



# MALHEUR COUNTY

251 B Street West, #12 Vale, Oregon 97918

PLANNING DEPARTMENT

Phone (541)473-5185

File Number: 1024-05-021  
Application Fee: \$200  
Date Received: 5/24/2024  
Date Deemed Complete: 5/24/2024

## LAND USE APPLICATION COVERPAGE

### LANDOWNER INFORMATION

Name: Cade & Lissa Liverman  
Address: 2931 US Hwy 20  
City/State/Zip: Harper / OR / 97906  
Phone: 830-998-1577  
Email: cadeliverman@gmail.com

### APPLICANT INFORMATION Check box if same

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

### PROPERTY INFORMATION

Township: 19s Range: 43E Section: 30 Tax Lot: 600 Ref #: 8770 Acres: 33.71 Zoning: C-A1  
Address: 2931 US HWY 20, Harper, OR, 97906  
Current use: Agricultural & Residence Use of surrounding properties: Agriculture  
Proposed use: Agriculture, Residence, Meat Processing Permitted subject to section: \_\_\_\_\_  
Water source: Res: Well / Irrigation: Ground water Sewage disposal method: Septic  
Are the wetlands/water waterways on your property?  No  Yes (description): Riparian area in east field  
Do you own neighboring property?  No  Yes (description): \_\_\_\_\_  
Name of road providing access: US HWY 20

### LEGAL PARCEL STATUS

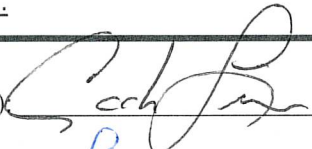
Partition: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
or Most Recent Pre- 09/04/1974 Deed #: \_\_\_\_\_ Date Filed: \_\_\_\_\_  
Current Deed #: \_\_\_\_\_ Date Filed: \_\_\_\_\_


\*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:**

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Property Owner(s):  Date: 5/26/2026

Property Owner(s):  Date: 05/26/2026

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

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

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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.

**ALL LAND USE APPLICATIONS MUST INCLUDE:**

- Application Fee – Cash or Check (credit cards now accepted with additional fee)
- Site Plan
- Elevation Drawing
- Fire Safety Self-Certification
- Other applicable information/application(s):

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

<p><b>Legal Parcel</b> Deed/Land Use Action: _____</p>	<p><input type="checkbox"/> NO <input type="checkbox"/> YES</p>
<p><b>Previous Map and Tax Lot:</b> _____</p>	
<p><b>Past Land Use Actions:</b> If yes, list file #(s) _____ _____</p>	<p><input type="checkbox"/> NO <input type="checkbox"/> YES</p>
<p>Subject to previous conditions?</p>	<p><input type="checkbox"/> NO <input type="checkbox"/> YES</p>
<p><b>Assessor Property Class:</b> _____</p>	
<p><b>Zoning:</b> _____</p>	
<p><b>Water Resources</b> Are there bodies of water or wetlands (seasonal or permanent) on property or adjacent properties? 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></p>	<p><input type="checkbox"/> NO <input type="checkbox"/> YES</p>
<p><b>Access:</b> County or ODOT approach permit on file? <input type="checkbox"/> NO <input type="checkbox"/> YES, # _____</p>	
<p><b>Address:</b> Address exists and has been verified to be correct? Address needs to be assigned after approval?</p>	<p><input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES</p>
<p><b>Fire District:</b> _____</p>	
<p><b>Fees (List Review Type and Cost):</b> _____ _____ _____</p>	

*Last Updated 01/30/2020*



# MALHEUR COUNTY PLANNING DEPARTMENT

251 B Street West, #12 Vale, Oregon 97918

Phone (541)473-5185

## CONDITIONAL USE PERMIT

### DETAILED SPECIFIC WRITTEN REQUEST

We, the Liverman Family, request a CUP in order to convert / improve an existing barn into on ODA Custom Meat Processing Facility. The purpose will be to provide a living for our family, who is transitioning out of a 20 year law enforcement / military career into full-time processing & agriculture. Currently, the farm is used to raise cattle, sheep and horses and will remain to do so. There are two adjacent barns on the property. One of them, the Northern most structure, (see attached)

*(Attach additional pages if necessary)*

### DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway				
Accessory Structure	53'	8'6"	9'6"	450
Agricultural Structure				
Other				
EXISTING				
Dwelling				
Accessory Structure				
Agricultural Structure	49'	55'	15'	2695
Other				

19s43e30, Tax Lot 600, Reference # 8770, Zoned EFU

Will be converted into a Custom Meat facility. The building will not be added onto, and the general appearance of the existing barn will not change. Within the interior, insulation will be added along with at least two interior walls to subdivide the interior into different necessary chambers such as hanging / cooling, a meat cutting room, a bathroom and a walk-in freezer.

One or two 53' cooling containers will be added and placed between the two buildings, which will allow for additional hanging space to properly age carcasses. The containers should not be visible from the highway or neighboring properties.

Neither the conversion of the existing barn nor the addition of cooler(s) will interfere with farming / ranching practices on our property; or for those neighboring us. The existing structure that we propose to use is already near the primary residence and is not in the irrigated / farmed portion of the property.

The facility will be utilized to process not only our own livestock, but beef/lamb/pork and wild game for those needing custom processing in West Malheur County. We also intend to make additional meat items, such as smoked sausage, jerky, etc.

Lastly, our hope is that our facility will help provide multiple needs for Malheur County. First, the current wait time to have a beef processed in Malheur County is between several months to nearly two years. Depending on which processor the client wants to use and the time of year the livestock owner needs his/her animal processed. We hope to reduce this wait time and provide another trustworthy alternative, adding value to local ranchers in our area. In addition, we hope to add between 2-4 jobs for full-time processors at the operation, adding valuable and limited employment in the Little Valley / Harper area, all while, helping to keep jobs and revenue local.

Cade & Lissa Liverman

2931 Hwy 20

Harper, OR, 97906

A handwritten signature in black ink, appearing to be 'Cade & Lissa Liverman', written in a cursive style.

and I routinely drive trailers and equipment down my driveway. Still, the Planning Department requires me to have a letter or email from you stating your satisfaction and/or concerns with the project. Would you be able to provide that?

Thank you very much sir,

Cade Liverman

**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:  

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Custom meat processing goes hand in hand with ranching, one of the main industries in Malheur County. According to Progressive Publish, Malheur County ranks #4 in the nation with the most cattle, yet there are only two processing facilities. Our facility will provide economic growth and a needed service, but will not be so large as to cause a significant commercial disturbance such as heavy traffic and pollution.

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Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:  
The facility will be open normal business hours, Monday - Saturday, 8a - 6p. Equipment outside of the facility will be limited to a tractor / loader / skid steer, which is already in use on the farm. Further, the equipment inside the facility (saws and grinders) will have little to no noise escaping as the building will be insulated and sealed per ODA requirements.

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Describe the number of people/employees/customers associated with the proposed use:  
The facility could potentially support up to four or so employees therefore employee traffic would be minimal. Customers will come and go throughout the day, but the facility will not be large enough, to create heavy customer traffic. Further, kill dates will be silo'ed to only certain days, further limiting traffic.

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

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I have neighbors on two sides, the Haueters to the West and Alic Oliver to the north. Both are working ranching, raising cattle and hay. I do not believe either would be effected by the facility. I spoke with Lynn Haueter and Alic Oliver who both concurred that it would not have a negative impact on the area.

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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:  

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Roads: The increased traffic would only pertain to HWY 20 and would be so low, it would not be noticeable.

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Fire & Police Protection: Other than in the unlikely case of an emergency, the business would not be put any additional strain on Fire or Police. Further, fire services are non-existent in Little Valley and they would not respond to a fire call at the facility.

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Sewer & Water: The sewer and water needs of the facility would be remain with the property. The water needs (daily cleaning) would come from the well that is already in place. As part of the improvement of the facility, a septic tank and drain field would be added on-site, therefore having no-impact on public water / waste.

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Electrical & Telephone: The existing structure already has power in place. The amp service may need to be increased but the means are already in place. Telephone needs would be limited to cellular devices.

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Solid Waste Disposal: Solid waste will be disposed of at landfills.

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5. What effect will the proposed use have on the stability of the community's social and economic characteristics? Given that West Malheur County is rural with few employment opportunities, the business could create jobs locally, removing the need for employees to travel outside of their community for occupation. Further, many cattle are transported into, or taken via mobile slaughter, to facilities in Idaho. Our business would not only keep employment local but could also keep revenue within Malheur County.

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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. Our property has no fish and little wildlife other than birds. I do have a riparian area, however, the proposed structure for the facility is already in place and will have no effect on the riparian area. Other than housing cattle on occasion overnight for slaughter the following day, all activities will remain inside the facility. Last, any waste will be disposed of per OHA & County regulations.

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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? Carcasses and biproducts will be stored and disposed of in accordance with law, OHA and DEQ policy, which will keep the facility clean and void of odor. Carcasses will be hung in cold storage and remains will be taken to the landfill. Noise will be contained within the heavily insulated and sealed building. Little or no outside lighting is necessary and we do not intend to add outdoor lighting.

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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? While the appearance of the barn from the exterior will not have major changes and the cold storage will be tucked behind existing structures, we are already planting an orchard between the proposed facility and the highway, obstructing the view of the operation. We also intend to add ornamental plants to enhance the visual appeal of the property.

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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. To access the facility, one would travel down our private drive from HWY 20. HWY certainly already has the capability to handle the minimal traffic for the business. The access to my drive is also on a long straightaway, limiting the likelihood of vehicle crashes. Lastly, our private road has ample room for trucks with livestock trailers to enter, turn around and exit without any needed improvement.

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

Waste will be stored in containers that are in accordance with DEQ / ODA / OHA requirements and emptied frequently to prevent undesirable odor. Waste will not be stored outside unless in an approved bin. Cold storage for hanging meat will be kept behind current structures such as the proposed facility and/or our residence and will not be visible from the roadway.

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

No additional outdoor lighting is necessary for the business.

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?

Our farm is a working livestock operation and will continue to be so. The facility will be on the residential portion of the property and will not extend into our agricultural areas. Our ranching operations will be unaffected by the meat processing business. Our neighbors all grow hay and / or raise cattle and our butchering operation will have no negative impact on their operations. On the contrary, our proposed custom processing business will provide value to the local community in two ways: employment & additional services. We believe that, with time, we could provide 4 or so full time positions, bringing this rural part of the county valuable jobs that are few and far between. In addition, many ranchers having their own livestock butchered either have to wait for months or even years for slaughter dates, transport their livestock up to two hours away to Idaho and/or pay more for a mobile slaughter truck to come from Idaho. We believe our facility will bring value to our community by providing a local establishment where they can have their meat processed, reducing wait time (which directly relates to profits), reducing wasted drive time and increased costs due to fuel or hiring a mobile slaughter truck. This will give ranchers more options to sell their products in a timely, cost effective manner. Ultimately, the facility will bring financial value to the community via employment, taxes and keeping revenue local.

*Last Updated 01/28/2020*

**HOME BUSINESS – Malheur County Code (MCC) 6-6-8-6**

1. The following shall not be permitted:

- a. Home businesses in rural residential land use zones.
- b. Retail sales, showroom activities, or storefront operations conducted on the site of a minor home occupation, home occupation, or home business.
- c. Automotive repair, including engine, body, painting, of more than one vehicle at a time owned by a person not residing at the site, regardless of compensation paid for the service.
- d. Outdoor storage associated with auto repair under this chapter of more than one vehicle at a time not owned by a person or persons residing at the site.
- e. Household appliance sales, repair, or rehabilitation.
- f. Ministorage facilities operated as a minor home occupation, home occupation, or home business.
- g. Junkyards operated as a minor home occupation, home occupation, or home business.
- h. Nothing in this section authorizes construction of any structure without a building permit and that would not otherwise be allowed in the zone in which the home occupation or business is to be established.
- i. Minor home occupations, home occupations and home businesses shall not involve the manufacture or generation of materials deemed hazardous by other local, state, or federal law or regulation. Hazardous materials and hazardous wastes shall be stored in accordance with state and federal laws and regulations.
- j. Minor home occupations, home occupations and home businesses shall not be transferred to another person or site without first applying for a new permit.

2. This section shall not apply to:

- a. A childcare provider who regularly provides childcare in the provider's home, in the family living quarters, for no more than three (3) children other than the person's own children, or for children from only one family other than the person's own family.
- b. Farm or ranch use as defined by ORS 215.203(2) where the business activities of the farm or ranch are conducted in a home or office on the property.
- c. Hobby or collection activities associated with automobile or aircrafts, including sales, barter or trades among hobbyist who are in compliance with Malheur County code public nuisance ordinances.

1. Describe the scale of the operation:

*\*A home business must fit within the dwelling and must be incidental to the use of the dwelling as a residence. If there is no existing accessory structure one may be built, provided the side walls are no higher than ten feet (10') from the elevation of the floor and the building covers no more than two thousand five hundred (2,500) square feet in area.*

The proposed business operation will take place within a pre-existing structure which is  
approx. 2600 sq feet. The only additional structures will be two walk in coolers which will  
be approximately 450 sq feet each with side walls that are less than 10'.

2. Who will be the participants in the business?

*\*Family members living on the property and a combination of no more than ten (10) full time employees are the only persons that may be employed in a home business.*

The business will be family ran with additional employees. We estimate we could employ up to four or five additional personnel with time and would never exceed ten.

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3. Demonstrate that the character / visual appearance of the property shall not be altered by the home business:

*\*The property upon which a home business exists shall be kept in a clean, neat, orderly fashion.*

The only visual changes to the exterior of the proposed building will be minor changes to doors and the addition of windows. The property is already clean and orderly and will remain so. In addition, we are adding visual appeal via ornamental plants near the driveway and facility.

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4. Describe the storage means for the home business:

*\*All materials associated with a home business shall be screened from view or contained within the allowed dwelling or accessory structures of the home business.*

The majority of storage needs for the facility will kept inside the facility itself and outside the view of the roadway / neighbors. Walk-in coolers added will be placed behind the facility or the residence and also will not be visible from the roadway or neighbors.

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5. Describe the display and signs for the home business:

*\*There shall be no display of products visible from outside the allowed dwelling or accessory structure. A home business must comply with the MCC Chapter 7 requirements (addendum A).*

There may be a sign for our facility placed near the driveway to decrease confusion to patrons as to the business' location. However, the signage will be appealing and limited to the specifications provided under the MCC Chapter 7 requirements.

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6. Describe the projected traffic flow generated by the home business:

*\*Customer, client and/or business traffic shall not exceed fifteen (15) trips per day. Business delivery vehicles shall not exceed gross vehicle weight of eleven thousand (11,000) pounds. U.S. postal service deliveries are exempt from this requirement.*

Traffic will remain very limited and we believe we will see no more than 10 patrons a day to include drop off and pick up. Weight will be limited to that of the cattle being dropped off, which will not exceed 11k pounds for any one delivery. As the property is a working farm, cattle hauling to and from the property is already routine. Further, the road infrastructure is already in place to meet the needs of the business.

7. Describe the projected customer parking availability for the home business:

*\*Vehicles owned, leased or operated by the participants of a home business shall not be parked or stored on the street or in the public right of way.*

There is enough parking already for 4-5 patrons to park in front of the proposed facility.

Further, any additional vehicle we acquire as part of the business will reside on the premise and will never be parked on the highway.

8. Describe the projected days and hours of operation and noise mitigation for the home business:

*\*Noise shall be kept to a minimum at all times, especially between the hours of ten o'clock (10:00) P.M. and eight o'clock (8:00) A.M. Equipment that creates a shrill or penetrating sound shall, at all times, be operated only within an enclosure that effectively prevents noise measured at the nearest dwelling exceeding the otherwise ambient noise level of the neighborhood. Where a question arises regarding noise levels, the planning director's determination shall be final.*

The hours of operation will be between 8a and 6p (Monday - Saturday, limiting noise outside normal hours. Further, operations will be conducted inside a heavily insulated and sealed building, ensuring that we do not create noise disturbances to our neighbors. Any movement of carcasses outside will be via tractor in normal hours, which is already permissible.

9. Describe the projected odors mitigation for the home business:

*\*Odors shall not be detectable from any boundary of a home business property at any time.*

Waste shall be stored in ODA / OHA / DEQ approved containers and removed before odors begin to form. Carcasses and processed meat will be stored in coolers and freezers preventing odor

The facility will be cleaned daily, preventing bacteria growth and thus odor. Approved drains and septic will be installed to ensure effective removal of associated liquids.

10. Describe the projected electrical interference mitigation for the home business:

*\*A home business shall not create visual or audible electrical interference in any radio, television, or other electrical device off the subject property or cause fluctuations in line voltage off the subject property.*

The facility will not emit RMF, therefore causing no disruption to radio / television. The proposed facility already has a separate panel / meter so an additional lines will not need to be ran. Further, the facility already has 200 amp service. A representative of Stan's Heating and Cooling informed me that 200 amp service will be sufficient, therefore no additional power will be needed, so no fluctuations should occur.

## Addendum A – MCC Chapter 7

### 6-7-1: PURPOSE AND SCOPE:

- A. *Purpose:* The purpose of this chapter is to maintain or improve the aesthetic quality of the county's agricultural, residential and business environment, to promote traffic safety through the regulation of the design, placement, quality of materials, construction, location, electrification, illumination and maintenance of all signs visible from public property, public rights of way, and private areas open to public vehicular traffic.
- B. *Scope:* Signs are structures, rigid panels or fabrics which are regulated as different types of land uses dependent upon factors including general types of message, size and location. Billboards, marquees and some types of temporary or manually changeable copy signs are recognized as types of land use that serve a general advertising purpose rather than the identification and directional purpose of the majority of signs regulated by this chapter. These regulations are not intended to, and do not, dictate or limit the content of those signs allowed for general advertising purposes except those that may carry an obscene message or may provide an illegal product or action.
- C. *Sign Regulation:* Except for a type 1 or type 2 sign, no sign shall hereafter be erected, moved or structurally altered without a zoning permit, and without being in conformity with the provisions of this chapter. Official signs of the state, county or municipalities are exempt from all provisions of this chapter. All signs shall be on the same lot as the subject matter of the sign, except as specifically allowed otherwise. Permitted signs in the various zones are indicated by the following tables (see section 6-7-2, "Types Of Signs", of this chapter):

### 6-7-2: TYPES OF SIGNS:

<u>Zone</u>	<u>Types Of Signs Permitted</u>
EFU	1, 2, 3, 4
ERU	1, 2, 3, 4
EFFU	1, 2, 3, 4
R-1	1, 2, 3, 4
R-2	1, 2, 3, 4
RSC	1, 2, 3, 4, 5, 8, 10
C-1	2, 3, 4, 5, 8, 9, 10
M-1	2, 3, 4, 5, 8, 9, 10
M-2	2, 3, 4, 5, 8, 9, 10
PM	2, 3, 4

- A. *Type 1:* One nameplate not exceeding three (3) square feet in area for each dwelling unit, indicating the name of the homesite, or the name of the occupant, providing that the nameplate or sign is attached to the house or is set back from the property line at least ten feet (10').
- B. *Type 2:* Signs permitted in all zones and exempt from zoning permit requirements. Type 2 signs include:
1. Plaques, Cornerstones, Nameplates: Building plaques, cornerstones, nameplates and similar building identifications attached to the building, but not a commercial nature;
  2. House Numbers: House and building numbers; (Ord. 86, 12-7-1993)
  3. Political And Civic Signs: Temporary signs in connection with political and civic campaigns; provided, that such signs are removed within fifteen (15) days following conclusion of the

campaign. These signs shall not exceed thirty two (32) square feet in area or eight feet by four feet (8' x 4'); (Ord. 127, 10-3-2000)

4. Proposed Or Existing Construction: Temporary signs identifying proposed or existing construction;
5. "For Sale" Or "Lease" Signs: Signs indicating property or structures for sale, lease or rent;
6. Protection Of Property: Signs for the purpose of protection of property, such as no hunting, trespassing or dumping signs; or signs warning of potential danger due to physical or health hazards;
7. Garage Sale Signs:
  - a. Shall not exceed four (4) square feet in silhouette area per sign.
  - b. Shall not be located in the public right of way (i.e., on telephone poles, street signs and traffic signs).
  - c. Shall not be located on a property containing another temporary sign other than a real estate sign.
  - d. Only one on premises sign and five (5) temporary off premises signs (1 per off site tax lot) are permitted.
  - e. Shall include the name, address and telephone number of the resident holding the garage sale. Absent this identification, a sign may be removed without warning.
  - f. Shall be removed upon close of the sale and such garage sale shall not extend beyond three (3) consecutive days, and shall not be held in any one residence more than three (3) times during the calendar year.
  - g. Shall not be artificially illuminated.
8. Agricultural Product Signs: One sign not greater than thirty two (32) square feet promoting or advertising agricultural products or livestock grown, raised or produced on the parcel or tract on which the sign is located and the parcel or tract is zoned EFU or ERU.
9. Commercial Activity In Conjunction With Farm Use Signs: One sign not greater than thirty two (32) square feet for a commercial activity in conjunction with farm use approved in accordance with chapter 6 of this title. Additional signs, not to exceed three (3) signs, may be approved by the planning director on a case by case basis provided the signs are necessary for the operation or location of the commercial activity in conjunction with farm use.

Except for political and civic signs, type 2 signs shall not exceed sixteen (16) square feet in area. Type 2 signs shall not be placed or extended into a road right of way. Type 2 signs shall not require a zoning permit.

- C. *Type 3*: One temporary sign per tract of land or subdivision advertising the sale of the tract or the lots, and not exceeding thirty two (32) square feet in area nor twelve feet (12') in height providing that the sign is located at least ten feet (10') from the property line.
- D. *Type 4*: Signs not exceeding twelve (12) square feet in area, directing vehicular traffic to places of interest which would otherwise be difficult to find, or directing vehicular traffic so as to avoid traffic safety problems. The planning director may allow a maximum of three (3) such signs; provided, that no more than two (2) signs are located on the property. The planning director may allow two (2) of the three (3) signs to be off premises signs; provided, that the signs face opposite traffic directions. A type 4 sign shall be set back ten feet (10') from property lines.
- E. *Type 5*: One sign not exceeding sixty (60) square feet in area for buildings other than dwellings; provided, that such sign shall be attached to and parallel with the front walls of the building.
- F. *Type 6*: One sign facing each bordering street, not exceeding thirty two (32) square feet in area nor eight feet (8') in height above the roofline of the building for buildings other than dwellings providing that the sign is attached to the building and does not project into a road right of way.

- G. *Type 7*: Signs identifying the use of the premises or the sale of products produced on the premises; provided, that any such sign shall be attached to, parallel with, and no larger than the wall on which it is mounted.
- H. *Type 8*: One projecting or freestanding sign not to exceed twenty feet (20') in height nor sixty five (65) square feet in area for each face. The minimum setback for any part of a sign shall be ten feet (10'), or shall be at the discretion of the planning director and shall be measured horizontally from the lot line to the nearest part of the sign. A projecting or freestanding sign shall be allowed only by a ruling of the planning director and shall be limited to those businesses for which an attached flat sign is not suitable due to the nature of the business or the characteristics of the lot.
- I. *Type 9*: One off premises freestanding sign (billboard) not to exceed six hundred (600) square feet in area for each face nor twenty feet (20') in elevation as measured from the ground level below the sign or the level of abutting roadway surface, whichever is higher. No billboard shall be allowed to have more than four (4) steel exposed supports and all illumination devices shall be concealed within the nonstructural trim. The minimum setback for any part of a sign shall be ten feet (10') and shall be measured horizontally from the lot line to the nearest part of the sign. Billboards allowed in the county shall be subject to the requirements of ORS chapter 377 and shall be approved by the planning director.
- J. *Type 10*: One on premises sign identifying two (2) or more businesses that may occupy one building or one off premises sign identifying two (2) or more businesses that may be located so that another sign allowed by this chapter would not be visible from main traveled routes. The total square footage of the sign shall not exceed six (6) square feet per business described on the sign, and the sign shall be set back ten feet (10') from the property line.

#### **6-7-3: LIMITATIONS ON SIGNS:**

- A. No sign shall be placed as to interfere with visibility or effectiveness of any official traffic sign or signal, with the driver vision at any access point or intersection;
- B. No sign shall be illuminated by flashing lights;
- C. No sign shall contain, include or be composed of any conspicuous animated part;
- D. Light from signs shall be directed away from and not be reflected upon adjacent premises;
- E. Signs shall be removed by the property owner within sixty (60) days after the advertising business, product or service is abandoned or no longer in use;
- F. In addition to the limitations on signs as provided in subsections A through C of this section, additional sign restrictions may be required as determined by the planning commission in approved conditional uses, as provided by the planning director in approving a type 4, type 8, type 9 or type 10 sign.

#### **6-7-4: AUTOMOBILE SERVICE STATION SIGNS:**

Automobile service stations may have one additional freestanding changeable fuel price sign for the single purpose of advertising the price of fuel. The sign will be limited to twelve (12) square feet in silhouette area.

#### **6-7-5: SIGNS WITHIN AN URBAN GROWTH AREA ZONE:**

Signs located within an urban growth area zone will comply with the applicable sign regulations of the city within whose urban growth area zone it is located. If the city does not have sign regulations, county regulations will apply.

**6-7-6: NONCONFORMING SIGNS:**

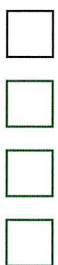
- A. An existing sign shall be brought into conformance with this chapter upon substantial change in the nature of the business it serves or if a change is made in design of the sign frame or supporting structure. A change in plastic face plate of a nonconforming sign will not require replacement of the total sign, but the new sign face shall conform as fully as possible to the standards of this chapter. Examples of substantial changes in the nature of the business are: a change from professional office such as a doctor, attorney or accountant to a retail outlet; or, a change from retail outlet to a service business such as a plumbing or auto repair shop.
- B. Any sign which is structurally altered, relocated or replaced shall immediately be brought into compliance with all the provisions of this chapter, except the signs that are temporarily removed to allow remodeling of the premises and shall be allowed to be relocated upon the completion of remodeling.

**6-7-7: VARIANCES:**

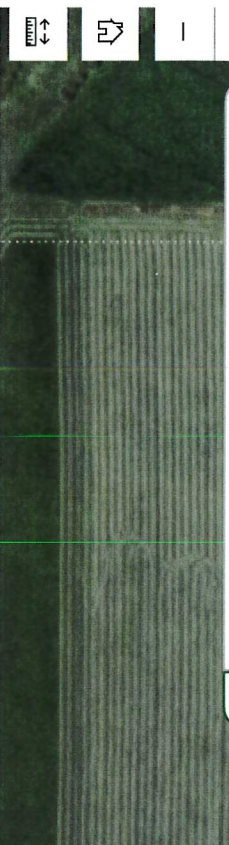
- A. Minor Variance: A minor variance not greater than ten percent (10%) of the applicable dimensional standard for signs may be granted by the planning director as per subsection C of this section.
- B. Other Variances: All other sign variances shall be pursuant to the provisions of chapter 8 of this title, and will include the standards of subsection C of this section.
- C. Variance Standards: In addressing the standards in chapter 8 of this title, the granting authority shall additionally consider whether the architectural design of a building, the location of a building site or location of a building thereon, or some other circumstance relating to the sign proposal is unusual or unique and that, because of this, a hardship will be created in that the applicant will be denied an opportunity to identify his business or location relatively equal to the opportunity accorded other members of the community not burdened with such unusual or unique architectural design, building site or other circumstance.

**6-7-8: APPLICATION MATERIAL:**

An applicant shall submit with his application for a zoning permit for a sign, in addition to the site plan required for the zoning permit, a plan and elevations of the sign itself.



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