

AGENDA ITEM FOR ADMINISTRATIVE MEETING () Discussion only
(X) Action

FROM (DEPT/ DIVISION): Planning Division

SUBJECT: Outdoor Mass Gathering License

| | |
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| Background: A permit for an outdoor mass gathering has been applied for with the Planning Division. The event is a wine tasting with Zerba Cellars at the Crockett Road Lavender Farm. The event is scheduled for one day, June 21, 2025 from 11am to 4pm. Expected attendance at the event is 50 to 60 people. A summary of the event is attached. | Requested Action: Approve license for outdoor mass gathering, and authorize the Chair to sign ZP-25-111. |
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ATTACHMENTS: Zoning Permit application

Date: (05/28/25) Submitted By: Megan Davchevski, Planning Division Manager

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

Checkoffs:

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

To be notified of Meeting:
Megan Davchevski

Needed at Meeting:

Scheduled for meeting on June 4, 2025

Action taken:

Follow-up:

Proposed Zerba Cellars Wine Tasting Event
June 21, 2025
at
Crockett Road Lavender Farm
53671 W Crockett Road
Milton Freewater OR

Background

Zerba Cellars has applied for a Special Events License with the OLCC to hold a wine tasting event at Crockett Road Lavender Farm on June 21, 2025.

Both Zerba Cellars and Crockett Road Lavender Farm are members of the Umatilla County Whiskey to Rocks Agritourism Trail and the Milton Freewater Chamber Downtown Alliance and have participated in joint activities to promote this corner of Umatilla County. Local wine and local lavender is an attractive combination and provides for an enjoyable consumer experience as well as a unique educational opportunity.

Event

A wine tasting by Zerba Cellars is proposed for June 21st, 2025 at Crockett Road Lavender Farm, approximate hours would be 11AM to 4PM. The lavender farm will be at peak lavender bloom at this date. Harvest, lavender processing and lavender essential oil distillation will be taking place at this time and will provide an enjoyable customer experience along with the beauty and fragrance of the bloom, lavender field tours and, of course, locally produced wines from Zerba Cellars.

Expected Impact

Crockett Road Lavender Farm has plenty of off-street parking to accommodate the event. As with most wine tastings, a large mass of people is not expected at any one time, rather a flow of persons coming and going during the day, similar to regular business operations at the farm this time of year. The event is to be contained to the hours of 11AM to 4 PM. Light live acoustic music will be provided during a portion of the event. Shade and restrooms are to be provided for attendees. Impact to traffic and neighbors is not expected to be a factor. On a typical Saturday during bloom season the farm sees 40 to 50 visitors during the open hours of 10AM to 6PM. We feel this event will increase the turnout by 12 to 15 visitors for a total of 52 to 65 persons over the same 10AM to 6PM period.

Information about Zerba Cellars

- Zerba Cellars has produced wine from locally grown wine grapes for over two decades.
- The Zerba family has a long history of agricultural involvement in Umatilla County.
- Zerba Cellars has an impressive list of awards received for their wines produced over the years. The winery itself has received awards and accolades for its design and the consumer experience provided.

Information about Crockett Road Lavender Farm

- The farm has over 10,000 growing lavender plants in 23 different varieties. We are Umatilla County's largest lavender farm in terms of number of lavender plants grown.
- A farm stand is located on the farm selling lavender bundles, buds, oils, hydrosols and other products produced on the farm in Umatilla County.
- Culinary and craft grade lavender buds, dried lavender bundles, lavender essential oil and other raw lavender products are produced on the farm in Umatilla County and shipped to retail and wholesale customers across the country.



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. <u>25-111</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: tom@crlavender.com

Home or Cell (509)876-6880

APPLICANT NAME Crockett Road Lavender Farm LLC

PHONE Work 509-876-6880

MAILING ADDRESS 53671 W Crockett Road, Milton Freewater OR 97862

STREET CITY STATE ZIP

PROPERTY OWNER(S) Louise M. Dyjur

PHONE (509)240-0740

MAILING ADDRESS 53671 W Crockett Road, Milton Freewater OR 97862

STREET CITY STATE ZIP

TWP 6N RNG 35 SEC 26A MAP # 6N3526A TAX LOT # 100 ACCT # 128930

LAND USE ZONE EFU PARCEL SQ FT/ACRES 14.29 SITE ADDRESS 53671 W Crockett Rd., MF OR

REQUIRED SETBACKS (Stream Setback 100-ft) FRONT N/A ft. SIDE N/A ft. SIDE N/A ft. REAR N/A ft.

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

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

PROPOSED USE or STRUCTURES:

- 1) Outdoor Mass Gathering YEAR / SIZE June 21, 2025 approx. 150-60 ppl
2) Wine tasting, light acoustic music, lavender field tours YEAR / SIZE 11AM to 4PM

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)

(X)

Louise M. Dyjur

5-25-25

Date

(X)

Signature of Property Owner, Title

Date

Louise M. Dyjur

Printed Name of Property Owner

Printed Name of Property Owner

DATE APPROVED

APPROVED BY

PERMIT NO.

25-111

RELATED: LUD, CUP and/or VARIANCE NO

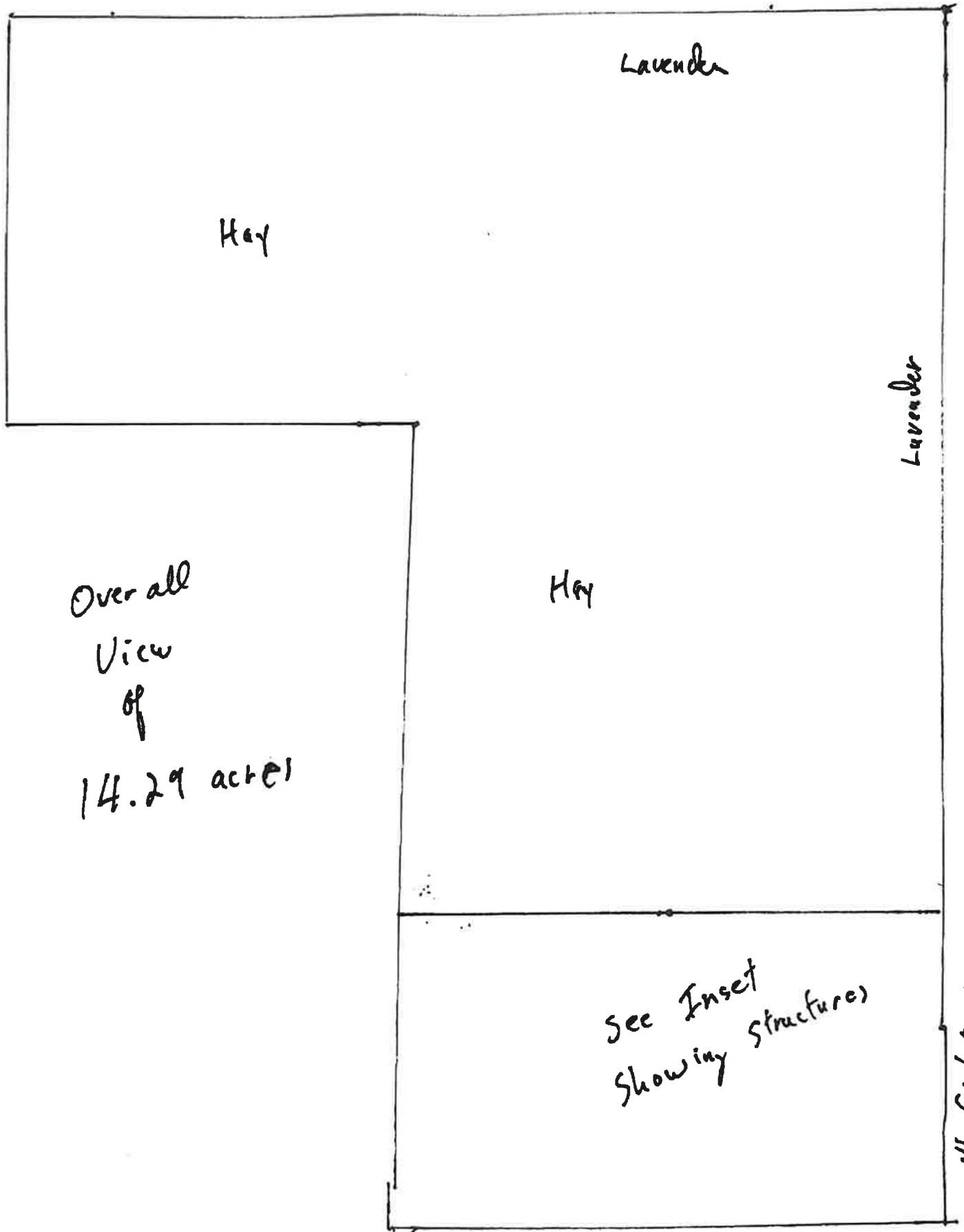
EXTENDED or AMENDED, DATE APPROVED:

APPROVED BY:

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

Revision Date: December 20, 2023

N ↑



Over all
View
of
14.29 acres

See Inset
Showing Structures

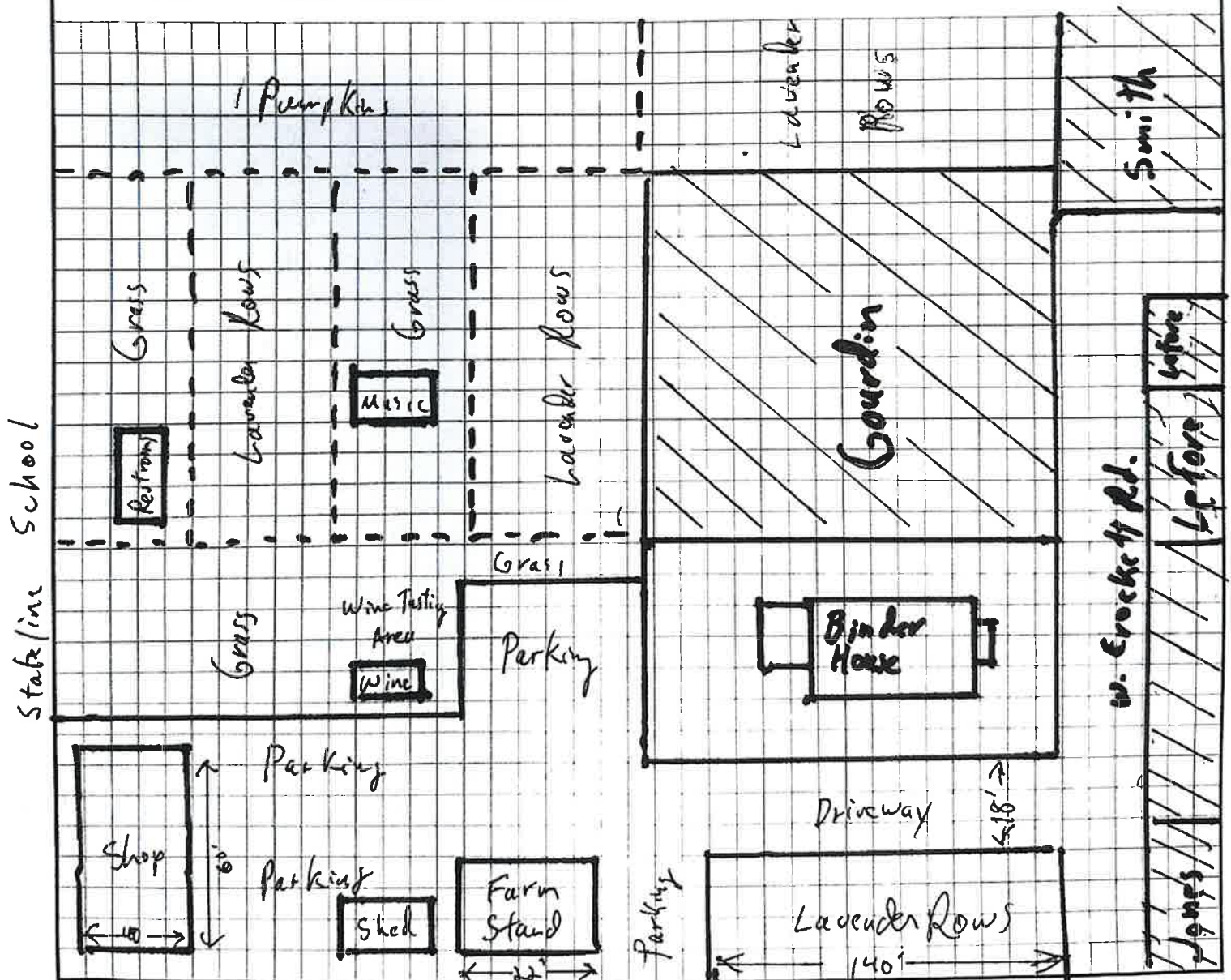
W Cricket Rd

Site Plan for ZP - 25 - 111

APPROVED BY _____

DATE _____

- 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.**



↓ Stewart ↓