

☒ 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 X 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

X Other: McKAY CREEK

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 X

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

COMMENTS: _____

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

Print Name: _____

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: Roy M. Beyer; MBR, MGR Date 8-6-2021
Print name: ROY M. BEYER

Property Owner Signature: _____ Date _____
Print name: _____

Agent/Representative Signature: Darcy Bedorha Date Aug 6 2021
Print name: Darcy Bedorha

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



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AUTHORIZATION FORM

Let it be known that

Darcy Bedortha

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: 6500 NE McKay CK Rd, and described in the records of CROOK COUNTY as:

Township 13 South, Range 16 East, Section 14, Tax lot 1800

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: Roy M. Beyer; MBR, MGR Date: 8-6-2021

Print Name: Roy M. Beyer

Mailing address: 6500 NE MCKAY CREEK RD

City: Prineville State: OR Zip: 97754

Home Phone: () - Cell Phone: (503) 519-5286

Email: winedownranch@gmail.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: Aug 6 2021

Print Name: Darcy Bedortha

Mailing address: PO Box 1781

City: Prineville State: OR Zip: 97754

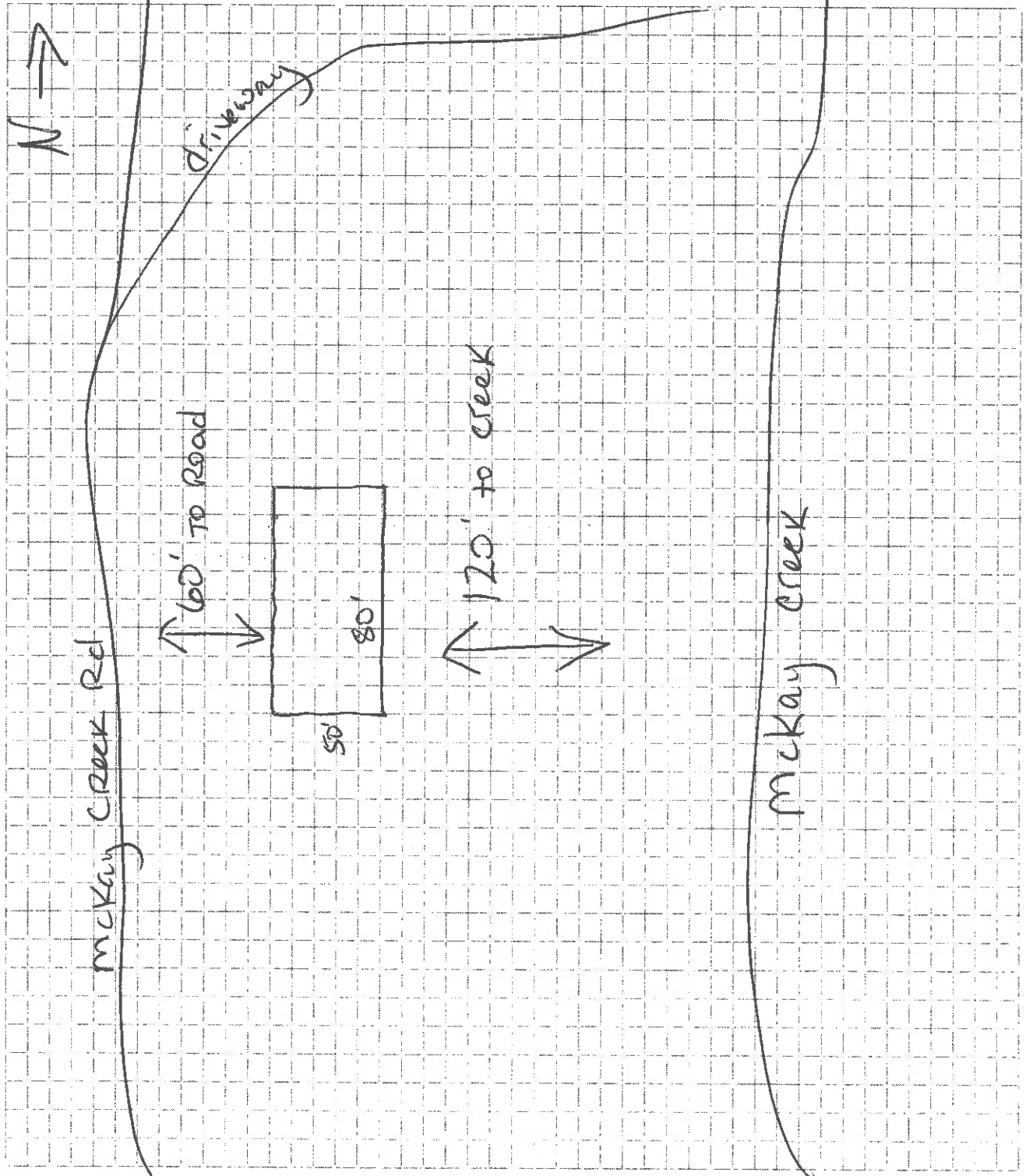
Home Phone: (541) 420 - 0290 Cell Phone: (541) 420 - 0290

Email: HORSES on the Ranch@gmail.com

See larger map



SITE PLAN





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, INACCURACIES, OR MISINTERPRETATION. COUNTY DIGITAL INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED, AND IS NOT INTENDED FOR, SURVEY OR ENGINEERING PURPOSES OR THE AUTHORITY AND/OR PRECISE LOCATION OF BOUNDARIES, EXISTING HUMAN WORKS, AND/OR THE SHAPE AND CONTIGUITY OF THE EARTH. NO REPRESENTATION IS MADE CONCERNING THE LEGAL STATUS OF ANY APPARENT ROUTE OF ACCESS IDENTIFIED IN DIGITAL OR AERIAL PHOTOGRAPHY OR GEOGRAPHICAL INFORMATION OR DATA. DATA FROM THE CROOK COUNTY ASSESSOR'S OFFICE MAY NOT BE CURRENT. DATA IS UPDATED AS SCHEDULED AND RESOURCES PERMIT. PLEASE NOTIFY CROOK COUNTY GIS OF ANY ERRORS (541) 436-5506.

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COMMUNITY DEVELOPMENT
PLANNING
BUILDING
ON-SITE

Proposed barn at Wine Down Ranch

Hay Storage

Equipment Storage

Covered Arena for Ranch Horses

Equine Assisted Therapy – H.O.R.S.E.S. on the Ranch

HORSES on the Ranch, Equine Assisted Psychotherapy program

We are a 501(c)3 nonprofit serving trauma survivors, including survivors of child abuse and Veterans since July 2019. The vast majority of our work occurs outside, in the pasture or walking along the creek or through the timber. We primarily serve individual clients in private sessions, much like counselling in an office, only our office space includes horses, trees, wind and wildlife.

Our counselling team is Robyn Loxley, LPC and Alia Fern, MCoun and Intern. Both are part of the professional counselling team at Prineville Counseling Center, meeting all requirements of the State of Oregon. Each individual on our team, Robyn, Alia and myself, as well as our program, HORSES on the Ranch, are certified through EAGALA, the Equine-Assisted Growth and Learning Association, an international professional organization that oversees training, certification, and ethics in this growing field of practice. I have attached the professional bios for the three of us.

We see between 4 and 10 individual clients per week. Last winter, and again during the hottest days of this summer, the health and well-being of our clients was challenged by extreme weather. The need for mental health services is extreme in Crook County. Many of our clients are high-acuity and at significant risk for self-harm and for suicide. Because of this need, regardless of weather, we are here to serve them. Doing so without shelter is difficult. For many of our clients, especially our Veterans and our youth, meeting in an office is does not fit their therapeutic needs and does not feel safe or comfortable. Being outside and being with the equine team is important for their engagement and their success.

In Central Oregon, most days are beautiful and our work is best served outside. An estimated 5-10 hours per week, when weather is most adverse, will be spent working inside the barn. The primary use of the building will be for hay storage and equipment. Wine Down Ranch will also use the building when needed for their ranch horses.

H.O.R.S.E.S. *on the Ranch*

Heal. Overcome. Reconnect. Strengthen. Educate. Support.

HORSESontheRanch.org

Mission

HORSES on the Ranch is working to cultivate and inspire personal journeys of healing and growth, through trauma-informed, evidence-based and integrative equine-assisted programs.

Vision

People overcome barriers to self-sufficiency and success, develop leadership, find inspiration and build community through comprehensive programs in equine-assisted therapy.

Who we serve

We are a trauma-informed organization, sharing over 30 years of experience, offering programs for Veterans, young people and others impacted by trauma.

What we do

We offer both individual and group therapy sessions to support and facilitate healing of a variety of conditions, including but not limited to depression, anxiety, grief, PTSD, and behavioral and social difficulties. Programming focused on growth and learning are available to support communication, collaboration, social-emotional skills, anti-bullying, resilience, teamwork and leadership. We offer help for children and adults.

We offer comprehensive, confidential and evidence-based services through a professionally accredited staff, a licensed Mental Health team, and well-trained and cared for equine partners.

We collaborate with a wide variety of individuals, community agencies, clubs and programs to provide a range of ranch-based, equine-facilitated activities for healing and growth.

We offer space, opportunity and professional support for therapeutic interaction with horses, restorative practices and experiential learning to empower individuals and build community.

Values

Love. Community. Dignity. Self-direction. Relationships. Nature. Time.

We do not discriminate on the basis of race, color, national origin, sex, religion, age, disability, political beliefs, sexual orientation, marital, or family status. We believe, and act on the belief that all people have a right to rise to their full potential, and that helping each other do so through inspiration and empowerment is fundamental to a healthy community.

Strategic Vision

- * We approach healing through trauma-informed, strength-based, experiential learning activities in partnership with horses. Because horses are innately sensitive and responsive, they are excellent partners in healing. Working through horses, people are often able to face challenges, overcome barriers and tap into their own deep wisdom, empowering self-discovery, growth and healing. Our work is supported by a rapidly-growing body of research on the benefits of equine-assisted therapy, growth and learning. Therapeutic sessions are held by a team of at least three – a licenced Mental Health Professional, a certified Equine Professional, and the horse(s). We operate according to the Eagala model, which mandates a Team Approach that is Solution-Oriented, Ground-Based and held to high Ethical Standards.
- * We are deepening and building upon existing relationships and experience, meeting a growing need for options and opportunities in the healing of trauma and building of community. We maintain professional accreditation and strive for excellence through ongoing training, mentorship and partnerships with successful programs, offering the best in cutting-edge therapeutic and restorative practices in our work with equine partners and on the ranch. We continue to expand our network and leverage resources to increase the community's capacity for wrap-around services.
- * We know that educating and empowering women is the most efficient way to lift-up, heal and strengthen families and communities, therefore we offer protected space and programming specific to them.
- * We know that our Veterans deserve every opportunity to connect, to heal and to find their way home, therefore we offer protected space and programming specific to them.
- * We know that it takes a village to raise a child, that healthy adult mentorship and multi-generational activities are well-documented to have positive impacts on young people, and that hands-on experiences and learning in nature is important to healthy growth, therefore we offer programming and educational opportunities specific to them.
- * We fund our work through fee-for service activities, individual and corporate donations, fundraising events and partnerships. We also offer retreat space and guided professional development, workshops and clinics for leadership teams, clubs and organizations on the ranch.
- * We believe in the importance of relationships and partnerships and welcome all opportunities to work together in making our community healthy, vibrant, empowering and strong.
- * We are grounded in the heart of Crook County, Oregon but offer services to anyone in need.
- * We work with insurance providers to quickly offer treatment and critical access, offer sliding scale options and are developing scholarship and sponsorship opportunities.

Contact Information:

H.O.R.S.E.S on the Ranch
 Executive Director, Darcy Bedortha, MS, MA
HORSESontheRanch@gmail.com
 541-420-0290



Darcy Bedortha, MS, MA

Founder & Director, H.O.R.S.E.S. on the Ranch

Equine Specialist – EAGALA certified

Darcy has gathered 30 years of experience, research and training in the worlds of education, mental health and horses, bringing that knowledge together to found H.O.R.S.E.S on the Ranch.

Based in Prineville, Oregon with a global lens, her goal is to facilitate healing and growth through partnership with horses. Darcy's work is grounded in the understanding that people have innate wisdom, and with support, can find their own powerful, unique answers to life's challenges. Because horses are highly sensitive, offer a non-judgemental presence and a natural ability to facilitate truth, they are ideal partners in healing trauma.

Through her pursuit of both a Masters of Arts in Education and Masters of Science in Education Leadership and Policy, Darcy focused on marginalized populations, alternative pathways to education, and students who are often considered "At Risk". She studied extensively in democratic, experiential and self-directed education, Restorative Justice, Social-Emotional Learning, addictions counseling, Systems Thinking, community education, leadership and change. As a parent, an educator, and an active community member, she has witnessed the devastating generational impact of substance abuse, and its deep roots in trauma. She has spent the last decade immersed in seeking solutions. Darcy is also a certified SMART Recovery facilitator.



Robyn Loxley, LPC

Mental Health Therapist and Veteran

Robyn received her masters degree in clinical mental health through the Oregon State University-Cascades campus. Post graduation, Robyn has worked within Prineville serving the greater Crook County area in both county and private behavioral health agencies. Robyn has enjoyed working with children and families as well as a focus on LGBTQ+ and Veterans' issues.

As a mental health therapist and Veteran of the United States Armed Forces Robyn has had the opportunity to work in a wide variety of settings with individuals from diverse back grounds. During this time Robyn witnessed the effects of trauma, loss, substance use and alienation as well as exceptional resilience and she hopes to continue her service with people who find themselves in need of healing and peace.

Robyn enjoys spending time with her family, reading, traveling, eating all types of food and relaxing with her animals. As an owner of two cats and a rescue dog she knows and has directly benefited from the calm, quiet compassion that animals can bring to humans. Robyn feels blessed as a Prineville community member to give back in this very special way.



Alia Beyer

Mental Health Intern and Yoga Teacher

Alia has completed her Master's degree in Counseling through Oregon State University – Cascades in Bend, OR. She is specializing in trauma healing, using yoga and somatic awareness in therapeutic settings. Alia is trained in Yoga For Trauma and Resiliency through Sacred Roots Wellness in Asheville, NC and is certified at Level 3 to teach movement, breath, and body work for the treatment of PTSD, depression, anxiety, grief, trauma, etc. through the lens of yoga. She is a certified yoga instructor through and has taught over 850 hours of classes and private lessons. Alia incorporated these techniques for self-regulation in her internship with Saving Grace in Crook, Jefferson, and Deschutes counties, specifically working with survivors of sexual and domestic violence. She continues this work with trauma survivors as a counsellor with our program and at Prineville Counseling Center. Alia has a life-long love and reverence of horses and has herself experienced the beauty and growth of being in relationship with these incredible animals.

Title 18, Zoning

Chapter 18.16 EXCLUSIVE FARM USE ZONES, EFU-1 (POST-PAULINA AREA), EFU-2 (PRINEVILLE VALLEY-LONE PINE AREAS), AND EFU-3 (POWELL BUTTE AREA)

Section 18.16.020 Conditional use review criteria

An applicant for a use permitted as a conditional use "C" in Table 1 must demonstrate compliance with the following criteria and specific requirements for conditional uses in Chapter [18.160](#) CCC:

- (1) The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use;*

Applicant response: The proposed conditional use of a pole building and adjacent land at Wine Down Ranch will have no impact on accepted farm or forest practices or on operating costs, on property values, or on surrounding lands. Our program, HORSES on the Ranch, values the traditional, agricultural nature of land use at the ranch for its contribution to our work.

- (2) The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use; and*

Applicant response: The proposed conditional use will not impact the cost of farm or forest practices on surrounding lands.

- (3) The proposed use will be compatible with vicinity uses, and satisfies all relevant requirements of this title and the following general criteria:*

Applicant response: The land itself offers quiet support in the healing journeys of the trauma survivors we serve. Our commitment, in establishing our work here, is to integrate with minimum impact. Privacy is a necessary criteria for our clients, therefore we refuse any effort to develop a busy equine activities center and will not be open or available for public access. To do so would be contrary to counselling goals, commitments to our clients and to the ethical standards that guide our work.

- (a) The use is consistent with those goals and policies of the comprehensive plan which apply to the proposed use; **Proposed use is consistent with goals and policies of the county's comprehensive plan.***

- (b) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features; **The parcel is well-suited to the operation of an equine-assisted therapy program.** The parcel in question is suitable for use in equine-assisted psychotherapy and in nature-based healing for the following reasons; it is relatively near town, easy to find, and is accessible. It is suitable and appropriate for keeping horses. McKay Creek attracts wildlife and offers access to connect with native plants and natural beauty often unavailable to our clients, which is important to the grounding and place-based work we do. And the size of the property offers space and privacy which is necessary for counselling. We often incorporate gardening or farming as a therapeutic practice, in that way also integrating into intended farm and forest use of the land.*

*(c) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district; **The pole barn/arena we will be using is an agricultural building, and as such will not alter the character of the ranch or surrounding properties.*** For passers-by, it will look like many other barns, with two or three cars at most parked nearby during session hours. We serve one client, family or small group per session, therefore will never be a busy center of activity. Again, important values for the work here are privacy, confidentiality, quiet space, and access to the land in its most natural or agriculturally appropriate state.

*(d) The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use; and **(N/A – the proposed use will not be for public access, facilities or services)***

*(e) The use is or can be made compatible with existing uses and other allowable uses in the area. (Ord. 309 § 2 (Exh. C), 2019) **Proposal is compatible with the following from CH 18.16 of county code EFU-1, EFU-2 and EFU-3:***

“(9) Equine and equine-affiliated therapeutic and counseling activities are subject to the following:

*(a) The activities are conducted in existing buildings that were lawfully constructed on the property before January 1, 2019, or **in new buildings that are accessory, incidental, and subordinate to the farm use on the tract; and***

*(b) **All individuals conducting therapeutic or counseling activities are acting within the proper scope of any licenses required by the state.***

Applicant Response: Our treatment team is acting within the scope of state licensing, operating in active partnership with Prineville Counseling Center. In addition, our team meets industry certification requirements through Eagala (Equine Assisted Growth and Learning Association, an internationally recognized professional organization. Robyn Loxley is a state-licensed LPC (Licensed Professional Counselor), Alia Fern is a supervised intern pursuant to state licensure procedures, and is supervised by Donna Hamlin at Prineville Counseling Center. All three persons are Eagala Certified, both Darcy Bedortha and Robyn Loxley have additional designation in Military Services.

Chapter 18.160 Conditional Uses

Section 18.160.020

In judging whether or not a conditional use proposal shall be approved or denied, the planning director or planning commission shall weigh the proposal's appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed and, to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

*(1) The proposal will be consistent with the comprehensive plan and the objectives of the zoning ordinance and other applicable policies and regulations of the county. **This criteria are met, and can be observed continuing to do so moving forward, in accordance with code noted above, Ch 18.16 (9)***

(2) Taking into account location, size, design and operation characteristics, the proposal will have 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.

Applicant response: In addition to our commitment to the trauma survivors, clients and community we serve, is a deep commitment to the land itself. We have been working hard to address invasive weeds along McKay Creek and on the ranch, and are in conversation with appropriate local agencies regarding best practices for regeneration and stewardship of the land. We aim to be an asset to Wine Down Ranch and to the land itself. Historical and cultural interests are of value as well. Recognizing and honoring these qualities support our clients by helping them ground themselves and find connection to their community. These elements are important for their resilience and their capacity for healing.

*(3) The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrant. **(see below)***

(4) The proposal will preserve assets of particular interest to the county.

Applicant Response (3) & (4) Our intention is to integrate into the space without drawing the attention of passers-by, and with minimal impact to the property. Our goal is to serve those for whom being inside four office walls in a counselling center is ineffective, and to offer an alternative unavailable elsewhere in our area. We recognize that other regional programs offer therapeutic horsemanship, in often busy equestrian centers. We want to stress that those programs are very different than what we offer. Therapeutic Horsemanship is a different kind of therapy, with different goals and practices. The constant activity, the multiple programs, and large staff and volunteer teams are not what we are proposing. We do ground-based psychotherapy in partnership with horses. Peacefulness, privacy and natural spaces are essential elements of our program and the healing work we do with our clients. As mentioned above, our commitment extends to the land at Wine Down Ranch, the surrounding community and the natural assets, plants and wildlife in the area of McKay Creek, as it flows through and beyond. These are key to our ability to do the work.

(5) The applicant has a bona fide intent and capability to develop and use the land as proposed and has some appropriate purpose for submitting the proposal, and is not motivated solely by such purposes as the alteration of property values for speculative purposes. (Ord. 236 § 3 (Exh. C), 2010; Ord. 18 § 6.020, 2003)

Applicant Response: Our only motivation is to serve community members in their journey towards healing and growth, in support of their participation in a healthy and vibrant community. We have no interest in speculation or alteration of property values.