

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 fall vendor market, is scheduled for October 4, 2025, from 9am to 3pm 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-25-197.
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ATTACHMENTS: Zoning Permit application

Date: (08/11/25) Submitted By: Megan Davchevski, 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:
Megan Davchevski

Needed at Meeting:

Scheduled for meeting on September 17, 2025

Action taken:

Follow-up:

**Proposed Fall Market
October 4th, 2025
at
Juniper Canyon Flower Farm
81227 S Juniper Canyon Rd
Helix, OR 97835**

Background

We are applying for a permit to host a Fall 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 Fall Market is proposed for October 4, 2025 at Juniper Canyon Flower Farm. The hours will be 9am to 3pm. The flower field is still in full bloom and pumpkins are ready for harvest at this date and this space will provide ample opportunity for customers to cut their own flowers and pumpkins, 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 6 hours contained to 9am to 3pm 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.

TO BE COMPLETED BY PLANNING STAFF
Site Plan for ZP - 25 - 197

APPROVED BY _____

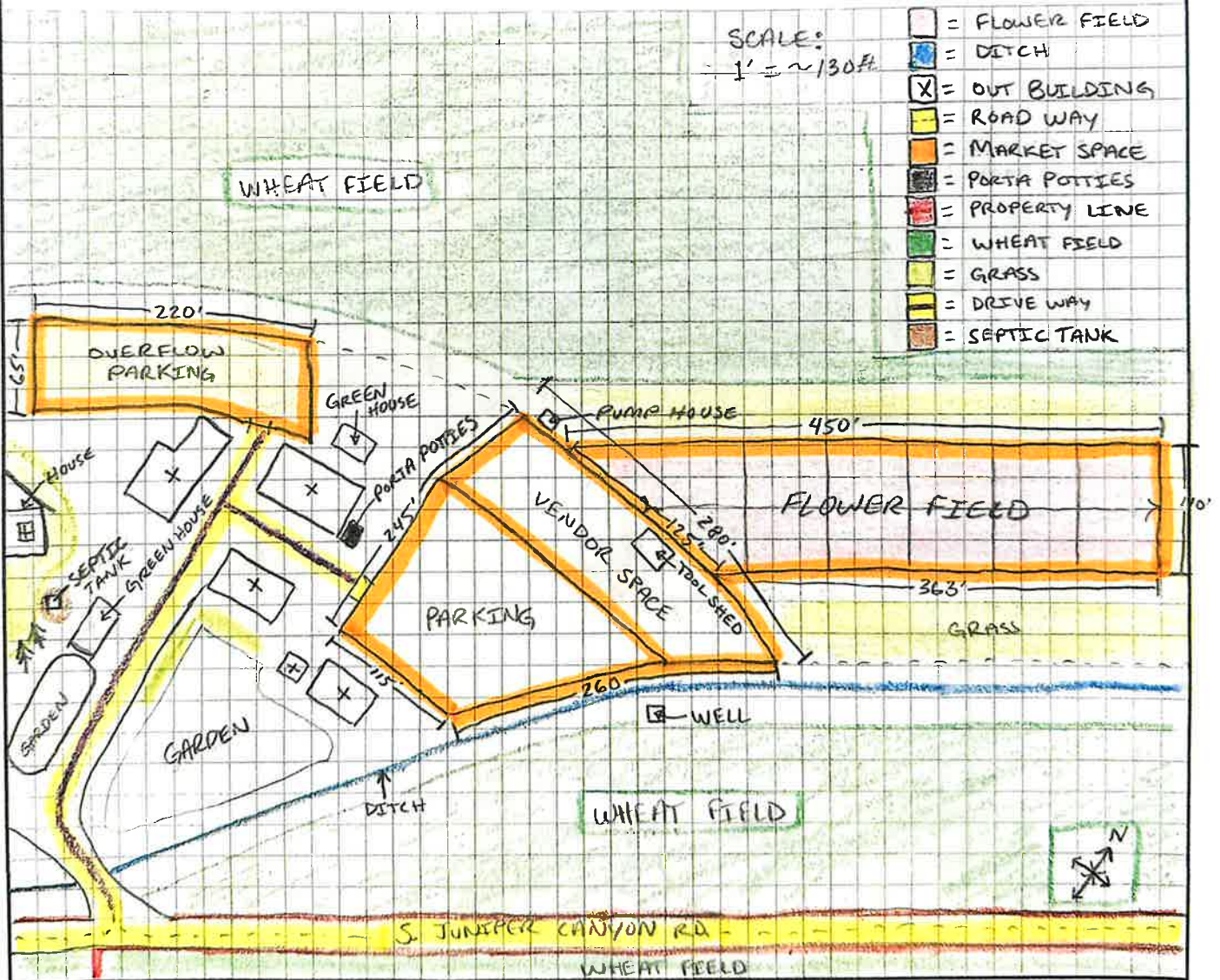
DATE _____

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:

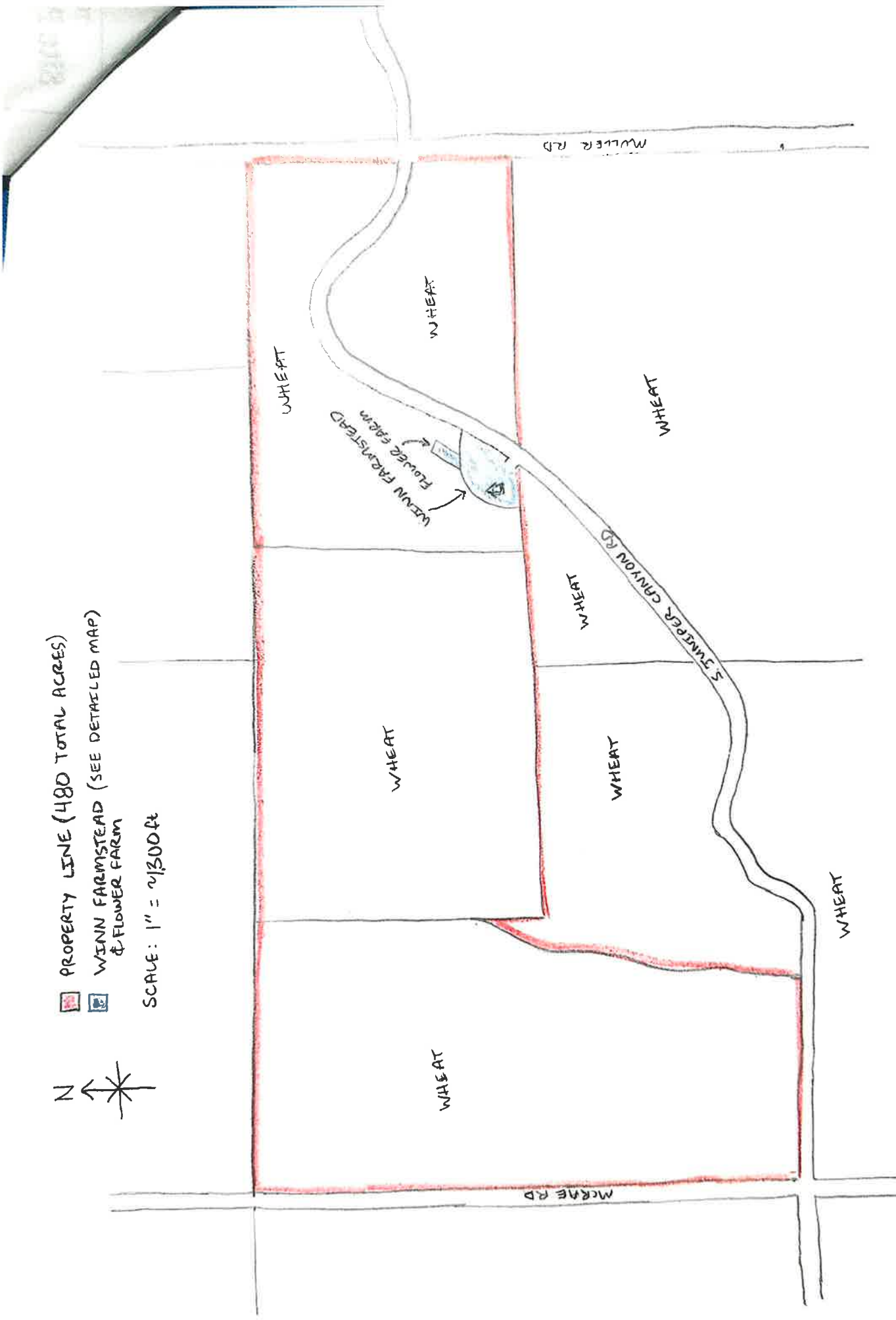
- Site area showing **property boundaries** and dimensions.
- **Proposed and existing structures** with dimensions and the distance from **all** property lines
- Location of existing **wells** and existing **septic systems** (i.e. tanks, drain fields).
- Widths and names of **roads** adjacent to the 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" = 1/300ft





□ PROPERTY LINE

SCALE: 1" = ~380 ft

WHEAT FIELD

PROPERTY LINE

WHEAT FIELD

WHEAT FIELD

DITCH

See detailed map?
Homestead &
Flower Farm

FLOWERS

S. JUNIPER CANYON RD

WHEAT FIELD

WHEAT FIELD

PRIVATE RD

WHEAT FIELD

MOWER RD

