

September 23, 2024

To Whom it May Concern,

My name is Erin Andersen. My husband, Michael, and I own the property at 701 Canyon 3, Rd, Ontario, Oregon. We were recently made aware of an application for a conditional use permit submitted by Dan and Yvonne Mink at 4285 Hopkins Rd Ontario, Oregon. Please make note that this is our letter of opposition regarding the Mink's application.

We have many concerns regarding the Mink's plan for "AdventureLand Ranch", the biggest being the increased use of Canyon 3 Road to access their "entertainment destination". Canyon 3 Road is a narrow canyon road that, in some places, can be difficult to maneuver two full sized vehicles passing each other without driving very near or off the edge of the pavement. The edges of the road are already showing increased signs of erosion and breakage with the small amount of traffic that uses it daily, I can't imagine the damage to the road with increased traffic. On top of the width and condition of the road, Canyon 3 Road is used by all types of farm equipment, farm trucks, and semis, and the farming harvest season peaks during the "fair weather months" in which AdventureLand Ranch plans to be open. This farm traffic takes up the entirety of the road when they travel down Canyon 3 and I'm not sure that people traveling from the Boise and surrounding areas will know or care that farm equipment has the right of way. Due to the narrow road with canyon walls on either side, there are no "pull outs" that could accommodate 20-foot-wide farm implements and a car, especially not a bus trying to come up the road at the same time. This will increase the already stressful life of the farmers trying to get from point A to point B safely and in a timely manner. The farm trucks and semis have to make wide turns when turning from Canyon 3 Road to Hopkins Road and vice versa, I can't imagine how they will accomplish that turn with a line of traffic coming from both directions at that intersection as there is a power pole preventing the semi's from swinging wide without entering into the oncoming lane of travel on Hopkin's Road.

Canyon 3 Road is now and always has been a heavily used crossing point for wildlife. There is daily migration of deer, fox, coyote, turkey, quail, and pheasant crossing the road to get to and from water, grazing, and roosting. Not only will the increased traffic flow disrupt the daily traveling of these animals, but it will also increase the wildlife fatalities in the area. Foothill Drive is also a major crossing for animals to get from the foothills down to the Malheur River for water. Not only is this an issue for the wildlife fatalities but it will cause safety issues for the drivers and their passengers as well, trying to swerve to miss an animal or hitting one and causing a wreck for themselves and/or other travelers on the road. With the increase in these types of accidents, will come an increase in calls to our rural fire and medical departments.

Another concern we have is the light pollution this will cause in the area. Regardless of the statement from the Mink's that the lights will only point down and not shine to nearby properties, there will without a doubt be light pollution in the area. People who live in the immediate area are people who have lived there for long periods of time or have taken over ranches and farms from their families who have lived there for decades. We do not want or appreciate the light pollution, traffic, and noise this will bring to the area.

EXHIBIT #

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We would also like to address the fact that the land at 4285 Hopkins Rd is zoned EFU C-A1 ground. Under ORS 215.203(2)(a) states *“As used in this section, “farm use” means the current employment of land for the primary purpose of obtaining a profit in money by raising, harvesting and selling crops or the feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. “Farm use” includes the preparation, storage and disposal by marketing or otherwise of the products or by-products raised on such land for human or animal use. “Farm use” also includes the current employment of land for the primary purpose of obtaining a profit in money by stabling or training equines including but not limited to providing riding lessons, training clinics and schooling shows. “Farm use” also includes the propagation, cultivation, maintenance and harvesting of aquatic, bird and animal species that are under the jurisdiction of the State Fish and Wildlife Commission, to the extent allowed by the rules adopted by the commission. “Farm use” includes the on-site construction and maintenance of equipment and facilities used for the activities described in this subsection. “Farm use” does not include the use of land subject to the provisions of ORS chapter 321, except land used exclusively for growing cultured Christmas trees or land described in ORS 321.267 (Lands not eligible for special assessment) (3) or 321.824.(Lands not eligible for special assessment) (3).*

An “entertainment destination” is NOT considered “farm use”.

There are proposed activities being set up on leveled land that has been corrugated and previously planted in a crop. These areas have the potential, with a small amount of effort, to be in a harvestable crop once again to keep the land as it should be in an EFU area. The Mink’s propose to put the areas in pastures and turn those pastures into parking areas. Anyone who has been to a park during or after any type of event can easily notice the damage that driving and walking on the grass does. With the number of people, the Mink’s are expecting to visit their location, they will not be able to keep the pasture healthy. On top of the damage that the traffic will do to the pasture, let’s consider any leakage from the vehicles parked on the pasture. This includes oil, antifreeze, gas, and diesel. These fluids will leach into the ground causing serious pollution.

In addition to the pollutants that the vehicles will leak, the potential of the spread of noxious weeds with the tires of the cars and the extreme amount of foot traffic is staggering. The spread of puncture vine with no control is extremely detrimental to a farm. Puncture vine takes no time at all to take over fields, even fields planted in a crop or pasture. The surrounding neighbors work hard to eliminate the noxious weeds on their properties, and we do not need any additional chance that weeds could be spread.

Thank you for your time and consideration in this matter.

Sincerely,

Erin and Michael Andersen