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 outdo mass gathering, and authorize the Chair to sign 25-197.		
ATTACHMENTS: Zoning Permit application			
Date: (08/11/25) Submitted By: Megan Dav	chevski, Planning Division Manager		
***********For Internal Checkoffs:	Use Only*********		
 (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:			

AGENDA ITEM FOR ADMINISTRATIVE MEETING

FROM (DEPT/ DIVISION): Planning Division

() Discussion only (X) Action

UMATILLA COUNTY cst. 1862

UMATILIA COUNTY ZONING PERMIT DEPARTMENT OF COMMUNITY DEVELOPMENT PLANNING DIVISION

216 SE 4¹¹¹ 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>197</u>		
👹 Zoning Permit	\$100	
Code Violation	\$100	
Design Review	\$350	
☐ Floodplain Dev. Permit	\$250	
Replace Dwelling Verify	\$75	
Rural Address	\$50	
Towers (Cell, Met, etc.)	\$200	

MAIL: junipercanyonflo	owerfarm@gmail.com	Ho	me or Cell	(208) 949-5224
APPLICANT NAME	Bradley Reid	PHONE	Work	()
MAILING ADDRESS	81227 S Juniper Canyon Rd.	Helix	OR	97835
PROPERTY OWNER(S	Thomas Winn (TRS)	CITY	STATE PHONE	zıp (541 ₎ 379-8893
AAILING ADDRESS	81227 S Juniper Canyon Rd.	Helix	OR	97835
wp <u>5N</u> rng <u>3</u>	3 SEC 19 MAP # 5N3319	CITY TAX LOT #	STATE 300	ACCT # 104821
AND USE ZONE _ EFU	PARCEL SQ FT/ACRES 9.38 A			yon Rd., Helix, OR
REQUIRED SETBACK	S (Stream Setback 100-ft) FRONT 00	ft. SIDE 5 ft. S		ft. REARft
s the property in a FLOOD	PLAIN? No Yes Is a Flood Developm	ent Permit required? Mo	Yes FLO	OD ZONE NA
f the permit is for an accesso	ory building located within the EFU/GF Zones, l	now will it be used? Perso	nal Use 🔲 F	arm Use Not Applicable
ACCESS PERMIT: Has an	access permit been issued from the County or O	DOT? No Yes In	Process 🔳	Not Applicable
MANUFACTURED HOM	E: (placement/removal) – Has the County Assess			Not Applicable
BUILDING FLOOR PLAN	N(S): Are floor plan(s) for each proposed building	z/addition attached? No [DELAnoroy 75 and a book
PROPOSED USE or	Outdoor Mass Gathering (Vendor Market 1)	YEA	R/SIZE ∱ir	25/Approx. 75 ppi at on ne - 400 and tatal
STRUCTURES:	2) October 4, 2025, 9am-3pm	VEA	R / SIZE	ne-400 pp 1 total estimated
Briefly describe the use	2) October 4, 2023, 54m 5pm	1124	K/ SIZE	
These conditions apply	to various uses authorized via a zoning perm	nit. Planning Staff will check	those that a	pply, if any.
Manufactured H	tome Placement, pursuant to UCDC 152.01 unit shall be manufactured after January 1, e "Insignia of Compliance" if prior to 1976.	Replacement of a d to be replaced MUS' an approved nonresic	welling in a I be removed dential use we cancy of the	resource zone. The dwellind, demolished or converted to ithin one year of the date onew dwelling. A Replacem
		-		t to Sue must be recorded
two years from th	nporary met towers must be removed within e date of a zoning permit; an extension of requested prior to the permit expiration.	The home MUST be	removed wi	porary Hardship Dwelling thin 90 days from the date to Planning as soon as the
me from complying wit on the part of the issuin changes in the details o	above information is correct and understand the effective Ordinances and Resolutions of the g authority in checking this application. The f this Zoning Permit. This Zoning Permit management	he County of Umatilla and So e applicant must notify the P ay be REVOKED if the info	atutes of Ore lanning Departmention prov	egon, despite any errors artment if there are ANY ided is found to be false.
* SIGNATURE OF A	LL PROPERTY ON NERS REQUIRED	(additional signature pages	are availab	le upon request)
8	8/28/25	\otimes		
Signature of Prope		Signature of Property Ov	vner, Title	Date
	Jinn			
	• •	Printed Name of Proper	tv Owner	
Printed Name of	Property Owner	Timiled Haine of Freper	, , , , , , , , , , , , , , , , , , , ,	
	Property Owner APPROVED BY	Timed Name of Trope.		AIT NO. ZP- 25- 197

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.

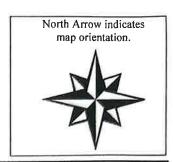
Our business is strictly built on U-pick flowers and pumpkins, as we are not a farm stand florist, nor do we market pre-cut flowers or other products/services which further encourages productive agricultural use of the land. Furthermore, our operation offers various economic benefits to local farmers 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

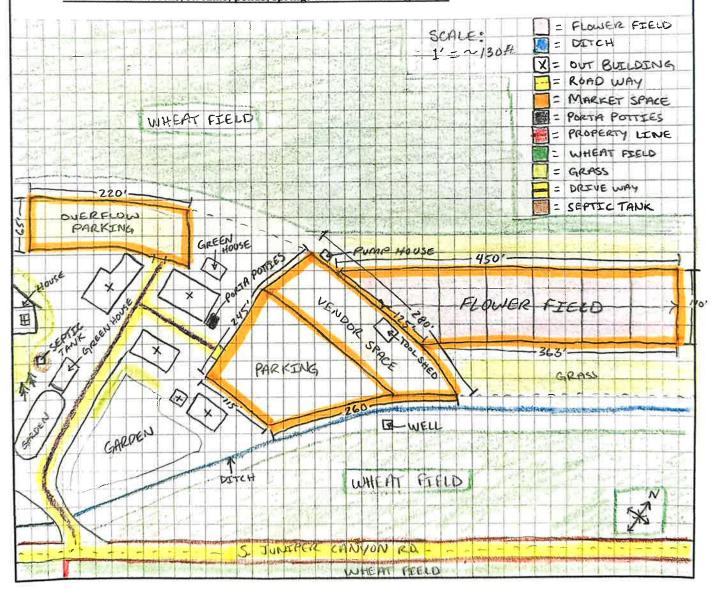
APPROVED BY

DATE



Include ALL the following features in the Site Plan. <u>Use a ruler</u> 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 <u>roads</u> 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.



	איירוני הרף
PROPERTY LENE (480 TOTAL ACRES) WENN FARMSTEAD (SEE DETAELED MAP) & FLOWER FARM SCALE: I" = 21500ft	WHEAT WHEAT WHEAT
SCALE:	MCKNE RD WHEAT

