

September 24<sup>th</sup>, 2024

To Whom it May Concern,

My name is Jolene Masterson and I own the property at 715 Canyon 3 Road, Ontario, OR. I was not notified of the application for a conditional use permit submitted by Dan and Yvonne Mink at 4285 Hopkins Road, Ontario, Oregon as my residence is outside of the 750 ft legal requirement but given my property is located at the intersection at Hopkins Road and Canyon 3 Road and will be directly impacted, I am STRONGLY OPPOSED to this application.

Again, I am strongly opposed to this application for the following reasons:

1. Zoning and Land Use Conflicts – The property at 4285 Hopkins Road is zoned Exclusive Farm Use (C-A1). All of the surrounding properties are being used for agricultural purposes. As stated by Oregon code, an A-1 Agricultural District provides for farmsteads, low density residences and areas for plant cultivation, livestock, greenhouses, and other related agricultural activities.
  - a. The proposed use of this application is in direct conflict with the Malheur County Code 6-3A-1. “The purpose of the EFU, ERU and EFFU zones is to maintain the resource-based economy of Malheur County by permitting the establishment of only those uses that are compatible with agricultural activities. The intent is to ensure that areas classified EFU, ERU or EFFU are preserved and protected from conflicting non-resource uses. (Ord. 86, 12-7-1993).”
  - b. The state of Oregon has strict regulations for farm use and development to protect the integrity of our agricultural land and should be the basis for the immediate denial of this application.
  - c. Home Business – Malheur County Code 6-6-8-6 explicitly states that home businesses shall NOT be permitted in rural residential areas.
2. Traffic and Safety Concerns –
  - a. The traffic route as stated in the application is listed below. My property at 715 Canyon 3 Road will be directly impacted and this venture will negatively impact the quality of life we currently enjoy.

- i. PROPERTY LOCATION AND DIRECTIONS: from I-84 to Hwy 201, turn right on Washington Ave for about 1 mile, turn left on NW 18th St for a little over half a mile. Turn right onto Malheur Drive for about 3 miles, turn left onto foothill drive for a half mile. Turn right onto Canyon 3 rd. for about a

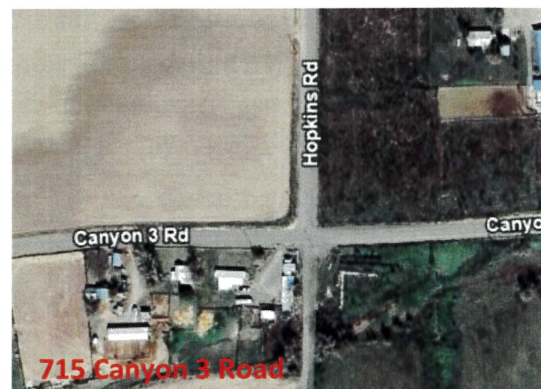


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half mile, turn right onto Hopkins rd. 4285 Hopkins rd, Ontario OR will be on the left.”

ii. While Malheur County is not legal required to notify adjacent owners outside a certain buffer, property owners along this route should have been notified: Especially given the Mink application includes my residency in a screenshot of its application on page 13.

b. Canyon 3 Road lacks the required infrastructure to handle the increased traffic that would be necessary to serve a large venture of this nature. Especially given the large-scale agriculture production going on in the area, the increased traffic will negatively impact the safety and efficiency of agriculture operations. As shown in the following capture from google earth, Canyon 3 Road is a narrow windy canyon with a rigid right turn onto Hopkins Road that



is challenging for semis and farm equipment to navigate. Canyon 3 Road also lacks a shoulder or wide spaces to allow traffic to pull off for safety when encountering agricultural equipment. Looking out further, Malheur Drive and Foothill are also not well suited for the increased traffic as proposed.

3. Environmental Impact –

a. The finding that the property is not located in an area that contains fish and wildlife deemed critical and sensitive does not investigate the impact to the fish and wildlife along the route. While the species may not be deemed critical, they will be negatively impacted as Canyon 3 has a significant wildlife population.

b. With small changes to the property, this property could be returned to productive agricultural land and meet the criteria set forth as an EFU.

c. The proposed business will utilize a well on the property. Has the increased use of water on the property been evaluated on its impact on the water table and neighbors who also use well systems?

d. As stated in the Minks proposal, a marshy area exists on the property. Have the property regulatory agencies been contacted regarding modifications in a wetland type habitat?

4. Quality of Life –

a. As a resident of Canyon 3 Road for the majority of my life (65+ years), this proposed development will directly impact the quality of life that I currently enjoy. I feel like the

noise and light pollution, increased traffic, increased risk for crime, and the removal of agricultural land from production will be an extremely negative change to our location.

- b. The proposed Onion Cannon utilizing compressed air power cannons will have a significant noise factor that will negatively affect the local residents, current livestock, and alter local wildlife behavior in the vicinity.
- c. As a 4-H leader in Oregon, we have used the loop around Canyon 3 to Easley Road to Canyon 2 and around Hopkins Road for riding horses. This will eliminate any ability to take rides around the area as the traffic will create an unacceptable safety hazard for youth riders.
- d. Another major use of Canyon 3 Road and Canyon 2 Road is by the local bicycling community who will also be negatively impacted. The increased traffic for this venture will increase the possibility of bicycle car fatalities in the area.

This list of concerns is not complete but touches on the major points. Based on the above reasons, I urge you to deny this application.

Sincerely,

Jolene Masterson

