

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

FROM (DEPT/ DIVISION):    Umatilla County Community Development - Planning Division

SUBJECT: Outdoor Mass Gathering License

<p>Background: The County Planning Division received a request for an Outdoor Mass Gathering on lands zoned Exclusive Farm Use (EFU).</p> <p>Outdoor Mass Gatherings are allowed on lands zoned EFU per Umatilla County Development Code § 152.058 (K). Outdoor Mass Gathering are limited to gatherings of fewer than 3,000 persons anticipated not to continue for more than 120 hours in any three-month period.</p> <p>The applicant, Steve Robertson, Delmas Wines - Rocks District AVA, plans a wine and art auction event to be held July 26, 2025, at the Davis Orchards location 53293 Appleton Road, Milton-Freewater, 97862. The auction will be held from 2 pm to 6 pm. with anticipated attendance of between 300 to 400 people. All parking will be provided on-site.</p>	<p>Requested Action: Approve Outdoor Mass Gathering License and authorize Commissioner Chair to sign</p>
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ATTACHMENTS:      Zoning Permit (License), #ZP-25-117

Date: (06/4/25)      Submitted By: Carol Johnson, Senior Planner, Community Development

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

Checkoffs:

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

To be notified of Meeting:  
Carol Johnson

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Scheduled for meeting on: June 18, 2025

Action taken:

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Follow-up:



*License*  
**UMATILLA COUNTY ZONING PERMIT**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**PLANNING DIVISION**

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

Email completed applications to: [planning@umatillacounty.gov](mailto:planning@umatillacounty.gov)  
Website: [www.umatillacounty.gov/departments/community-development](http://www.umatillacounty.gov/departments/community-development)

Permit No.	
ZP -	<u>25-117</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: [jeffry.bond54@gmail.com](mailto:jeffry.bond54@gmail.com)

Home or Cell (208) 255-8270

APPLICANT NAME Jeff Bond - Steve Robertson PHONE Work ( )

MAILING ADDRESS 110 Alyssa Ct. Hope ID 83836  
STREET CITY STATE ZIP

PROPERTY OWNER(S) Davis Orchards Investments LLC PHONE ( )

MAILING ADDRESS Same 53285 Appleton Road, Mt. Hood Forewater OR 97136  
STREET CITY STATE ZIP

TWP T 6N RNG 35 SEC 26B MAP # B0 6N3524B TAX LOT # 01101 ACCT # 142562

LAND USE ZONE EFU PARCEL SQ FT 9.24 ACRES SITE ADDRESS 53293 Appleton RD, m-f

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       

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) Mass gathering on 7/26/25, 2-6 pm, where wine & art are auctioned YEAR / SIZE 2025 300-400 people  
2) \_\_\_\_\_ YEAR / SIZE \_\_\_\_\_

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.

☐ **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.

☐ **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.

☐ **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)

<input checked="" type="checkbox"/> <u>Member</u> <u>5/21/25</u>	<input checked="" type="checkbox"/> _____
Signature of Property Owner, Title	Signature of Property Owner, Title
<u>Jeff Bond</u>	_____
Printed Name of Property Owner	Printed Name of Property Owner

DATE APPROVED X APPROVED BY X PERMIT NO. ZP-25-117

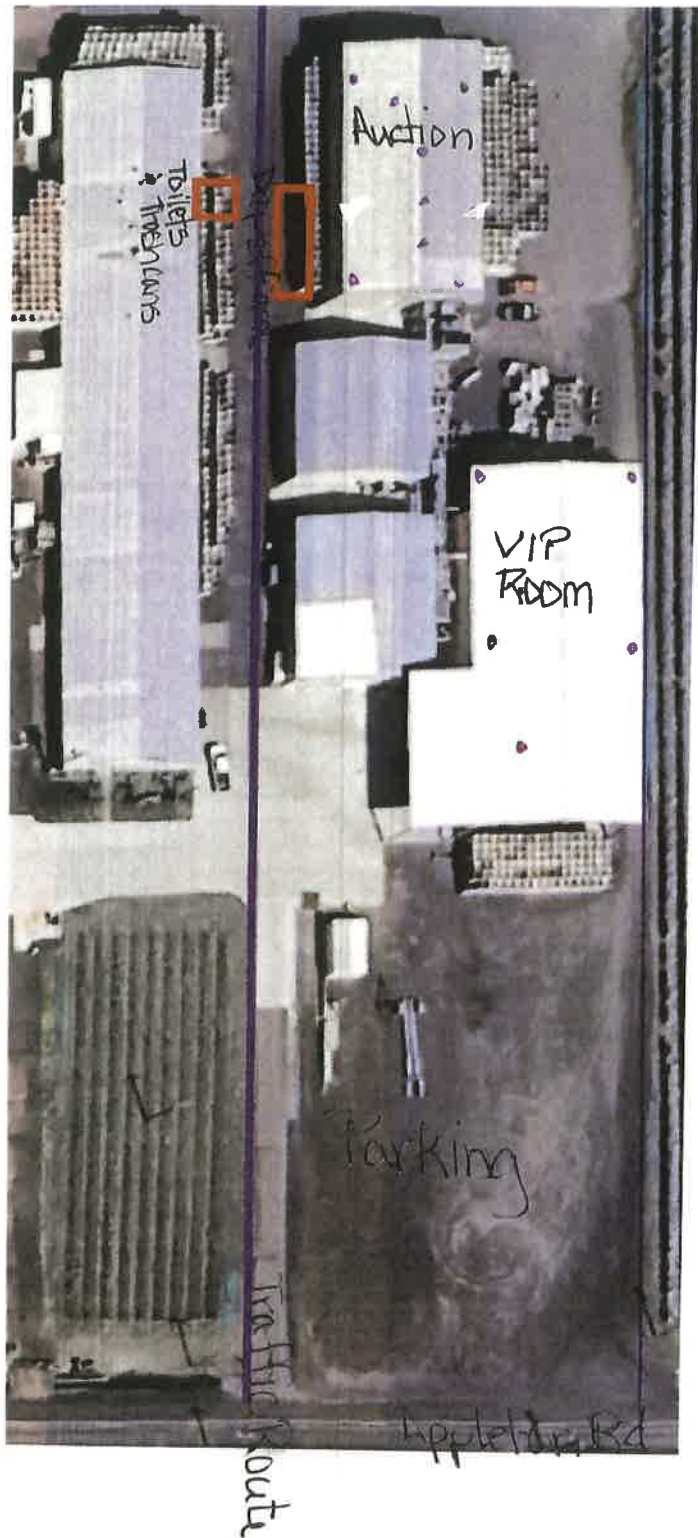
RELATED: LUD, CUP and/or VARIANCE NO. \_\_\_\_\_

EXTENDED or AMENDED, DATE APPROVED: \_\_\_\_\_

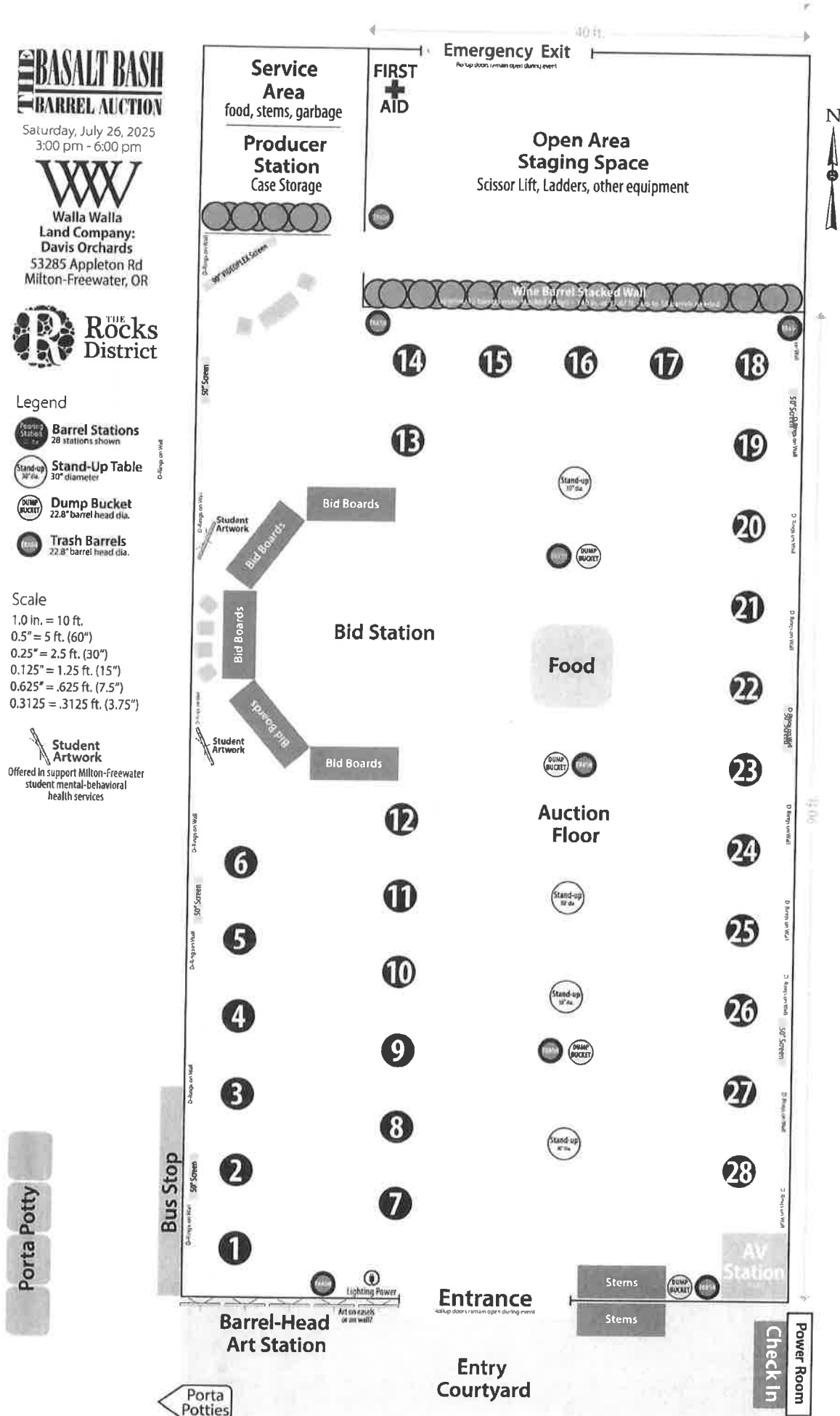
APPROVED BY: \_\_\_\_\_

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

Revision Date: December 20, 2023



• Trash cans



**Site Plan for ZP - \_\_\_\_\_ - \_\_\_\_\_**

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.**

