



12/22/2025

Malheur County Planning Department
251 B Street West #12
Vale OR 97918

HP Civil INC
8795 Aumsville HWY SE
Salem, OR 97317
O:(503) 769-2466

RE: Conditional Use Permit Application

HP Civil has a contract with ODOT to reconstruct and repave a section of I-84 from the Farewell Bend Interchange (Exit 353) to approximately MP 368. Work will begin on the project in February of 2026 and conclude in Fall of 2027. Work in 2026 includes paving the section of the freeway from Farewell Bend to the Weiser Exit with new concrete pavement.

There are no commercial aggregate sources near the project limits. Aggregates for the new concrete pavement will be produced at a commercial aggregate source in Idaho. Paving concrete is not hauled in ready mix trucks, but instead with dump trucks due to the sheer volume of concrete being produced and most cost effective method of placement for large scale road projects. The use of dump trucks requires the concrete batch plant be located as near as possible to the project site to assure the quality of the concrete is not compromised due to the time to haul.

HP Civil is applying for a conditional use permit to temporarily place and operate a portable concrete batch plant on 5 acres of private property on the tax lot identified herein and as shown on the attached Vicinity Map, Property Map, and Site Map. The plant would be set up in April 2026 and operated intermittently until October 2026. It would be removed by the end of 2026.

If approved, the general process would be as follows:

- The site would be mowed and a geotextile fabric be placed directly on the exposed soil and vegetation.
- Gravel will be placed on the fabric to create a working pad.
- Aggregates to make concrete would be hauled in and stockpiled on the pad.
- The portable concrete batch plant would be erected and operated.
- The portable concrete batch plant and any remaining aggregate would be removed and disposed of when concrete paving is complete.
- The gravel pad and geotextile would be removed in a manner limiting disturbance to the existing ground allowing the site return to its original condition.

We look forward to meeting with you and addressing any questions or concerns regarding the attached application.

Sincerely,

Mike Remily, Project Manager

EXHIBIT # 2



SUPPLEMENT TO CONDITIONAL USE PERMIT APPLICATION

The purpose of this supplement is to address Section 6-4-3 of the Malheur County Code of Ordinances. The criteria for items 1 through 4 below are addressed in italics following each item.

6-4-3: TEMPORARY USES:

A. Purpose: A temporary use permit is to allow, on a temporary basis, structures, activities or uses that are temporary or seasonal in nature. No temporary use permit shall be issued that would have the effect of permanently rezoning or granting a special privilege not shared by other properties in the same zone. Temporary contractor yards and temporary gravel pit, crushing and asphalt mixing sites are examples of uses that may be approved by the planning director or may be referred by the director to the planning commission.

B. Criteria For Temporary Permit: A temporary permit shall be approved, denied or conditionally approved upon a finding that the proposed structure, activity or use:

1. Will not be contrary to the public interest or the intent and purpose of this section and the particular zone involved;

A permit to allow a portable concrete batch plant to be temporarily set up at the proposed location is an allowed conditional use for this zone and meets the intent and purpose of Section 6-3A-3 of the Code. The batch plant will be used for highway improvements which are in the public's best interest.

2. Will not cause a substantial adverse effect upon property values or environmental conditions in the immediate vicinity or in the zone in which the property of the applicant is located;

The conditional use will be temporary and the site will be returned to its' original condition when the batch plant is removed, so no adverse effects on property values are expected. Temporary batch plant operations will not discharge waste to nearby streams nor adjacent property, dust control will be implemented during operations, and the site will be returned to its' original condition when the batch plant is removed, so no adverse effects on environmental conditions in the immediate vicinity are anticipated.

3. Is requested under such circumstances or conditions that are not the result of any act of the applicant subsequent to the adoption of the particular zoning regulations from which relief is sought; and

No relief from zoning regulations is being sought. The proposed conditional use is consistent with the Malheur County Code.



4. Will relate only to property that is under control of the applicant.

The proposed Conditional Use relates only to property identified herein granted use of by the property owner to the applicant by an executed temporary lease agreement.