



# MALHEUR COUNTY

251 B Street West, #12 Vale, Oregon 97918

PLANNING DEPARTMENT

Phone (541)473-5185

File Number: 2024-11-005  
Application Fee: \$200  
Date Received: 11/7/2024  
Date Deemed Complete: \_\_\_\_\_

## CONDITIONAL USE APPLICATION

### LANDOWNER INFORMATION

Name: Sunset Valley Vineyards, LLC  
Address: 30420 SW Firdale Rd  
City/State/Zip: Cornelius, OR 97113  
Phone: 503-680-0200  
Email: jwatson@ptcn.biz

### APPLICANT INFORMATION ☒ Check box if same

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

### PROPERTY INFORMATION

Township: 20 South Range: 46 East WM Section: 18/19 Tax Lot: 19→200  
18→700 Ref #: House destroyed 2023  
Placed 1995 Acres: 100 Zoning: EFU  
Address: 2746 Norwood Drive, Nyssa, OR 97913  
Current use: Vineyard Use of surrounding properties: Farming  
Proposed use: Winery/Tasting Room/Shop Permitted subject to section: \_\_\_\_\_  
Water source: Well Sewage disposal method: Septic  
Are the wetlands/water waterways on your property? ☐ No ☒ Yes (description): Irrigation Canal  
Do you own neighboring property? ☐ No ☒ Yes (description): \_\_\_\_\_  
Name of road providing access: Norwood Drive


### 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: 9-30-24

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

Applicant(s):  Date: 9-30-24

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

*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	
(Note: Check buffers. Different zones have different setback requirements that may require a more extensive permitting process.)	
<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> _____	



# **MALHEUR COUNTY** PLANNING DEPARTMENT

251 B Street West, #12 Vale, Oregon 97918 Phone (541)473-5185 Fax (541)473-5140

## **CONDITIONAL USE PERMIT**

### DETAILED SPECIFIC WRITTEN REQUEST

Proposal is to construct a shop, wine processing and tasting room facility with a currently existing 40-acre vineyard. The property will continue to be used for vineyard with addition of aforementioned proposed improvements. The proposed improvements are by-right uses for the existing EFU zone and will have no impact on existing surrounding farm uses.

*(Attach additional pages if necessary)*

### DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Structure -Tasting room	70'	54'	30'	3194
Agricultural Structure-- Shop/Winery	120'	80'	20'	9600
EXISTING				
Dwelling				
Accessory Structure				
Agricultural Structure				
Other				

**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 vineyard is a farm producing wine grapes. The proposed shop is in support of the farming equipment. The Winery is processing the fruit like seed warehouses/processing other farmers use.  
Tasting room is similar to farms that offer their product to the public direct.  
  
Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:  
Tasting room (allow customers to sample wine/make direct purchase) Hours: daily 11am-7pm  
Winery (processing of grapes, bottling, storage) Hours: daily  
Shop (farming equipment) Hours: daily  
  
Describe the number of people/employees/customers associated with the proposed use:  
Tasting room: Staff 3-4; Customers 30-40  
Winery: employees 3-5  
  

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3. What are the existing developments and viewpoints of property owners in the surrounding area?  
Emerald Slope Vineyards in Adrian, OR is highly supportive and collaborative.  
Adjoining neighbors are excited about the development. This would be the first winery/tasting rm in the Snake River AVA Malheur County, OR.  
  

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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: The nature of the travel of customers is based on cars/trucks/suvs. There will not be unusual wear of travel.  
Fire & Police Protection: Fire protection will be provided by the well and storage tanks. Size and Capacity to be provided by Fire Marshall.  
  
Sewer & Water: There will be a new septic system for the Tasting room and another for the Winery. Water will be provided by the well on property.  
  
Electrical & Telephone: Electrical needs have already been supplied by Idaho Power. Telephone is to property site as it was a prior existing residence/farm.  
  

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Solid Waste Disposal: Tasting room (glass bottles & card board) recycled. Winery (grape pulp) to be turned into mulch on property then re-spread on vineyard.

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

Vineyard/winery will bring in new farm labor jobs. The Tasting room will provide a local site to go wine tasting and socialize without having to drive over 1 hour into Idaho wineries.

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.

There are no rivers impacted by the proposal. Wildlife like game birds are enhanced by increased cover that vineyards currently provide. No habitat will be diminished but enhanced.

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 tasting room will be where the former residence of the property used to be. There is no overshadowing as we are at least quarter mile away from anyone's residence. The winery produces minimal noise or exterior light. Unlike the noise from corn driers you can hear miles away.

Tasting room exterior light is generally indirect. Winery/Shop is like other farmers shops.

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?

Landscaping for the tasting room is consistent with local native and desert type plants. Planted grass is a drought resistance varietal.

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.

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

Tasting room will have a fenced area for garbage and recycling.

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

Tasting room exterior lighting is 90% indirect lighting.

Shop/Winery exterior lighting will be focused to enhance the working areas not to spot light neighbors. Lighting will also have motion and day light sensors to reduce impact.

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?

The vineyard site is surrounded by primarily wheat, corn, onion, potatoes, etc... types of crops.

We already coordinate with neighboring farmers re: their spray programs and how it may damage our vineyard. We also discuss our spray programs to ensure no crossing problems. The Winery will have no impact on surrounding agriculture.

The vineyard uses much less water to support the fruit which allows the potential use for other farms during drought years.