

AGENDA ITEM FOR ADMINISTRATIVE MEETING

() Discussion only
(X) Action

FROM (DEPT/ DIVISION): Planning Division

SUBJECT: Outdoor Mass Gathering License

Background: A permit has been submitted to the Planning Division for an outdoor mass gathering at Juniper Canyon Flower Farm. The event, a one-day summer market, is scheduled for August 23, 2025, from 3pm to 8pm The maximum attendance is expected to be 400 people, with approximately 75 people at a time. A summary of the event is attached.	Requested Action: Approve license for outdoor mass gathering, and authorize the Chair to sign ZP-25-172.
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ATTACHMENTS: Zoning Permit application

Date: (08/11/25) Submitted By: Tierney Cimmiyotti, Planning Division Manager

*****For Internal Use Only*****

Checkoffs:

- (X) Dept. Head (copy)
- () Human Resources (copy)
- () Fiscal
- () Legal (copy)
- () (Other - List:)

To be notified of Meeting:
Tierney Cimmiyotti

Needed at Meeting:

Scheduled for meeting on August 13, 2025

Action taken:

Follow-up:



UMATILLA COUNTY ZONING PERMIT

DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNING DIVISION

216 SE 4TH ST, Pendleton, OR 97801
Phone: 541-278-6252 • Fax 541-278-5480

Email completed applications to: planning@umatillacounty.gov
Website: www.umatillacounty.gov/departments/community-development

Permit No.	
ZP -	<u>25</u> - <u>172</u>
<input checked="" type="checkbox"/> Zoning Permit	\$100
<input type="checkbox"/> Code Violation	\$100
<input type="checkbox"/> Design Review	\$350
<input type="checkbox"/> Floodplain Dev. Permit	\$250
<input type="checkbox"/> Replace Dwelling Verify	\$75
<input type="checkbox"/> Rural Address	\$50
<input type="checkbox"/> Towers (Cell, Met, etc.)	\$200

EMAIL: JUNIPERCANYONFLOWERFARM@GMAIL.COM

Home or Cell (208) 949-5224

APPLICANT NAME BRADLEY REID PHONE Work ()

MAILING ADDRESS 81725 MULLER RD. HELIX OR 97835
STREET CITY STATE ZIP

PROPERTY OWNER(S) TOM WINN PHONE (541) 379-8893

MAILING ADDRESS 81227 S. JUNIPER CANYON RD. HELIX OR 97835
STREET CITY STATE ZIP

TWP T5N RNG R33E SEC 19 MAP # 5N3319 TAX LOT # 00300 ACCT # 104821

LAND USE ZONE EFU PARCEL SQ FT/ACRES 1.25/ACRES SITE ADDRESS 81227 S. JUNIPER CANYON RD.

REQUIRED SETBACKS (Stream Setback 100-ft) FRONT _____ ft. SIDE _____ ft. SIDE _____ ft. REAR _____ ft.

Is the property in a **FLOODPLAIN**? ☒ No ☐ Yes Is a Flood Development Permit required? ☒ No ☐ Yes FLOOD ZONE N/A

If the permit is for an accessory building located within the **EFU/GF Zones**, how will it be used? ☐ Personal Use ☐ Farm Use ☒ Not Applicable

ACCESS PERMIT: Has an access permit been issued from the County or ODOT? ☐ No ☐ Yes ☐ In Process ☒ Not Applicable

MANUFACTURED HOME: (placement/removal) – Has the County Assessor's Office been contacted? ☐ No ☐ Yes ☒ Not Applicable

BUILDING FLOOR PLAN(S): Are floor plan(s) for each proposed building/addition attached? ☐ No ☐ Yes

PROPOSED USE or STRUCTURES: 1) OUTDOOR MASS GATHERING (VENDOR-MARKET) YEAR / SIZE 2025 / Approx. 75 ppl at one time
2) August 23, 2025 3pm - 8pm (Summer Market) YEAR / SIZE est. 400 people

Briefly describe the use

These conditions apply to various uses authorized via a zoning permit. Planning Staff will check those that apply, if any.

☐ **Manufactured Home Placement**, pursuant to UCDC 152.013 the mobile home unit shall be manufactured after January 1, 1972, and bear the "Insignia of Compliance" if prior to 1976.

☐ **Replacement of a dwelling in a resource zone.** The dwelling to be replaced MUST be removed, demolished or converted to an approved nonresidential use within **one year** of the date of certification of occupancy of the new dwelling. A **Replacement Covenant and the Covenant Not to Sue** must be recorded.

☐ **Met Towers.** Temporary met towers must be removed within two years from the date of a zoning permit; an extension of one year may be requested prior to the permit expiration.

☐ **Temporary Mobile Home/Temporary Hardship Dwelling.** The home MUST be removed within 90 days from the date the hardship ends. (Contact County Planning as soon as the hardship ends.)

I hereby certify that the above information is correct and understand that issuance of a permit based on this application will not excuse me from complying with effective Ordinances and Resolutions of the County of Umatilla and Statutes of Oregon, despite any errors on the part of the issuing authority in checking this application. The applicant must notify the Planning Department if there are ANY changes in the details of this Zoning Permit. This Zoning Permit may be REVOKED if the information provided is found to be false.

*** SIGNATURE OF ALL PROPERTY OWNERS REQUIRED** (additional signature pages are available upon request)

<u>(X)</u> <u>[Signature]</u> <u>8/5/25</u> <u>(X)</u>	
Signature of Property Owner, Title	Date
<u>Thomas Winn</u>	
Printed Name of Property Owner	Printed Name of Property Owner

DATE APPROVED _____ APPROVED BY _____ PERMIT NO. ZP-25-172

RELATED: LUD, CUP and/or VARIANCE NO. _____

EXTENDED or AMENDED, DATE APPROVED: _____ APPROVED BY: _____

VALID FOR ONE YEAR ONLY UNLESS OTHERWISE NOTED. This is NOT a Building or Subsurface Disposal Permit.

Revision Date: July 16, 2025

TO BE COMPLETED BY PLANNING STAFF

Site Plan for ZP - 25 - 172

APPROVED BY _____

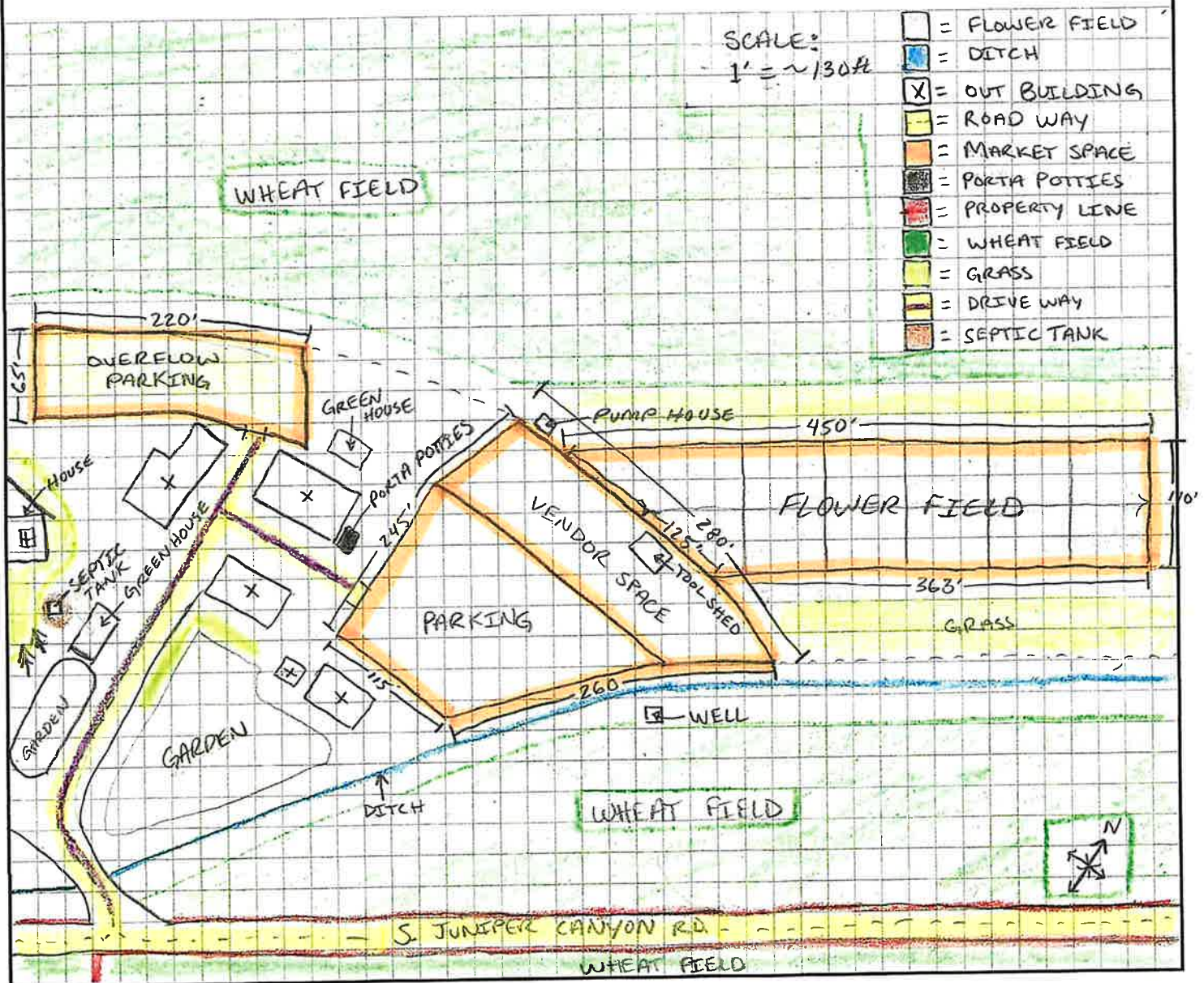
DATE _____

North Arrow indicates map orientation.





Include ALL the following features in the Site Plan. Use a ruler or straight edge to draw the Site Plan:

- Site area showing property boundaries and dimensions.
- Proposed and existing structures with dimensions and the distance from all property lines
- Location of existing wells and existing septic systems (i.e. tanks, drain fields).
- Widths and names of roads adjacent to the site which provide direct access to the property.
- Existing access points (driveways, lanes, etc.)
- Easements and/or rights-of-ways
- Existing utility lines (above and below ground).
- Approximate location of any unusual topographical features.
- Location of all creeks, streams, ponds, springs and other drainage ways.





-  PROPERTY LINE (480 TOTAL ACRES)
-  WINN FARMSTEAD (SEE DETAILED MAP)
& FLOWER FARM

SCALE: 1" = 71,300ft



SUBJECT PROPERTY
TAX LOT 300, 5N3319



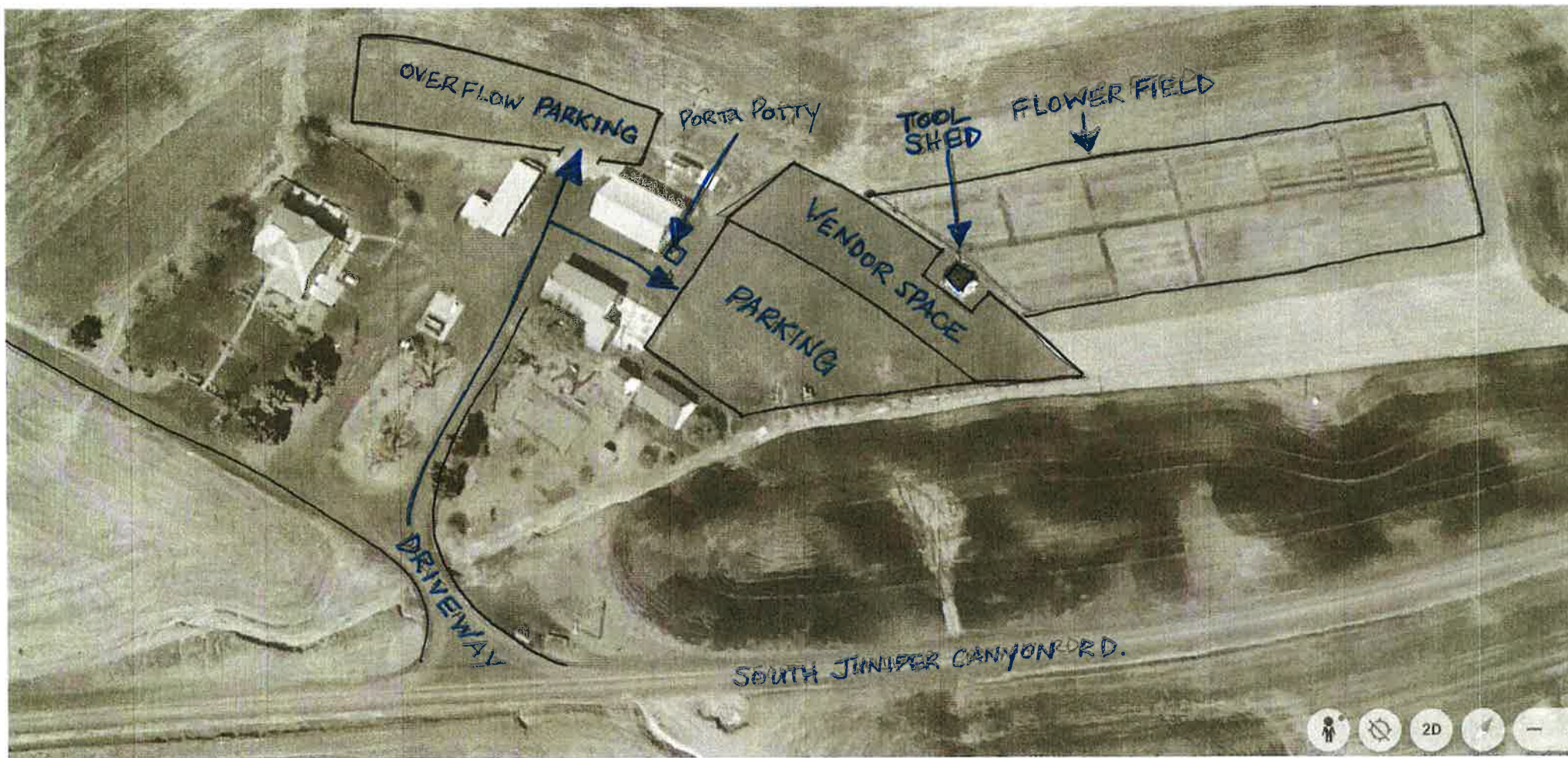
APPROVED

ZP-25-172

Date _____

By _____

Umatilla Co. Planning



APPROVED

2P-25-172

Date _____

By _____

Umatilla Co. Planning

Proposed Summer Market
August 23rd, 2025
at
Juniper Canyon Flower Farm
81227 S Juniper Canyon Rd
Helix, OR 97835

Background

We are applying for a permit to host a Summer Market at Juniper Canyon Flower Farm, that would include local vendors. Our mission aims to spotlight this area of Umatilla County and become more involved, offering new experiences and opportunities for community engagement and education.

Event

The Juniper Canyon Summer Market is proposed for August 23, 2025 at Juniper Canyon Flower Farm. The hours will be 3pm to 8pm. The flower field is in full bloom at this date and this space will provide ample opportunity for customers to cut their own flowers, support small businesses, and gather locally.

We intend to host approximately 10-15 local vendors on site to promote and sell their products. This would include fundraising opportunities for academic and athletic programs from Helix High School. Additionally, we have been exploring the idea of having a licensed mobile bar company and licensed food vendor attend the event (if permitted).

Expected Impact

Juniper Canyon Flower Farm is located at 81227 S. Juniper Canyon Rd. in Helix Oregon. This is a Century Farm belonging to our family, more specifically, property owners Tom & Patricia Winn. The Winn property is equipped with a sizeable level-graded lot located between their homestead and the dedicated flower farm. This space is capable of accommodating plenty of on-site parking, vendor spaces, porta-potties, and hand washing stations without any adverse impact to the surrounding area including wheat fields, roadways, wildlife, and/or controlled reserve property, etc.

The market will run for 5 hours contained to 3pm to 8pm with people coming and going throughout the allotted timeframe, and we anticipate having approximately 75 people on site at any given time of the event. If overflow parking is needed, vehicles

will be directed to park in the groomed pasture grass lot adjacent to the event space and primary parking area. This will ensure vehicles are parked safely and are not obstructing roadways, field access points, or utilities.

Information about Juniper Canyon Flower Farm

We are a seasonally run u-pick flower and pumpkin farm. Our season runs July through October. Our flower and pumpkin field is approximately 1.25 acres and contains around 30 types of flowers and approximately 30 different varieties of pumpkins. Our general hours of operation are Thursday-Saturday for 2-3 hours in the evening (this depends on what time the sun sets) and then 9am – 12pm Sunday mornings.

Our business is strictly built on U-pick flowers and pumpkins, as we are not a farm stand florist, nor do we market pre-cut flowers or other products/services which further encourages productive agricultural use of the land. Furthermore, our operation offers various economic benefits to local farmers and the surrounding environment through participation in programs such as the Oregon Pollinator Project. From an agritourism perspective, our business aims to enhance the connection between the community and local agriculture while preserving the historic family farmland.