

# RedIron Beef Pack

March 29, 2020

Malheur County Planning Department

Malheur County, Oregon

Dear Department Members,

There are many challenges facing those of us involved in agriculture here in Malheur County. Perhaps not as urgent as drought or the rate of increasing input costs, but I believe equally important to our long term well being, is our ability to process and bring to market one of Malheur County's leading products. Beef processing plants are in short supply across the U.S. and particularly here in the West.

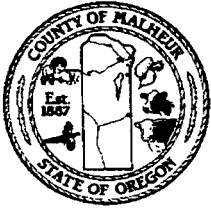
As manager of our local sale barn in Vale I see week after week the need for increased ability to process these animals quickly and efficiently. Many of these cows and bulls are shipped as far as Fresno California to be processed thus incurring the increased costs of freight and shrink. The ability to handle these animals on a more local level will lead to a lower cost of production and therefore a greater return to the producer.

We are in the very early stages of this venture and have much to learn. We expect to encounter some hardship and will no doubt make some mistakes in this process but we feel Vale is an exceptional location that can provide everything necessary for a successful meat packing plant.

Thank you for your time and consideration.

Sincerely,

Jason and Rachel Johnson



# MALHEUR COUNTY

251 B Street West, #12 Vale, Oregon 97918

PLANNING DEPARTMENT

Phone (541)473-5185

File Number: \_\_\_\_\_  
Application Fee: \_\_\_\_\_  
Date Received: \_\_\_\_\_  
Date Deemed Complete: \_\_\_\_\_

## CONDITIONAL USE APPLICATION

### LANDOWNER INFORMATION

Name: Jason + Rachel Johnson  
Address: 1821 Sand Hollow Rd  
City/State/Zip: Vale OR 97918  
Phone: (541)212-1587 (541)212-6492  
Email: rachiebabyj@gmail.com

### APPLICANT INFORMATION Check box if same

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

### PROPERTY INFORMATION

Township: 18 Range: 45 Section: 31 Tax Lot: 4201 Ref #: 20768 Acres: 159.42 Zoning: C-A1

Address: \_\_\_\_\_

Current use: Range ground Use of surrounding properties: Farm/Ag

Proposed use: Beef Slaughter Plant Permitted subject to section: \_\_\_\_\_

Water source: Well Sewage disposal method: Sewage System + Drain ponds

Are the wetlands/water waterways on your property?  No  Yes (description): \_\_\_\_\_

Do you own neighboring property?  No  Yes (description): We own #4202 (4.77 acre)

Name of road providing access: Airport Rd.

### LEGAL PARCEL STATUS

Partition: \_\_\_\_\_ Subdivision: \_\_\_\_\_


or Most Recent Pre- 09/04/1974 Deed #: \_\_\_\_\_ Date Filed: \_\_\_\_\_

Current Deed #: \_\_\_\_\_ Date Filed: \_\_\_\_\_


\*The deed and a map showing the property described in the deed(s) must accompany this application.

\*Additional descriptive maps and pictures may be attached.

**SIGNATURES:**

Property Owner(s):  Date: 3-18-2022

Property Owner(s): Rachel Johnson Date: 3/18/22

Applicant(s):  Date: 3-18-2022

Applicant(s): Rachel Johnson Date: 3/18/22

*PLEASE NOTE: Before this application will be processed, you must supply all requested information and forms, and address all listed or referenced criteria. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.*

**SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT**

<b>Legal Parcel</b>	<input type="checkbox"/> NO <input type="checkbox"/> YES
Deed/Land Use Action: _____	
<b>Previous Map and Tax Lot:</b> _____	
<b>Past Land Use Actions:</b> If yes, list file #(s) _____	<input type="checkbox"/> NO <input type="checkbox"/> YES
_____	
Subject to previous conditions?	<input type="checkbox"/> NO <input type="checkbox"/> YES
<b>Assessor Property Class:</b> _____ <b>Zoning:</b> _____	
<b>Water Resources:</b> Are there bodies of water or wetlands (seasonal or permanent) on property or adjacent properties?	<input type="checkbox"/> NO <input type="checkbox"/> YES
Describe (include setback distances): _____	
<input type="checkbox"/> Fish bearing <input type="checkbox"/> Non fish bearing <input type="checkbox"/> Seasonal Creek	
<input type="checkbox"/> Irrigation ditch <input type="checkbox"/> Wetland <input type="checkbox"/> Pond/Lake <input type="checkbox"/> Not identified	
<i>(Note: Check buffers. Different zones have different setback requirements that may require a more extensive permitting process.)</i>	
<b>Access:</b> County or ODOT approach permit on file? <input type="checkbox"/> NO <input type="checkbox"/> YES, # _____	
<b>Address:</b> Address exists and has been verified to be correct?	<input type="checkbox"/> NO <input type="checkbox"/> YES
Address needs to be assigned after approval?	<input type="checkbox"/> NO <input type="checkbox"/> YES
<b>Fire District:</b> _____	



## CONDITIONAL USE PERMIT

### DETAILED SPECIFIC WRITTEN EQUEST

We are seeking to construct a 12,000 sq. foot meat packaging facility on proposed real estate. Currently this land is used for a winter feeding ground for some of our cattle. The surrounding property is zoned ag and includes irrigated cropland, additional dry rangeland, a solar farm and a cattle feedlot. The current water right for this property is maximized by a 40acre pivot. The proposed facility will not encroach on the ground under the pivot. (Attach additional pages if necessary)

### DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway	150'	20'		
Accessory Structure				
Agricultural Structure				
Other :				
Holding Pens	40'	40'		
Drain Pond x 3	60'	20'		
Sewage tank + Drain-field	100'	4'		
EXISTING				
Dwelling				
Accessory Structure / Office Bldg				6000 SQ Feet
Agricultural Structure				
Other :				
Pivot				40 Acre

**CONDITIONAL USE CRITERIA – Malheur County Code (MCC) CHAPTER 6-6-7**

1. The proposal must be consistent with the goals and objectives of the Comprehensive Plan and MCC.
2. Taking into account location, size, design and operational characteristics of the proposed use, describe how your proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses:

The location is surrounded by dry rangeland and irrigated crop ground. Additionally, there is a cattle feedlot located across Airport Road.

Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:

Our expectation is to operate from 10AM - 8PM, 5 days a week. The equipment used for production includes a hyster, skid steer, front end loader, dump truck, + delivery trucks (including semis + cattle trailers)

Describe the number of people/employees/customers associated with the proposed use:

We project 30 staff members, occasional delivery drivers, + a handful of customers within a day.

3. What are the existing developments and viewpoints of property owners in the surrounding area?

Current existing developments include a solar farm abutting a small portion of this property, a feedlot located across Airport Rd, row crops on all sides, + multiple onion sheds located less than 1 mile from this property.

4. The proposed use cannot exceed or significantly burden public facilities and services available to the area. Please describe the impact the proposed use will have on the following public facilities and services and provide letters from the appropriate entities:

Roads: Our plan is direct traffic to this facility by way of Airport Rd, thru McClay rd, down Fullerton Rd to Hwy 20. We only expect a slight increase of traffic.

Fire & Police Protection: The building will be located within the Vale Rural Fire District. All driveways + facility will be compliant with current fire + safety regulations.

Sewer & Water: We plan to have a permitted sewage system to drain employee restrooms + large drain pond for large amounts of water. The water will come from a well located near the front of the facility.

Electrical & Telephone: The facility will need an additional power pole installed + will naturally increase the power used on that line.

We plan to use an internet based telephone provider.

Solid Waste Disposal: We are currently researching multiple options. Potential disposal plans include Clay Peak Disposal (Paugette), composting, possibly a dehydration system.

5. What effect will the proposed use have on the stability of the community's social and economic characteristics?

This facility will provide many job opportunities for community members. It may draw more people into the area increasing need for more residences. We plan to be a contributing support to our area by providing increased market opportunities for local cattle producers, providing fresh local beef, and by supporting our community in any way we can.

6. Demonstrate that the proposed use will not interfere with traditional fish and wildlife use of habitats determined critical or sensitive in the fish and wildlife habitat protection plan for Malheur County.

N/A

7. How will the proposed use increase setbacks of structures to reduce possibilities of overshadowing adjoining property, noise, odor or night lighting nuisances during development and operation?

The closest residence to the proposed facility is approximately 1/4 mile away. \* See attached letter regarding McNairs support.

8. What are the proposed landscaping improvements for the visual benefit of the subject site and for the improved appearance of the neighborhood and County?

The design of the facility includes an attractive front facing Airport Rd. We plan to have multiple trees on this site to mask any unappealing areas. Large burns will surround the drain pond. The overall appearance will enhance the area and the County.

9. The location and size of driveway access points and right of way widening and improvement for present and future traffic circulation consistent with the adopted County road standards or the standards of the appropriate road district and the access management standards of the Malheur County Transportation System Plan.

There will be two access points to the facility, one at the south end near McClay Rd and one at the North end of the facility. All road width codes will be met to comply with fire code regulations.

10. What is the proposed visual screening of the outdoor waste and storage areas?

We plan to have burma surrounding the settling ponds and many trees planted throughout the area.

11. What efforts will be in place to control and focus the outdoor lighting to avoid glare being directed beyond property limits?

Any lighting will be directed to the center of the facility and away from surrounding roads and/or properties. Lighting during non-operating hours will be minimal and for security purposes only.

12. Demonstrate how the proposed use will not significantly increase the cost of, or force a significant change to, accepted farm or forest practices on surrounding lands devoted to or available for farm and forest use.

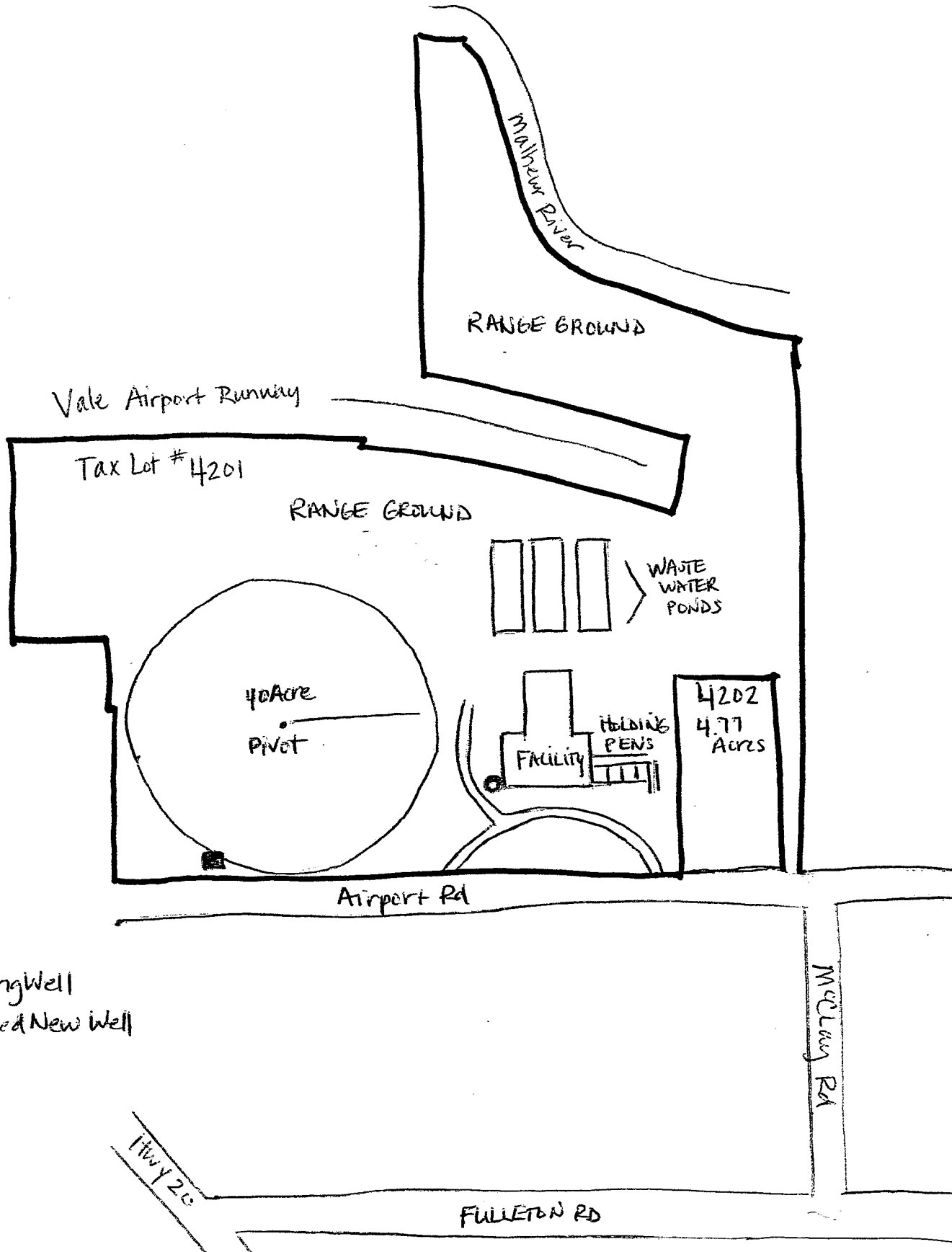
Describe the agricultural uses (orchards, wheat, grazing, etc.) that are within 0.25 miles of the proposed development. How will the proposed development interact with surrounding agriculture uses?

Currently this dry rangeland is used to graze a few cows a year. Adding this proposed facility will greatly increase the potential to maximize and produce a greatly needed commodity in our area.

All of the farm ground that is located within a general area of 0.25 miles from this facility compliments and can help serve in the production of this agriculture business by providing feed for the animals on site. Compost can in return be used to enhance the farm ground around it.

# JOHNSON PLOT PLAN

## - RED IRON BEEF PACK





March 18, 2022

We give permission to all Planning and Zoning Board members to enter the property listed on the application as necessary to access the proposal. The proposed facility will be marked with stakes with a white flag.

Thank you for your consideration,

Jason and Rachel Johnson