



# MALHEUR COUNTY

PLANNING DEPARTMENT

251 B Street West, #12 Vale, Oregon 97918

Phone (541)473-5185 Fax (541)473-5140

File Number: 2020-10-011  
Application Fee: \$350  
Date Received: 10-30-2020

## GENERAL APPLICATION

### LANDOWNER INFORMATION

Name: Anchorman Properties, LLC, Marc Bybee  
Address: 350 Commercial Avenue  
City/State/Zip: Nyssa, OR 97319  
Phone: (541) 212-6013  
Email: marc@fiestafarmsinc.com

### APPLICANT INFORMATION ☐ Check box if same

Name: Baum Smith, LLC, Wyatt Baum Partner  
Address: 808 Adams Avenue  
City/State/Zip: La Grande, OR 97850  
Phone: (541) 963-3104  
Email: wyatt@baumsmith.com

### PROPERTY INFORMATION

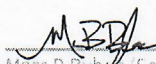
Township: 19S Range: 47 Section: 32 Tax Lot: 1000 Ref #: 9728 Acres: .87 Zoning: UGA/RES  
Address: 803 Commercial Avenue, Nyssa, OR 97319  
Current use: Storage buildings and chemical tanks Use of surrounding properties: C-11/N-C/UGA-R  
Proposed use: C-A1 and structure improvement Permitted subject to section: 9-4F-3 City Code, Nyssa

### DETAILED SPECIFIC WRITTEN REQUEST:

*\*Indicate proposed use and intent of the application*

See Attached Explanation

### SIGNATURES:

Property Owner(s):  Marc B Bybee (Sep 16, 2020 14:01 MDT)

Date: \_\_\_\_\_

Property Owner(s): \_\_\_\_\_

Date: \_\_\_\_\_

Applicant(s): 

Date: 9/17/20

Applicant(s): \_\_\_\_\_

Date: \_\_\_\_\_



## **General Application Zone Change for Urban Growth Area Details of Specific Request**

Anchorman Properties, LLC, whose owners are Marc and Tamara Bybee, has filed the necessary application to initiate a zone change for the lots the LLC owns commonly known as Map 19S4732CB, Tax Lots 2404 and 2500 in the City of Nyssa. Map 19S4732, Tax Lot 1000 is located across Commercial Avenue from the above lots and currently sits in the UGA.

### **INTRODUCTION**

Tax Lot 1000 is currently zoned Duplex & Residential and Residential UGA (N-R2/UGA-R). The lots to the west are also UGA-R but are currently being used for agricultural purposes. The adjoining lot to the northeast, owned by the Bybees, is zoned Light Industrial (C-I1) and the lots directly across Commercial Avenue, also owned by the Bybees, are zoned Neighborhood Commercial (N-C).

The Bybees currently operate their agricultural packing businesses on the surrounding lots zoned N-C and C-I1. As part of those businesses, the Bybees employ up to 30 individuals, all residents of Nyssa and the surrounding area. It is the intent of the Bybees to extend their business operations into the surrounding land they own. They have begun that process with the City with Tax Lots 2404 and 2500. Tax Lot 1000 is subject to the Joint Management Agreement between the County and City and it is not being annexed into the City.

The Bybees would like to improve the structures currently existing on Tax Lot 1000. Tax Lot 1000 currently has two storage structures on it and multiple chemical storage tanks. The intent of the Bybees is to improve and rebuild the existing structures, which would allow for additional onion storage to assist in their various business operations.

The change is consistent with the Comprehensive Plan. The subject property is bordered on the east by light industrial property, neighborhood commercial property directly across Commercial Avenue, and the adjoining property to the west is used for crops and agricultural purposes.

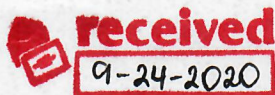
The proposed changes will not create any island zones and will bring the parcels into conformance with their actual and best use at this time. Further, Tax Lot 1000 has historically be used for light industrial purposes as is evident by the existing structures.

Continued development will benefit the city and county not only by bringing additional jobs, but also by increasing the tax base for the properties in question. The property has never been used for residential purposes and will not be developed for residential purposes.

Nyssa has held itself out as a pro-business community. Allowing the zone change would be consistent with the surrounding properties and the historical use of the property.

If any other information is needed, it will be provided upon request.





# BAUM SMITH<sup>LLC</sup>

ATTORNEYS AT LAW

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September 17, 2020

ERIC EVANS, REHS  
PLANNING DIRECTOR  
MALHEUR COUNTY PLANNING & ZONING  
251 B STREET W #12  
VALE, OR 97918

RE: ZONE CHANGE APPLICATIONS  
OUR FILE NO. 10665-001

Dear Mr. Evans:

I represent Marc and Tamara Bybee, the owners of Anchorman Properties, LLC. Enclosed please find a General Application from Anchorman Properties, LLC requesting permission to improve structures on their property in the Urban Growth Area. Also enclosed is a check for \$350.00 made out to Malheur County Planning Department for the required Application Fee.

If you have any questions, comments, or concerns, or if you require any additional documentation or information, please call me at 541-963-3104.

Very truly yours,

BAUM SMITH LLC



Wyatt S. Baum

WSB/ehh  
Enclosures  
cc: Clients



