

Hannah Elliott

From: Katie McDonald
Sent: Thursday, January 11, 2024 10:21 AM
To: Plan
Subject: Fw: Open Record Submittal File No. 217-23-001215-PLNG
Attachments: 01 10 2024 Lt Planning Commission with Exhibits.pdf; SKM_C750i24011015220.pdf; Golden Eagle Ex.pdf; New Evidence Exhibits.pdf; Oregon SOS Ex.pdf; Road Maintenance.pdf

Received by Crook County
Planning 1/10/2024

please include in the record - with the email

Katie McDonald, Sr. Planner
Crook County Community Development



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From: Tami MacLeod <tmacleod@lynchmurphy.com>
Sent: Wednesday, January 10, 2024 3:58 PM
To: Katie McDonald <Katie.McDonald@crookcountyor.gov>; plan@crookcounty.gov <plan@crookcounty.gov>
Subject: Open Record Submittal File No. 217-23-001215-PLNG

Good afternoon –

Attached please find the submittal on behalf of David and Joanne Orr. Please include these documents in the record for the Hustons' Commercial Event Permit Application referenced above.

Respectfully submitted,

TAMI MACLEOD
LYNCH MURPHY McLANE LLP
747 SW MILL VIEW WAY | BEND, OREGON 97702
DIRECT: 541.323.0174 | OFFICE: 541.383.5857 | FAX: 541.383.3968
tmacleod@lynchmurphy.com | www.lynchmurphy.com

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LYNCH MURPHY McLANE LLP

ATTORNEYS AT LAW

Tami MacLeod
tmacleod@lynchmurphy.com
541-383-5857 office line

January 10, 2024

VIA EMAIL ONLY

Crook County Planning Commission
Attn: Katie McDonald, Senior Planner
300 NE 3rd Street
Prineville, OR 97754

Subject: Applicant/Property Owner : **Gregory and Karen Huston**
File Number : **217-23-001215-PLNG**

Dear Commissioners and Planning Staff:

Our office represents David and Joanne Orr (Trustees of the David and Joanne Orr Trust), owners of real property located at 8892 NW Campbell Ranch Road, Prineville, Oregon (“Orr Property”). The Orrs’ home on the Orr Property is directly across from the entrance/exit to the event venue for the proposed commercial event permit (“Event Center”).

The Orrs have first hand experience with what it will mean if the above-referenced commercial event permit (“Permit”) is approved. The Applicants Gregory and Karen Huston, or their ranch manager Blair Parsons and his family, robustly operated a commercial wedding and event business at the Event Center during the 2022 summer harvest season, holding thirteen (13) commercial events between early May, 2022 and mid-September, 2022 (thirteen events over a nineteen-week period, or nearly 70% of the weekends). The Orrs can speak directly about the negative impacts not only to nearby farming and ranching, but also the negative impacts in general.

Included with this submittal is a Declaration of David Orr, with accompanying exhibits. Specifically for Mr. Orr’s Declaration, the exhibits are a map showing the proximity of the Orrs’ property and home to the entrance/exit to the Event Center, detailed logs of the thirteen events in 2022 including trail camera photographs of the vehicle traffic, and a map depicting Campbell Ranch Road.

Also as part of this submission are the following exhibits/documents:

- A. Documents form the Code Enforcement matter (Case No. 22-079) showing not only the event but also with evidence of the nature of the Event Center and activities;

- B. Information about identification of Golden Eagle nests on Fahlstrom property during 2006 partition application;
- C. Oregon Secretary of State search showing there is no licensed or registered business for the entity that operated the Event Center during 2022 (as shown in the evidence include in Exhibit A hereto and Exhibit B and C to *David Orr Declaration*); and
- D. Road maintenance agreement for Campbell Ranch Road after it departs from the railroad tracks, proposed as the ingress and egress for the Event Center.

A couple of other items the Orrs would like to mention:

1. The Orrs question who is actually receiving the income from the commercial events and Event Center. It is the Orrs understanding that it is Applicants' ranch manager Blair Parsons and/or his wife Tanya who are operating the event business,¹ so it raises the question whether the income from the Event Center is going to Applicants or the Parsons. If it is going to the Parsons, then the argument about the Event Center economically supporting the ranching activities on the Applicants' property fails. The Planning Commission should require Applicants to demonstrate that the income generated by the Event Center is actually supporting their ranching operations.
2. Speaking of the Applicants' ranching operations, during the public hearing, Gregory Huston testified that he has two ranching operations in Central Oregon, one on the subject property and one located in Deschutes County, Oregon. However, the only income and expense information submitted by Applicants in support of the Permit is a single page document from their CPA showing simply "farm" income and expenses (Exhibit U to Applicants' Narrative). There is no way to determine whether this "farm" income is from the Crook County property, the Deschutes County property, or both. The Planning Commission must have more detailed information before it to know whether the criteria of CCC 18.16.055 is satisfied.
3. Exhibit U to Applicants' Narrative also does not make sense. The gross income from events in 2021 and 2022 shown on this document seems inconsistent with what was happening in reality. The Orrs are aware of four

¹ Exhibit T to Applicants' Narrative/Burden of Proof is a sample of a contract used for the Event Center, for an event that was held May 2023. As indicated on Exhibit T, the contract is signed by Tanya Parsons, not Applicants.

events in 2021, one a charity fundraiser for which Applicants testified they did not charge a rental fee, two family/friend weddings and one potential commercial event. Yet gross income for 2021 is shown to be more than 2022, the year that there were thirteen (13) events, at least twelve (12) of which were “commercial” (see *David Orr’s Declaration* and Exhibits B and C thereto). And while it is certainly possible for each event to be priced differently, we know from Exhibit T to Applicants’ Narrative that for the type of events that were held in 2022 (3-days used) the rental fee was \$3,500. For argument’s sake, if each of the 2022 events charged this same amount, that is gross income of \$45,500 alone from the rental charge. Also of note, Applicant testified the ranching income in some years was \$30,000-\$40,000 (or a loss), so certainly income from the Event Center cannot be considered incidental or subordinate as required by County Code.

4. There has been discussion at the hearing and in the Applicants’ submittal that the Permit for which they are applying will be valid for themselves and their successors if they sell. This is expressly disallowed by the Crook County Code which provides that Agri-Tourism and Commercial Event Permits are “personal to the applicant” and cannot be transferred to a successor in interest to the property. CCC 18.16.055(3).
5. Some of the elements of the Permit are incompatible with farm use. For example, the entire parking area is designated on irrigated land. Applicants testified that this does not negatively impact farm and ranch operations because that area is used to graze cattle when not used for parking. However, the Orrs posit that (a) it is unlikely that the parking area for the Event Center would have cattle grazing and remnants of that activity on “off weekends” when events are not held during the summer and (b) therefore it is likely this is only for “off-season” times. Further, it simply seems incompatible to allow cars to park on irrigated feed land.
6. There has been inconsistent statements about how long the “events” last in reality. Testimony ranged from saying it was just “one day” to admitting that “an” event actually takes place over three days (which is consistent with what was done during 2022). One day for set up, the event day, then one day for break down. This is certainly more impactful than a single day “event.” The conflict between farm/ranch uses of the surrounding properties and the commercial events is amplified by the multi-day events (conflicts between event traffic for three days and farm/ranch traffic, moving equipment and bringing in third-party contractors for harvesting, and all during harvest season). Three days are 43% of each week, and with Applicants’ proposed 33

LYNCH MURPHY MCLANE LLP

ATTORNEYS AT LAW

week schedule (March – mid October), that is over half of the weeks during those months (55%).

7. The Orrs' farm use of their property is relevant to the Permit application. Applicants have asserted that the Orrs have no farm use on their property and testified that this conclusion was based on information from Applicants' ranch manager Blair Parsons and some ariel photos. Mr. Orr's Declaration refutes this statement and makes clear he does make farm/ranch use of the his property. Further, this farm/ranch use is negatively impacted by the Event Center – both in terms of disturbance of the area and traffic conflicts. Mr. Orr will pay more for contractor harvesting and those contractors and the Orrs will be inconvenienced by the Event Center.

Based on the evidence in the Record, the Orrs urge the Planning Commission to deny the Permit application.

Respectfully submitted,

/s/ Tami MacLeod
Tami MacLeod

11/10 sig

STAFF REPORT

EXHIBIT B

DATE: March 14, 2006

APPLICATION NO.: C-LP-555-06 (NF); C-CU-2296-06(NF);
C-CU-2297-06(NF)

APPLICANTS: John and Connie Fahlstrom
8899 NW Campbell Ranch Road
Prineville OR 97754

AGENT: Craig Kilpatrick
13790 NW O'Neil Highway
Redmond OR 97756

PROPERTY LOCATION: 8899 NW Campbell Ranch Road (T 14 S R 15 EWM
(Sec 17, 18) TL 400). (Staff Exhibit 1).

PROPOSAL: A partitioning to divide a 386.67 acre farm parcel to
create a 372.67 acre farm parcel (Parcel 1), and two 7.0 acre
nonfarm parcels (Parcels 2 and 3); and conditional use approval
for a nonfarm residence on each nonfarm parcel in an Exclusive
Farm Use EFU-3. (Staff Exhibit 2, 3)

APPLICATION DATE: January 30, 2006

DEEMED COMPLETE: February 7, 2006

50-DAY REVIEW PERIOD ENDS: July 7, 2006

PUBLIC NOTICE: February 13, 2006

PROPERTY OWNER NOTICE: February 13, 2006

STAFF SITE VISIT: March 6, 2006

HEARING DATE: March 8, 2006, March 22, 2006

BACKGROUND

PREVIOUS LAND DIVISIONS: The subject property constitutes a
separate parcel from the neighboring parcel described as T 14 S R
15 EWM (Sec 17) TL 600 and 601, and Sec 20 TL 600.

An interim zoning ordinance for Crook County was adopted on
April 7, 1971. It was replaced by Crook County Zoning Ordinance
No. 5, adopted during June 1973, and Land Development Ordinance
No. 6, adopted during December 1973.

#6

2/14/06
Fahlstrom

C-LP-555-06 (NF); C-CU-2296-06 (NF); C-CU-2297-06 (NF)

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Published soils data for proposed Parcels 2 and 3
(Staff Exhibit 10):

(1) Lookout very stony loam, Class 7s-1 if non-irrigated.

IRRIGATION: Proposed Parcel 1 has 31.8 acres of irrigation water located on the central lobe of the property. The remainder of Parcel 1 is dry. Parcels 2 and 3 are not irrigated and have no water rights.

TOPOGRAPHY: The proposed farm parcel consists of some level land in the southeastern part of the central lobe of the parcel, where the irrigated land and the existing residence are located. The rest of the farm parcel consists of hilly dryland with some steep slopes, and rimrocks.

Both proposed nonfarm parcels are located on a hillside bench which slopes upward from east to west, in the northeastern corner of the eastern lobe of the property. Steep rimrocks border the bench a short distance to the south, west, and north of the proposed nonfarm parcels, and severely limit access from the nonfarm parcels to the rest of the eastern lobe of the property.

A steep hillside borders the bench and the nonfarm parcels on adjacent properties to the east of the eastern lobe. The hillside descends to level farmlands which stretch away to the east, north, and south.

FLOOD ZONE: The proposed homesites are in Flood Zone X, outside the 500 year flood zone.

WETLAND: The proposed homesites are not in a designated wetland area.

WILDLIFE: The Oregon Department of Fish and Wildlife indicates that the proposed farm parcel (Parcel 1) is within 0.25 mile of three golden eagle nests. However, the proposed nonfarm parcels (Parcels 2 and 3) and nonfarm residences are outside the 0.25 mile radius of the nests. ODFW indicates that the applicants have followed the agency's recommendations for mitigating adverse impact on the nests, and that the agency has no objection to the proposal. (Staff Exhibit 11)

Planning staff observed several golden eagles on and near the property.

#6

Planning staff observed several golden eagles on and near the property.

FIRE: Prineville Fire and Rescue provides fire protection to the property.

Prineville Fire and Rescue recommends that all roads providing access to the property, including Spring Creek Road, be constructed or improved to county road standards.

Planning staff observed that the proposed nonfarm parcels are covered by an unusually dense growth of sagebrush and bitterbrush, with scattered junipers and some bunch grass, which constitutes a potential wildfire hazard.

UTILITIES: Electricity and telephone service are available to the proposed parcels from lines on Campbell Ranch Road and Spring Creek Road.

WATER: Water is provided to the existing primary farm residence on proposed Parcel 1 by an existing well on the parcel. Water is to be provided to the proposed residences on Parcels 2 and 3 by a shared well on Parcel 3, to be located adjacent to the boundary with Parcel 2.

SEPTIC: The existing primary farm residence on Parcel 1 is served by an existing septic system. The proposed residences on Parcels 2 and 3 are to be served by individual septic system. Soil evaluations have been conducted and approvals granted for both nonfarm parcels.

VEGETATION: Except for the area under irrigation, all of the proposed parcels are covered by junipers, sagebrush, bitterbrush, and some bunch grass.

Planning staff observed that this vegetation forms an unusually dense growth on both proposed nonfarm parcels, indicating that they have not been grazed or put to other use in the recent past.

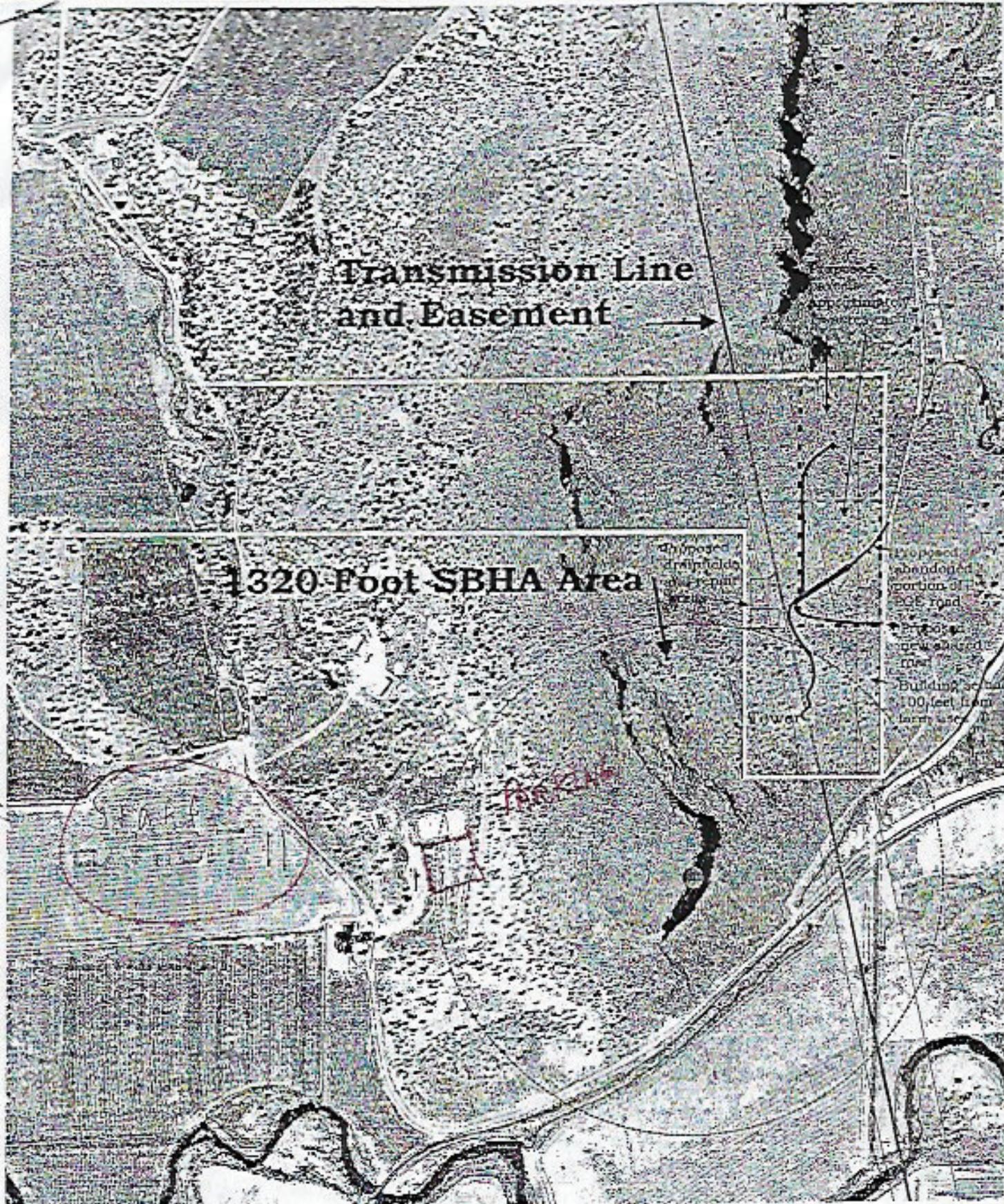
HERBACEOUS FORAGE REPORT: An herbaceous forage report is not required for the present application, in accordance with CCC 18.24.120.

#6

A3

2/17/06 Staff Report

405 Error Signed
off on welllogs



#6

CODE ENFORCEMENT DOCUMENTS

Case No. 22-079

Gregory and Karen Huston

1. Preliminary Compliance Report with Exhibits
 - a. Ponderosa Ranch Events wedding and event website and advertisement (notable statements: guests may hire caterer or prepare own food on site on provided BBQs, photos showing entrance/exit into Orrs home, venue available day of event/day before event and half day day after)
2. June 30, 2022: letter from Crook County Code Enforcement to Hustons and their attorney Lisa Andrach
3. August 4, 2022: letter from Orrs to Crook County Code Enforcement explaining there is no conditional use permit for activities of Ponderosa Ranch Events, including Ponderosa Ranch Events Facebook post about bookings for the 2023 “wedding season.”
4. September 1, 2022: Crook County Code Enforcement Notice of Violation to Gregory Huston
5. Summary Report of Ponderosa Weddings and Events May – October 2022 (provided by Orrs to Crook County on December 14, 2022)



Preliminary Compliance Report

Crook County Building Department
 300 NE 3rd Street - Rm 12, Prineville, OR 97754
 (541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
 Gregory and Karen Huston

Is this a rental property? Yes No If yes, please list renter's name (if you know):
 Ranch Managers are Tanya and Blair Parsons

Address of Violation:
 8804 NW Campbell Ranch Road; Prineville, OR (flyers list address as 8790 NW Campbell Ranch Road - flyer attached)

Tax Map #: 14150000-00600-15821 Subdivision: Lot:

Directions to the site: NW Campbell Ranch Road is accessed from Elliott Road (which is accessed from Highway 26)

ALLEGED VIOLATOR

Last Name: Huston First Name: Gregory and Karen Middle Name: (or Ponderosa Ranch Events - www.ponderosaranchevents.com)

Address:
 527 NW Elm Avenue Suite 3

City: Redmond State: OR ZIP: 97756 Phone:

DESCRIPTION OF ALLEGED VIOLATION

Code	Type
	<i>(check all that apply)</i>
Crook County Code Title 15 Chapter 15.04	<input checked="" type="checkbox"/> No Permit <input type="checkbox"/> New Construction <input type="checkbox"/> Remodel <input type="checkbox"/> Roof failure <input type="checkbox"/> Building <input type="checkbox"/> Plumbing <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input type="checkbox"/> Fire, Life, Safety issues with Residence <input type="checkbox"/> Foundation failure <input type="checkbox"/> Discharge of sewage on top of ground <input type="checkbox"/> Faulty electrical wiring
Crook County Code Title 08 Chapter 8.08	<input type="checkbox"/> Accumulation of useless or discarded materials <input type="checkbox"/> Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property <input type="checkbox"/> Discharge of sewage on top of ground
Crook County Code Title 18	<input type="checkbox"/> Person or persons residing in RV <input type="checkbox"/> Failure to remove Medical Hardship or Temporary Use Residence <input type="checkbox"/> Operating a Business in Residential Zone without Conditional Use Permit <input type="checkbox"/> Residence on property without planning approval. <input checked="" type="checkbox"/> Violation of Conditional Use Permit <input type="checkbox"/> Two (2) or more dwellings on property. <small>Any rights under 1992 CUP no longer exist due to non-use; there is no land use approval for this particular use</small>
Other	Enter authority by statute or rule number and description of violation. <input checked="" type="checkbox"/> This property does not have a land use permit for an event venue, including weddings and fundraisers <input type="checkbox"/> The uses occurring are commercial <input type="checkbox"/> The uses are not consistent with the County's definition of a "private park" (18.08.160 "P")

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: (be specific)

The property owners and/or operators of Ponderosa Ranch Events began operating a large scale wedding and event venue on the property the Summer of 2021. Beginning in early May 2022 (see attached flyer and Facebook post), weddings and events resumed and the Orrs believe events are scheduled for nearly every weekend this summer. Events are attended by hundreds of people, continue for days including set up and break down, and events continue until well after midnight. All attendees arrive by car travel on NW Campbell Ranch Road and food might be being prepared on site as well (this option is advertised on the website, copies of pages are attached). The Orrs believe events largely occur in the "pavilion" and it is unknown if the pavilion has been permitted, inspected or approved (and there is concern regarding the use of hay bales near places with candles/fires). Attached are printouts from the website from which this venue is advertised. There is no land use permit for these activities. The 1992 conditional use permit no longer applies to this property due to non-use.

Unable to locate any business registry for "Ponderosa Ranch Events" so it may not be authorized to do business in Oregon and does it have insurance.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Traffic, noise, uses unrelated to farm use or farm products, the Orrs personal property (fence) has been hit and damaged by an event attendee, dust and concern about fire hazard. The Orrs have multiple photographs taken from their property both when events are occurring and when they are not (to show comparison on items such as traffic). This is believed to be a commercial activity unrelated to farm use or farm products.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.
 Yes No Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? Yes No Particularly traffic

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? Yes No

☆ Is the violation property a neighboring property? Yes No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
 Yes No If not, why?:

☆ Will you the complainant, testify in court should the need arise? Yes No The Orrs can provide additional documentation of violation

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT. ____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Orr		First Name: David and Joanne (David and Joanne Orr Trust)		Middle initial:
Title (if agency): c/o Tami MacLeod; Lynch, Murphy McLane LLP; (tmacleod@lynchmurphy.com)		Jurisdiction:		
Address: (a) 8892 NW Campbell Ranch Road (Orrs)		(b) 1000 SW Disk Drive (Ms. MacLeod)		
City: (a) Prineville (b) Bend	State: OR	ZIP: (a) 97754 (b) 97702	Phone: (a) 541-416-2446 (b) 541-383-5857	
Signature: <i>Tami MacLeod, Attorney for Orrs</i> <i>auth attached</i>			Date Signed: 6/13/2022	

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

AUTHORIZATION FORM

LET IT BE KNOWN that LYNCH MURPHY McLANE, LLP has been retained to act as my authorized agent to perform all acts related to my real property noted below, including filing a code enforcement complaint and communicating with Crook County, and filing applications and/or other required documents relative to the property:

Physical address of property: 8892 NW Campbell Ranch Road, Prineville, OR 97754 and described in the record of Crook County, Oregon as:

14152000-00300-552

PROPERTY OWNER: David A. Orr and Joanne Orr (David and Joanne Orr Trust)

Signature: David A. Orr Date: 6/1/2022

Print Name: David A. Orr

Mailing Address: 8892 NW Campbell Ranch Road

City: Prineville State: OR Zip: 97754-8118

Home Phone: (541) 416-2446 Cell Phone: () _____

Email: jodink541@sbcglobal.net

X Individual(s)

AGENT: Tami MacLeod, Lynch Murphy McLane, LLP

Signature: _____ Date: _____

Print Name: Tami MacLeod, Lynch Murphy McLane, LLP

Mailing address: 1000 SW Disk Drive

City: Bend State: OR Zip: 97702

Phone: (541) 383-5857 Cell: () _____

Email: tmacleod@lynchmurphy.com



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WEDDINGS & EVENTS

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AN AUTHENTIC RANCH VENUE



Limitless Options

Most unique and authentic ranch venue in Central Oregon

Make your event special



Ponderosa Ranch Events is such a versatile ranch venue experience!



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Rustic Ranch Weddings and Events

The Ponderosa is the perfect venue for someone looking for a unique rustic ranch wedding or event. We work with you to make your special occasion one that you will never forget. From the beautiful panoramic view, to the fire pits, horseshoe pits, dance floor, bar area, and rustic She Shed for a private changing area, you will have everything you need to enjoy your special day. Guests may hire a caterer or enjoy putting on their own good ol' fashioned BBQ. You will have the freedom to make your day just how you imagined.

Weddings



Receptions



Celebrations



Weddings

If your dream is an outdoor ranch style wedding then this is the place for you! With 900 acres and a wide variety of ceremony locations and photo opportunities you will be able to customize your day to make it totally unique.

Receptions

The Ponderosa offers a large covered pavilion that is perfect for receptions and celebrations. Dine, then dance the night away while having the opportunity to warm up and enjoy the ambiance of two large fire pits.

Parties & Celebrations

The Ponderosa is the perfect venue for company retreats, celebrations or family reunions. Guests will enjoy the fire pits, horseshoe pits, dance floor and use of our barbeque or feel free to bring your own.



Recommended Vendors

We proudly work with the top professionals in the industry. We have worked with these teams extensively and they share our commitment to excellence.

Event Planner

Firefly Events

Event planning, design and production.

Prineville, OR
sheena@choosefirefly.com

Bartending Service

Rollin' Spirits Co.

Bartending service with a country charm.

Prineville, OR
rollinspiritsco@gmail.com
Tel: (541) 279-3883

Shut Up N' Drink

Fun and edgy bartending service.

Prineville, OR
shutupndrink@gmail.com
Tel: (541) 771-5558

Spitfire Mobile

Mobile bar service.

spitfiremobile97759@gmail.com

Floral & Decor

The Posie Shoppe

Local floral shop.

127 Northwest 3rd Street
Prineville, OR 97754
info@centraloregonweddingflowers.com
Tel: (541) 447-4397

Le Petit Flower Shop

Local floral shop

lepetitflowershop@gmail.com
Tel: (530) 383-2667

Food Service

B's Teriyaki

Family owned & operated food trailer.

Prineville, OR
Tel: (509) 989-7799

Photography

Olive and Blu

Unique and personal photographs for your special day!

Prineville, OR
reneetooley@gmail.com
Tel: (541) 350-6222

Steffany Cooley

Steffany Cooley
Photography

Prineville, OR
steffany_cooley@msn.com
Tel: (541) 815-1136

Ochoco Imagery

Prineville, OR
ochocoimagery@gmail.com

Custom Wedding Albums

Flourish Book Co.

A beautiful way to tell the story of your wedding day! Local and handmade leather bound albums.

Prineville, OR



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All Natural Beef

Are you looking to serve delicious, tender, natural beef at your next event? Book your event and contact us for affordable options to serve your guests our ranch raised natural beef!

Looking for half or whole beef cut and wrapped to your specifications? We can meet your needs!



The Ponderosa Ranch is comprised of 900 acres of prime grazing ground on the banks of the Crooked River. This lends itself to the perfect conditions to raise our all natural beef.

Our cattle never receive antibiotics, hormones and they are finished longer than other producers offer.

The beef, in turn, is tender, juicy and USDA inspected.

Gallery





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The Ranch

The Ponderosa Ranch is made up of 900 acres located on the Crooked River in the heart of Central Oregon. It is a self sustaining working cattle ranch, raising all natural beef, directly off the land itself. Not only will you enjoy views of the snow capped Cascade Mountains, unique rimrock ridges, and lush green fields but you will also experience the history of the ranch with the rustic barns on the property that make for endless photo opportunities.

Let us help you with your special day whether it be the start of your lives together in a special wedding/reception or a company retreat!



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FAQ

- Venue is available 8 am - 5 pm the day before event to set up and 8 am - 12 pm (noon) the day after event for clean up/un-decorating.
- Traeger and BBQ are available for client use
- Private She Shed changing area.
- Barns available to use for photos.
- Client has many options for ceremony locations.
- Client will be responsible for obtaining event liability insurance.
- Licensed/insured bartender required if alcohol will be served.





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Contact

The Ponderosa
Prineville, OR 97754
Tel: 541-233-6069
ponderosaranchevents@gmail.com



Secure your date now!

Type your message here...

Submit

Hometown Country



Throw Down



A Rip-N-Lips Invitational Event

Supporting the Wildland Firefighter Foundation

Family friendly event with music, food, beverages and fun!

May 7, 2022 @ The Ponderosa Ranch

8790 NW Campbell Ranch Rd. Prineville, OR 97754

Redneck Cornhole Tournament: bags fly at 1300

Three bands to keep you entertained:

The Moss Brothers from 1300-1500

Kristi Kinsey & The Whiskey Bandits from 1500-1700

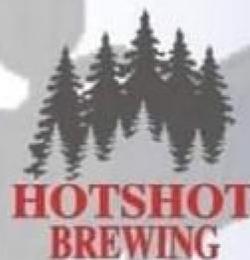
Sleepless Truckers from 1700-1800 and 1900-2000

Live auction at 1800 with swag and raffle ticket sales all day

Beverages by: SHUT UP N' DRINK

Food trucks on site as well!

Visit our [website](#) for more info about Rip-N-Lips Invitational, the [Wildland Firefighter Foundation](#), and for the Redneck Cornhole Tournament entry form and rules.





Ponderosa Ranch Events

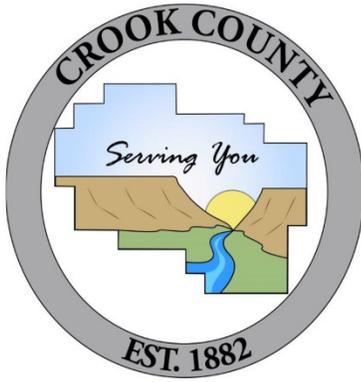
May 3 · 🌐



We are excited for wedding season to kick off in a week!!!!



9



CODE ENFORCEMENT

**300 NE 3rd Street, RM. 12
Prineville, OR 97754
(541) 447-3211**

COMPLAINT NOTICE

June 30, 2022
Case #: 22-079
Map#: 14150000 Lot#: 600

C/O: Lisa Andrach
Fitch & Neary P.C.
210 SW 5th St., Ste. #2
Redmond, OR 97756

ATTN: Gregory & Karen Huston
527 NW Elm Avenue, Suite 3
Redmond, OR 97756

RE: A formal complaint has been received regarding The Ponderosa Weddings & Events Venue located at: 8804 NW Campbell Ranch Road, Prineville, OR 97754

You are alleged to be in violation of the following:

Crook County Code, Title 18, Chapter 18.40:

- Operating a Business without a Conditional Use Permit

Complainants specifically allege that:

- Large scale wedding events began operating on the property last year and those events resumed in May of this year.
- The events are attended by 100s of people, continue for days (including set up and break down), and events last past midnight.
- Attendees arrive via NW Campbell Road and food might be prepared on site.
- It is unknown whether the pavilion is permitted.
- There is no land use permit for these activities and the 1992 land use permit no longer applies due to nonuse.

Depending on the findings of the County's investigation, the County may elect to send a Notice of Violation and schedule a hearing.

Our code compliance and planning staff would be happy to meet with you to discuss the use of your property and what is permitted under the 1992 CUP and provide any clarification you may need as you decide on how you wish to proceed.

Sincerely,

Louis Seals

Compliance Officer

louis.seals@co.crook.or.us

Cell: 541-903-2081

CROOK COUNTY COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement • Addressing • On-Site Septic

August 4, 2022

VIA EMAIL ONLY

louis.seals@co.crook.or.us

Louis Seals
Compliance Officer
Crook County Community Development
300 NE 3rd Street, Room 12
Prineville, OR 97754

**Subject: Code Enforcement Case No. 22-079
Ponderosa Ranch Events**

Dear Louis:

Thank you for your letter of August 1, 2022, to me and Ms. Andrach, on behalf of our respective clients. I have reviewed it with my clients David and Joanne Orr.

While I agree that mediation is often an effective dispute resolution tool, we unfortunately do not see how it could lead to a resolution of the Orrs' code enforcement complaint here.

Fundamentally, there is no land use permit for the wedding and event activities on the Hustons' property. The 1992 conditional use permit allows a private park,¹ and under the County's own definition of a "private park," there is no plausible position that the current activities meet that definition.² Further, as I review the County's zoning ordinances, I do not see any permitted use (outright or conditional) that covers the extremely large and loud wedding events that are happening.

¹ If the 1992 CUP even remotely covers these events, under Oregon law, that permit is no longer valid or applicable to the subject property due to lengthy non-use.

² "Private park" means land that is used for low impact casual recreational uses such as picnicking, boating, fishing, swimming, camping, and hiking or nature-oriented recreational uses such as viewing and studying nature and wildlife habitat, and may include play areas and accessory facilities that support the activities listed above, but does not include tracks for motorized vehicles or areas for target practice or the discharge of firearms. Crook County Code 18.08.160 P Definitions. Clearly the activities of Ponderosa Ranch Events is not "low impact," "casual," or "recreational."

The Orrs filed their complaint close to two (2) months ago, and we are concerned that there will be no enforcement action prior to the end of “wedding season.” Additionally, Ponderosa Ranch Events is already encouraging bookings for next year, despite the pending code enforcement complaint. Please see the attached printout from Ponderosa’s Facebook account from just a few days ago.

At this point, the only option we really see in terms of next steps, is to move to a citation. To our knowledge, the Hustons have not responded at all to your notice of code violation from over a month ago. It certainly feels as there is strong motivation to simply stall this out as long as possible so that booked events do not need to be cancelled. I can understand that cancellation would cause couples distress, but the ongoing activities are also very distressing to the Orrs.

We look forward to the County taking the next steps in enforcement. If you have any questions or wish to discuss, please do not hesitate to contact me.

Respectfully submitted,

/s/ Tami MacLeod

Tami MacLeod

Attachment

cc: David and Joanne Orr (via email only, w/attachment)
Lisa Andrach (via email only, w/attachment)



Ponderosa Ranch Events

July 25 at 4:06 PM · 🌐



We LOVE wedding season! Already filling up for next summer 🥳 **Congratulations** to Mr. and Mrs. Watson!



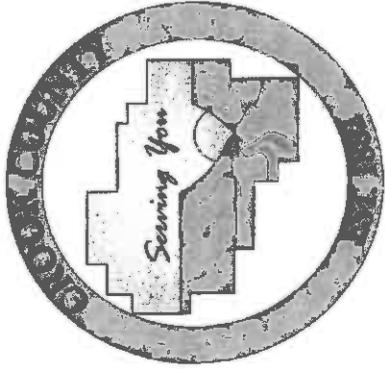
👍❤️ 18

1 Share

👍 Like

💬 Comment

➦ Share



CODE ENFORCEMENT
300 NE 3rd Street, RM. 12
Prineville, OR 97754
(541) 447-3211

Notice #: 090122A

Case #: 22-079

NOTICE OF VIOLATION AND PROPOSED CIVIL PENALTY

Before the Hearings Officer of Crook County

Type of Service: Personal Service Date Delivered: _____
 Service by Mail Date Mailed: 9-1-2022
 Service by Email Date Emailed: 9-1-2022
 Posting Date Posted: _____

Subject Name & Address
Name: Hustor, Gregory DOB: N/A M/F ID #: 15820
Last First M.I.

Mailing Address: 527 NW Elm Ave., Suite #3 Phone #: 541-604-4075
City, State, Zip: Redmond, OR 97756

Date Violation(s) Occurred: From: Jan 18, 2022 To: Present Continuing Violation Y / N

The person cited committed, or allowed to be committed, the violation(s) of law described below, at the following address:

Address of violation(s): 8204 NW Campbell Ranch Rd, City, State, Zip: Prineville, OR 97754
Property Description: Township 14 Range 15 Section 00/00 Tax Lot(s) 00600

Law(s) Violated:
 CCC Title 15, Chapter 15.04, No Permit(s)
 CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
 CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
 CCC Title 18, Chapter 18.40, Operating a Business without a Conditional Use Permit
 CCC Title 18, Chapter 18.132 Residing in an RV on Private Property (used as a dwelling)
 Other; CCC Title 18, Chapter 16 specify: Wedding Venue & Event Center is Not A Permitted Use.

Description of violation(s)
1. EFV-Z Zone Does not Allow A Wedding Venue/Event Center As An Out-Right Permitted Use.

2. _____ Maximum Civil Penalty: \$ 500 Per Day
3. _____ Maximum Civil Penalty: \$ _____
_____ Maximum Civil Penalty: \$ _____

I hereby certify, under penalties provided by ORS 153.990, that I have reasonable grounds to believe that the above person committed or allowed to be committed the above-described offense(s).

Notice issued by: Louis Soria Date: 9-1-2022

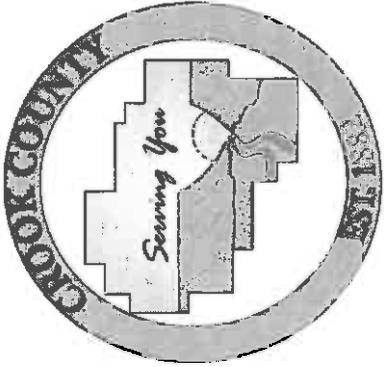
Printed name: Louis Soria Title: Compliance Officer
YOU HAVE THE RIGHT TO A HEARING

YOUR HEARING APPEARANCE DATE, TIME AND LOCATION		
Date: <u>11 / 16 / 22</u>	<u>1:30</u>	AM PM
Location: Annex Building 320 NE Court Street Prineville, OR 97754		

*For each Continuing Violation, a civil penalty - up to the Maximum Civil Penalty identified above - may be imposed for each day beyond the "Date Violation(s) Occurred" that the violation continues to exist.

CROOK COUNTY COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement • Addressing • On-Site Service



CODE ENFORCEMENT
300 NE 3rd Street, RM. 12
Prineville, OR 97754
(541) 447-3211

Notice #: 0901220
Case #: 22-079

NOTICE OF VIOLATION AND PROPOSED CIVIL PENALTY
Before the Hearings Officer of Crook County

Type of Service: Personal Service Date Delivered: _____
 Service by Mail Date Mailed: 9-1-2022
 Service by Email Date Emailed: 9-1-2022
 Posting Date Posted: _____

Subject Name & Address _____
Name: Huston, Karen DOB: NA M# ID #: 15820

City, State, Zip: Prineville, OR 97754 Phone #: 541-604-4075
Mailing Address: 527 NW Elm Ave., Suite #3
City, State, Zip: Prineville, OR 97754 Phone #: 541-604-4075
Date Violation(s) Occurred: From: Jan 18 2022 To: Present Continuing Violation: Y / N

The person cited committed, or allowed to be committed, the violation(s) of law described below, at the following address:

Address of violation(s): 8004 NW Campbell Ranch Rd City, State, Zip: Prineville, OR 97754
Property Description: Township 14 Range 15 Section 00/00 Tax Lot(s) 00600

Law(s) Violated:
 CCC Title 15, Chapter 15.04, No Permit(s)
 CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
 CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
 CCC Title 18, Chapter 18.40, Operating a Business without a Conditional Use Permit
 CCC Title 18, Chapter 18.132 Residing in an RV on Private Property (used as a dwelling)
 Other; CCC Title 18, Chapter 16 specify: Wedding Venue & Event Center is Not A Permitted Use.

Description of violation(s)
1. EFU-Z Zone Does not Allow a Wedding Venue/Event Center As An Out-Right Permitted Use.

2. _____ Maximum Civil Penalty: \$ 500 Per Day
3. _____ Maximum Civil Penalty: \$ _____
_____ Maximum Civil Penalty: \$ _____

I hereby certify, under penalties provided by ORS 153.990, that I have reasonable grounds to believe that the above person committed or allowed to be committed the above-described offense(s).

Notice issued by: Louis Sealy Date: 9-1-2022
Printed name: Louis Sealy Title: Compliance Officer
YOU HAVE THE RIGHT TO A HEARING

YOUR HEARING APPEARANCE DATE, TIME AND LOCATION	
Date: <u>11 / 16 / 22</u>	<u>1:30</u> <small>AM PM</small>
Location: Annex Building 320 NE Court Street Prineville, OR 97754	

*For each Continuing Violation, a civil penalty - up to the Maximum Civil Penalty identified above - may be imposed for each day beyond the "Date Violation(s) Occurred" that the violation continues to exist.

CROOK COUNTY COMMUNITY DEVELOPMENT

INSTRUCTIONS: Please read this page carefully!

You have been issued a Notice of Violation and Proposed Civil Penalty because of the violation(s) of law stated on the front of this form. Resolution of the violation will proceed under the procedures set forth in CCC 8.16.070-240, a copy of which is included with this notice. You MUST exercise ONE of the following three Appearance Options. If you fail to exercise one of these three options (or request to reschedule the hearing) within the time specified, you will waive your right to contest the Notice of Violation and the Hearing Officer will issue an Order (a) holding you responsible for the violation(s), (b) requiring you to pay the Maximum Civil Penalty shown on the Notice of Violation and Proposed Civil Penalty for each violation, (c) requiring you to immediately cure the violation(s), and (d) containing such other terms and conditions as the Hearings Officer chooses to impose.

Appearance Options:

- 1. Enter a plea of "guilty" by written appearance.** Individuals may sign the Statement of Understanding below and mail this form, together with a check or money order payable to Crook County, to the Remittance address below. Your plea must be received by Crook County at least 7 business days prior to the hearing.
Note: You may be subject to additional civil penalties, court actions, or other legal remedies if the violation(s) which are the subject of this notice are not also corrected.
- 2. Personally, appear at the hearing.** If you choose this option, you must personally appear on the date and at the time scheduled for the hearing and enter a plea. If you plead "not guilty" when you appear, you should be prepared to present your case to the Hearings Officer at that time. This means that when you appear, you will need to have with you any evidence you want the Hearings Officer to consider and any witnesses you want to have testify. If you choose, you may retain a private attorney to represent you at the hearing. Even if represented by an attorney, your presence is still required at the hearing.
- 3. Enter a plea of not guilty by written statement in lieu of appearance.** As an alternative to personally appearing, individuals may submit a written statement in lieu of appearance. This statement must be signed and forwarded to Crook County at the correspondence address below. Written statements must be received by the County a least 7 business days prior to the hearing. Please include a copy of this notice with your statement. Under this option, a hearing will be held at which the County will present evidence and the Hearings Officer will consider your written statement in lieu of your live testimony.

Default Warning: If you fail to exercise one of the three Appearance Options identified above, the Hearings Officer can and will impose judgment against you. Judgment will include imposition of the Maximum Civil Penalty and an order requiring you to immediately correct the violation(s).

Failure of Compliance Warning: Failure to pay a civil penalty imposed by a Hearings Officer or correct a violation after having been ordered or required to do so is a separate violation and is subject to additional civil penalties, court actions, liens, garnishments, interest charges and other involuntary collection remedies.

ORDERS AND DECISIONS OF THE HEARINGS OFFICER WILL BE MAILED TO YOU WITHIN FOURTEEN (14) DAYS OF THEIR ISSUANCE.

HOW TO REQUEST RESCHEDULING OF HEARING: Requests to reschedule a hearing must be made in accordance with CCC 18.16.130-35, in writing and delivered to Craghead Law LLC, PO Box 5833, Bend, OR 97708, with a copy served to the County at the Correspondence Address below. Please attach a copy of the Notice of Violation (the other side of this form) with your request, with the reasons for the request and the County's position on the request. You will be contacted to reschedule your hearing and subsequently notified by mail in confirmation.

Signature: _____ Date: _____

STATEMENT OF UNDERSTANDING
I, the undersigned, do hereby acknowledge that I understand the following:

- I have read and understand the Notice of Violation and Proposed Civil Penalty and the above instructions.
- My payment of the fine is an admission of the existence of the violation alleged in this notice.
- My payment of the fine amount and the \$250 administrative fee for the hearing does not relieve me of my responsibility to correct the violation, and to comply with all applicable laws.
- Additional notices of violation may be issued if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____
Address: _____ City, State, Zip: _____

Remittance Address: Crook County Treasurer
200 NE 2nd Street, Prineville, OR 97754

Correspondence Address: Crook County Community Development Department
300 NE 3rd Street, Rm 12, Prineville, OR 97754
Phone: 541-447-3211

If you have questions about the violation(s) identified on the front of this form, contact Crook County Code Enforcement at: 541-447-3211 (Ext # 244)

CROOK COUNTY COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement • Addressing • On-Site Septic

REPORT FOR PONDEROSA WEDDINGS AND EVENTS SUMMARY OF 2022 EVENTS MAY - OCTOBER

The Ponderosa Weddings and Events (“Ponderosa”) is a commercial ranch-style event venue that is marketed on its website as a location conducive to occasions such as weddings, company retreats, and family reunions. The Ponderosa is on private property owned by Gregory and Karen Huston, located at 8804 NW Campbell Ranch Road in Prineville, Oregon. The property is zoned Exclusive Farm Use. The Hustons¹ began operating large scale weddings and events the Summer of 2021. Events are attended by hundreds of people, continue well into the evenings, and at times last for days.

David and Joanne Orr live on NW Campbell Road (“the Road”). This Road is the only way to access the Ponderosa venue, and to the best of the Orrs’ knowledge, it is a private Road. After a particularly sizeable and intrusive wedding event in 2021, the Orrs contacted Crook County to inquire as to the permits Ponderosa had obtained for its business; there were none. The County suggested the Orrs keep a log of the 2022 events and take pictures of the same. This document is a summary of that event log and the various non-farm uses of the Ponderosa property in 2022.

Private events not open to the public

From May to October of 2022, Ponderosa hosted thirteen events, most of which were private weddings. To the best of our knowledge, the only event open to the public was the Rip-N-Lips Invitational on May 7, 2022, a fishing tournament and charity auction event that benefited the Wildland Firefighter Foundation. The Invitational featured three live bands, a live auction, beverages, and food trucks. There were over 400 vehicle trips that utilized the Road in relation to this event from May 3, 2022 to May 11, 2022.² In comparison, on non-event weekends, vehicle trips are 40-45. Due to the size and nature of the Invitational, set up and take down took approximately one week.

Size of events and privacy concerns

Attendance to the private events ranged from 156 vehicles to 530 vehicles, although please note footnote 1 with regard to actual individuals present at each event. The average attendance of the private events was 284.4 vehicles per event. After the first three weekends, at least 1000 vehicles had used the Road. Because each vehicle must drive on the Road to get to the venue, and the Road passes residential homes such as the Orrs, lack of privacy has become a

¹ It is not known whether it is the Hustons themselves operating Ponderosa or whether it is a business venture of their ranch caretakers. Ponderosa is not registered with the Oregon Secretary of State and Ponderosa’s website (www.ponderosaranchevents.com) and Facebook page do not identify the individual(s) operating the wedding and event venue. Regardless, the Hustons are the property owner and are either conducting the business themselves or expressly permitting it.

² Though we have access to the number of cars that pass along the road, we do not have an accurate estimate of the people present at the event. However, since there are most likely more than one person in each car, one can properly presume that there are more people than cars in attendance at these events.

serious issue for the occupants of these homes. Constant traffic before, during, and after these events has become a significant intrusion upon what was once an isolated and remote area.

Camping

There were at least five instances of overnight camping during 2022. During the May 15, 2022 wedding event, a total of 11 RVs attended, 10 of which camped overnight on the property. On the July 28, 2022 event, there were campers who began BBQing on the property at around 9:00 a.m. the day following the event.

Food trucks and food preparation

There were at least two events that utilized food trucks, and there was one event where the attendees BBQed on the property. The Ponderosa website lists a food trailer as a recommended food service vendor for events. The website also recommends three different bartending services, including one mobile bar service.

Speed and alcohol consumption on Road

Like the Invitational event, most of the other events required 2 days to set up and 2 days to take down, which substantially increased traffic on the Road for up to five days total for each event. The high speed of the traffic on the Road was frequently unsafe and too fast for the condition and nature of the Road. On May 13, 2022, a pickup truck pulling an RV on the Road crashed into the Orr's fence. There were three broken posts, rail damage, and non-climb wire damage due to the accident.

Additionally, since many of the events had alcohol trucks present, it was a concern that some departing guests were driving while under the influence of alcohol. This concern was amplified due to the recklessness and speed of some of the drivers leaving events late at night.

Loud music and traffic

Live music and/or loud music was a significant issue at nearly every event. Because many events ended between 10 p.m. and 11 p.m., the music continued until a similarly late hour. Additionally, traffic on the Road continued until very late in the evening. There were regularly vehicles driving on the Road after 10 p.m. When it was dark outside, vehicle headlights from the traffic invaded the residential properties. During daylight, the traffic was also extremely noisy and disruptive. Further, being a gravel road, the noise generated from the approximately 400 vehicle trips is significant and disruptive. As stated above, nearly all events required multiple days for set up and take down, meaning that the Road would remain in heavy use for days before and after the event itself.

Watering Down of the Road

Because of the increased use of the Road, dust was a constant problem for the properties near to it. In five months, Ponderosa watered the Road a total of five times. The Orrs watered the Road on their own time and with their own equipment due to the amount of dust that the increase in traffic had created. Moreover, the condition of the Road has deteriorated due to the

high traffic level. The Ponderosa did work on their driveway, but the work knocked down the washboards that had been made in the Road and created bare dirt that ended up making the area even dustier than before.

Conclusion

It is clear from this summary report that the Hustons (or their agents) are operating a commercial business without land use approval. The conditional use permit from 1992 has long-since expired due to non-use,³ and there is no other permitted use that Ponderosa can claim under the Crook County Code. It is also clear that the Orrs have experienced a substantial diminution of enjoyment from their property due to the Hustons' improper activities.

³ Any rights permitted under the 1992 CUP were lost long ago due to discontinuance of the approved use approximately in the mid to late 1990s. Consistent with *Fountain Village Development Co. v. Multnomah County*, LUBA No. 2000-051, 39 Or LUBA 207 (2000) *rev'd on other grounds* 176 Or App 213 (2001), it is appropriate for the County to apply its code provisions governing discontinuance of a nonconforming use to determine whether rights permitted under a CUP are lost based on abandonment or discontinued use. Under Crook County Code 18.156.010(2), the period relevant for discontinuance of a nonconforming use is one year.



Business Name Search

Business Entity Names returned for:

Name: ponderosa ranch events

Using: Exact Words in Any Word Order

For Active and Inactive businesses.

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

01-10-2024
13:30

Record No	Entity Type	Entity Status	Registry Number	Name Status	Name	Assoc Search
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Your search returned no business entity names.

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Business Name Search

Business Entity Names returned for:
 Name: THE PONDEROSA WEDDINGS
 Using: Exact Words in Any Word Order
 For Active and Inactive businesses.

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

01-10-2024
 13:33

Record No	Entity Type	Entity Status	Registry Number	Name Status	Name	Assoc Search
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Your search returned no business entity names.

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Business Name Search

Business Entity Names returned for:
 Name: PONDEROSA RANCH
 Using: Exact Words in Any Word Order
 For Active and Inactive businesses.

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

01-10-2024
 13:33

Record No	Entity Type	Entity Status	Registry Number	Name Status	Name	Assoc Search
1	DLLC	ACT	1734087-91	CUR	LIL PONDEROSA RANCH LLC	
2	DLLC	INA	1769306-92	CUR	PONDEROSA PEAKS RANCH LLC	
3	DBC	INA	444259-81	CUR	PONDEROSA PINES RANCH CO.	
4	DLLC	INA	972872-97	CUR	PONDEROSA PINES RANCH CO., LLC	
5	DBC	INA	536438-89	CUR	PONDEROSA PINES WORKING HORSE RANCH LTD.	
6	ABN	INA	724389-80	CUR	PONDEROSA RANCH	
7	DLP	INA	195222-91	CUR	PONDEROSA RANCH FAMILY LIMITED PARTNERSHIP	
8	ABN	ACT	442536-98	CUR	PONDEROSA RANCH USA	
9	DBC	INA	395798-83	CUR	PONDEROSA RETIREMENT RANCH INC.	
10	ABN	INA	746678-91	CUR	THE PONDEROSA RANCH	

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Business Name Search

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Business Entity Data

01-10-2024
13:34

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
724389-80	ABN	INA		12-08-1999		
Entity Name	PONDEROSA RANCH					
Foreign Name						
Affidavit?	N					

[New Search](#)

[Printer Friendly](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
Addr 1	HWY 395 S				
Addr 2					
CSZ	SENECA	OR	97873	Country	UNITED STATES OF AMERICA

The Authorized Representative address is the mailing address for this business.

Type	REP	AUTHORIZED REPRESENTATIVE	Start Date	11-07-2007	Resign Date	
Name	SCOTT	CAMPBELL				
Addr 1	7610 SE 162ND AVE					
Addr 2						
CSZ	PORTLAND	OR	97236	Country	UNITED STATES OF AMERICA	

Type	REG	REGISTRANT				
Of Record	470142-95	SILVIES VALLEY RANCH, LLC				
Addr 1						
Addr 2						
CSZ				Country		

[New Search](#)

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Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
PONDEROSA RANCH	EN	CUR	12-08-1999	

Please [read](#) before ordering [Copies](#).

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Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	FAILURE TO RENEW	12-09-2007		SYS		
	AMENDMENT OF REGISTRATION	11-07-2007		FI	Representative	
	AMENDMENT OF REGISTRATION	11-18-2005		FI		
	RENEWAL PAYMENT	11-01-2005		SYS		
	AMENDMENT OF REGISTRATION	01-20-2004		FI		
	RENEWAL PAYMENT	11-06-2003		SYS		
	RENEWAL PAYMENT	10-30-2001		SYS		
	NEW FILING	12-08-1999		FI		

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Counties

Counties Filed

All Counties Filed.

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Business Name Search

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Business Entity Data

01-10-2024
13:34

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
746678-91	ABN	INA		02-03-2011		
Entity Name	THE PONDEROSA RANCH					
Foreign Name						
Affidavit?	N					

[New Search](#)

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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
Addr 1	WILDCAT ROAD				
Addr 2					
CSZ	MOLALLA	OR	97038	Country	UNITED STATES OF AMERICA

The Authorized Representative address is the mailing address for this business.

Type	REP	AUTHORIZED REPRESENTATIVE	Start Date	02-03-2011	Resign Date
Name	CAROLE	E	ROSA		
Addr 1	9004 MOUNT ANGEL-GERVAIS ROAD				
Addr 2					
CSZ	GERVAIS	OR	97026	Country	UNITED STATES OF AMERICA

Type	REG	REGISTRANT			
Name	CAROLE		ROSA		
Addr 1	9004 MOUNT ANGEL-GERVAIS ROAD				
Addr 2					
CSZ	GERVAIS	OR	97026	Country	UNITED STATES OF AMERICA

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Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
THE PONDEROSA RANCH	EN	CUR	02-03-2011	

Please [read](#) before ordering [Copies](#).

[New Search](#)

[Printer Friendly](#)

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	FAILURE TO RENEW	04-01-2021		SYS		
	RENEWAL PAYMENT	01-25-2019		SYS		
	RENEWAL PAYMENT	01-30-2017		SYS		
	REACTIVATION	04-06-2015		FI		
	FAILURE TO RENEW	02-04-2015		SYS		
	RENEWAL PAYMENT	01-23-2013		SYS		
	APPLICATION FOR REGISTRATION	02-03-2011		FI	Representative	

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Counties

Counties Filed

Clackamas, Marion

Counties Not Filed (but not necessarily available)

Baker, Benton, Clatsop, Columbia, Coos, Crook, Curry, Deschutes, Douglas, Gilliam, Grant, Harney, Hood River, Jackson, Jefferson, Josephine, Klamath, Lake, Lane, Lincoln, Linn, Malheur, Morrow, Multnomah, Polk, Sherman, Tillamook, Umatilla, Union, Wallowa, Wasco, Washington, Wheeler, Yamhill

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Business Name Search

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Business Entity Data

01-10-2024
13:34

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
195222-91	DLP	INA	OREGON	01-13-2004		
Entity Name	PONDEROSA RANCH FAMILY LIMITED PARTNERSHIP					
Foreign Name						

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Associated Names

Type	ORK	RECORDS OFFICE				
Addr 1	18880 BAKER RD					
Addr 2						
CSZ	BEND	OR	97702		Country	UNITED STATES OF AMERICA

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

Type	AGT	REGISTERED AGENT		Start Date	01-13-2004	Resign Date	
Name	C E	WIN	FRANCIS				
Addr 1	1148 NW HILL STREET						
Addr 2							
CSZ	BEND	OR	97701		Country	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS				
Addr 1	18880 BAKER RD					
Addr 2						
CSZ	BEND	OR	97702		Country	UNITED STATES OF AMERICA

Type	GNP	GENERAL PARTNER			Resign Date	
Name	NANCY		OREN			
Addr 1	18880 BAKER RD					
Addr 2						
CSZ	BEND	OR	97702		Country	UNITED STATES OF AMERICA

Type	GNP	GENERAL PARTNER			Resign Date	
Name	IZZY		OREN			
Addr 1	18880 BAKER RD					
Addr 2						

CSZ	BEND	OR	97702		Country	UNITED STATES OF AMERICA
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Business Entity Name	Name Type	Name Status	Start Date	End Date
PONDEROSA RANCH FAMILY LIMITED PARTNERSHIP	EN	CUR	01-13-2004	

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Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	CERTIFICATE OF CANCELLATION	12-11-2007	12-31-2007	FI		
	ANNUAL REPORT PAYMENT	12-05-2006		SYS		
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	10-05-2006		FI		
	ANNUAL REPORT PAYMENT	12-23-2005		SYS		
	AMENDED ANNUAL REPORT	12-17-2004		FI		
	CHANGE OF REGISTERED AGENT/ADDRESS	08-12-2004		FI		
	CERTIFICATE OF LIMITED PARTNERSHIP	01-13-2004		FI	Agent	

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Business Name Search

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Business Entity Data

01-10-2024
13:35

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
442536-98	ABN	ACT		07-06-2007	07-06-2025	
Entity Name	PONDEROSA RANCH USA					
Foreign Name						
Affidavit?	N					

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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	695 JOHN LONG RD					
Addr 2						
CSZ	OAKLAND	OR	97462	Country	UNITED STATES OF AMERICA	

The Authorized Representative address is the mailing address for this business.

Type	REP	AUTHORIZED REPRESENTATIVE	Start Date	07-06-2007	Resign Date
Name	SABRINA	MICHELE			
Addr 1	PO BOX 1095				
Addr 2					
CSZ	DRAIN	OR	97435	Country	UNITED STATES OF AMERICA

Type	REG	REGISTRANT
Name	SABRINA	MICHELE
Addr 1	695 JOHN LONG RD	
Addr 2		
CSZ	OAKLAND	OR 97462
Country	UNITED STATES OF AMERICA	

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Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
PONDEROSA RANCH USA	EN	CUR	07-06-2007	

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Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	RENEWAL OF REGISTRATION	06-02-2023		FI		
	AMENDMENT OF REGISTRATION	05-20-2022		FI		
	RENEWAL PAYMENT	06-08-2021		SYS		
	RENEWAL PAYMENT	06-10-2019		SYS		
	RENEWAL PAYMENT	06-05-2017		SYS		
	RENEWAL PAYMENT	06-04-2015		SYS		
	RENEWAL PAYMENT	05-31-2013		SYS		
	RENEWAL PAYMENT	06-01-2011		SYS		
	RENEWAL PAYMENT	06-23-2009		SYS		
	APPLICATION FOR REGISTRATION	07-06-2007		FI	Representative	

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Counties

Counties Filed

All Counties Filed.

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**James Perrigo Construction
5020 S.E. Jerry Drive
Prineville, Oregon 97754**

Exhibit D

Greg Huston

Fax: 503-769-4525

Project: King Ranch Road

Dec. 01/2011

King Ranch Road project

As per quote: Furnish, haul, place, and water and compact aggregate.
1,003.71 Tons @ \$ 12.30 per ton

Total: \$12,345.63

Thank you for your business	GRÉG	4,115.21	
	JOHN	4,115.21	
Jim Perrigo	RICK	2057.61	
James Perrigo Construction	DAVID	2057.60	1500.00
		<hr/>	
		\$	12,345.63

CTS6444 AH

Road Improvement & Maintenance Agreement

For the operation/maintenance, repair, and replacement of a shared access road to wit: The entire NW Campbell Ranch Road.

The purpose of this agreement is to fairly distribute the costs of maintenance of Campbell Ranch Road by any owner of property serviced by Campbell Ranch Road.

This agreement shall constitute a covenant between the owners of the described properties together with their heirs and assigns and may not be amended or revised except by unanimous agreement of the fee title holders and holders of encumbrances relating to all the parcels. It is the intention of the parties that the terms of this agreement shall run with the land above described and be binding on their heirs and successors.

At such time as all parties agree that repair, maintenance, or replacement is necessary, one party (we will refer to as operator 1) shall be nominated to acquire bids for the other parties approval. Once agreement has been reached as to terms and conditions, operator 1 shall be responsible for overseeing the work and, when completed, shall, upon acceptance of all parties, disperse any amounts owed.

In the event that the parties are unable to agree as to the disposition of any matter relating to the improvement and operation of the access road that is the subject of this agreement, or the interpretation of any of the provisions of this agreement, then the parties agree to appoint an arbitrator acceptable to all parties to arbitrate such matters. The parties shall present their case to the arbitrator and the decision of the arbitrator shall be final and binding on all parties. Costs of such arbitration shall born equally by all parties.

In constructing this agreement, interpretation of the provision of the agreement shall be made in such a manner that actual uses and benefits relate as closely as possible to the cost and obligations of the parties to this agreement. This agreement shall constitute a covenant running with the land and shall continue for periods of five years and shall be renewed automatically for periods of five years unless unanimously amended or revoked by all the parties of interest.

DATED this 25 day of MAY 2000

Richard C. Norton
Richard C. Norton

Donald E. Campbell and Theora G. Campbell
Donald E. Campbell and Theora G. Campbell

State of Oregon
County of CROOK

MAY 25 2000

Personally appeared the above named DONALD E. CAMPBELL AND THEORA G. CAMPBELL, and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

(seal)

Witness My hand and official seal.
April F. Hensley
April F. Hensley
Notary Public For Oregon
My Commission expires: 9/5/02



State of Oregon
County of CROOK

MAY 25 2000

Personally appeared the above named RICHARD C. NORTON, and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Witness My hand and official seal.

April F. Hensley
April F. Hensley
Notary Public For Oregon
My Commission expires: 9/5/02



STATE OF OREGON
COUNTY OF CROOK
MAY 25 2000
BY: [Signature]