



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: June 24, 2026

Department: Public Works

Title: Public Hearing for Noise Variance 26-001/GK Machine Inc

Management Update/Work Session Date: N/A Audio/Visual aids []

Time Required: 5 min Contact: John Speckman Phone: 503-566-4173

Requested Action: Staff recommended motion: Approve Noise Variance 26-001/GK Machine Inc. Other motion options for consideration are: 1. Close the public hearing and deny the application. 2. Close the public hearing and approve a modified request.

Issue, Description & Background: Application of GK Machine Inc, on property owned by Ag Land Holdings LLC & Willamette River Construction LLC, for a noise variance to allow music exceeding noise ordinance between 5:00 p.m. and 10:00 p.m. on June 27th, 2026, on property located at 20495 Butteville Rd NE, Hubbard (T4S; R1W; Section 18; Tax lot 201). The applicant is hosting an open house event at the new office building. Music will play from at volumes that may exceed the noise ordinance. Speeches given using the same audio equipment on the same stage may occur as early as 5:00 p.m. Under Marion County Code 8.45 Noise, the Marion County Board of Commissioners must hold a public hearing on the matter and issue a decision.

Financial Impacts: None

Impacts to Department & External Agencies: None

List of attachments: Staff report, Application, Site Plan

Presenter: John Speckman

Department Head Signature: [Handwritten Signature]

County Commissioners
Colm Willis, Chair
Kevin Cameron
Danielle Bethell



Director
Brian Nicholas, PE

Deputy Director
Dennis Mansfield

Chief Administrative Officer
Jan Fritz

MARION COUNTY PUBLIC WORKS

MARION COUNTY PLANNING DIRECTOR'S NOISE VARIANCE REPORT

Application of GK Machine Inc

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Noise Variance 26-001

APPLICATION

Application of GK Machine Inc, on property owned by Ag Land Holdings LLC & Willamette River Construction LLC, for a noise variance to allow music exceeding the noise ordinance between 5:00 p.m. and 10:00 p.m. on June 27, 2026, on property located at 20495 Butteville Road NE, Hubbard (T4S; R1W; Section 18; Tax lot 201).

BACKGROUND

The Marion County Planning Division has reviewed the above-referenced application and offers the following comments:

1. The property is an approximately 194-acre farm parcel located on the west side of Butteville Road, directly south adjacent to the City of Donald. The property is the new headquarters of GK Machine Inc built in 2025. This operation was approved on an Exclusive Farm Use zoned parcel with a commercial in-conjunction with agriculture conditional use permit in 2025 (CU23-006) and is therefore legal for land use purposes.
2. Surrounding properties to the west, south, and east are zoned EFU and in a mix of agricultural and rural residential uses. The rural residential uses are primarily to the west, across Ryan Creek. The closest of these is 3,000-feet from the proposed stage. The subject property extends north to Donald Road NE, and north of this road are more properties zoned EFU and in primarily agricultural use. To the northeast of the property is the City of Donald. The nearest home within Donald is approximately 500-feet away from the proposed stage. The center of Donald, where Main Street crosses the railroad, is approximately 2,500-feet from the proposed stage.
3. The application is for a noise variance to allow noise exceeding 65 decibels between the hours of 5:00 p.m. and 10:00 p.m. for one day only on June 27, 2026. The application was submitted on May 20, 2026, more than 35 days before the event as required by MCC 8.45.090(B). All property owners within 1,500-feet of the subject property were mailed notice of the hearing.

MARION COUNTY CODE (MCC) CHAPTER 8.45 FINDINGS

4. Under MCC 8.45, noise from any musical instrument is limited to those hours between 7 a.m. and 10 p.m. unless a variance is granted. The criteria for a variance are listed in MCC 8.45.090(E) and include:

1. The variance will provide a substantial benefit to the public generally;

- 2. Denial would significantly delay, increase the cost, or impact the utility of the project or event;
and*
- 3. Effective measures will be implemented to mitigate, to the extent feasible,
significant noise impacts.*
5. The applicant is the company sited at this location, GK Machine Inc, which is hosting a private open house event to celebrate completion of their new headquarters. This event will feature a temporary stage where speeches may be given after 5:00 p.m., and live music which will begin at 7:00 p.m and end at 10:00 p.m. The proposed event will not generate significant noise outside of the permitted hours of 7:00 a.m. to 10:00 p.m., however the applicants expect the volume to exceed 65 decibels and therefore seek this noise variance to permit sound at higher levels be produced during the hours of 7:00 p.m and 10:00 p.m. Approval of this variance will permit the celebration of a company who employs many people in the local area. Denial would impact the utility of the event by requiring a more somber tone. The temporary stage will be positioned on the southeastern side of the new building, to remain close to the parking area. This location of the temporary stage will direct sound southeast, away from the City of Donald where most of the dwellings are located that could be impacted by the sound of music from this event. The location of the stage mitigates, to the extent feasible, any significant noise impacts.
6. Based on the information provided, the Planning Director recommends approval of this application.



Marion County
OREGON

NOISE ORDINANCE VARIANCE APPLICATION

Application must be submitted at least 35 days prior to event date

Do not double-side or spiral bind any documents being submitted

Fee: \$500

\$0 if submitted in conjunction with a Mass Gathering Application

RECEIVED

MAY 20 2026

Marion County
Planning

NAME OF EVENT OR USE: GK Machine Open House	DATE(s) AND TIMES FOR VARIANCE: 6/27/26 - 5:00 pm - 10:00 pm
ADDRESS OF LOCATION: 20495 Butteville RD NE, Hubbard OR 97032	NAME OF ORGANIZATION (if applicable): GK Machine Inc
NAME OF PERSON REQUESTING VARIANCE: Mike Mader	ADDRESS, CITY, STATE, ZIP 20495 Butteville RD, Hubbard OR 97032
DAYTIME PHONE NO.: 503-703-9066	E-MAIL: mmader@gkmachine.com
EVENT EMERGENCY CONTACT NAME: JoAnn Agee 503-545-1191 Joann@GkMachine.com	24-HOUR PHONE NO.: 503-545-1191
PROPERTY OWNER(S) NAME: GK Machine Inc	MAILING ADDRESS, CITY, STATE, ZIP 20495 Butteville RD, Hubbard OR 97032

REQUIRED INFORMATION

NATURE OF THE EVENT: Indicate what will happen at your event and the provision in the Noise Code for which the variance is requested (attach an additional sheet if necessary).

Open house event. Will serve food, have classic cars, and a live band between 5pm and 10pm.
Noise ordinance is 65 decibels until 10pm, band will violate it on our site

FOR OFFICE USE ONLY:

Township 4S Range 1W Section 18
Tax lot number(s) 201, 500
Zone EFU /zone map number 4

Case Number NV-26-001
TPA/header _____

Application accepted by JSS Date 5/20/2026

Application elements submitted:

- Title transfer instrument
- Site plan
- Filing fee
- Applicant statement

HOW AND WHERE WILL SOUND AMPLIFICATION BE USED DURING THE EVENT? Include nature of the noise and location on the property.

A live band will perform on the east side of the new office building
we have plenty of on property parking

AT WHAT TIME WILL THE NOISE BE CREATED AND FOR HOW LONG? (Time period for which the variance is to apply)

Live band will perform for approximately 5 hours. Music will start at 5:00 pm and will stop
by 10:00 pm, when the County noise ordinance goes into effect.

DESCRIBE THE EXTENT AND SCOPE OF MEASURES THAT WILL BE OR HAVE BEEN TAKEN TO REDUCE OR DIMINISH THE DISTURBANCE (attach an additional sheet if necessary):

With the stage positioned as planned, the closest house sits more than 500 feet away,
most homes on the edge of Donald are over 800 feet from the stage.

THE APPLICANT(S) AND PROPERTY OWNERS SHALL CERTIFY THAT:

- A. If the permit is granted, the applicant(s) will exercise the rights granted in accordance with the terms and subject to all the conditions and limitations of the approval.
- B. I/We hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that all the above information and statements and the statements in the site plan, attachments and exhibits transmitted herewith are true; and the applicants so acknowledge that any permit issued on the basis of this application may be revoked if it is found that any such statements are false.
- C. I/We hereby grant permission for and consent to Marion County, its officers, agents, and employees, law enforcement, public health and fire control officers to come upon the above-described property to gather information and inspect the property whenever reasonably necessary for the purpose of processing this application and/or monitoring the terms and conditions of the permit issued and any other applicable laws or ordinances.
- D. The applicants have read the entire contents of the application, including the procedures and criteria, and understand the requirements for approving or denying the application.

PRINTED NAME AND SIGNATURE of each owner of the subject property.

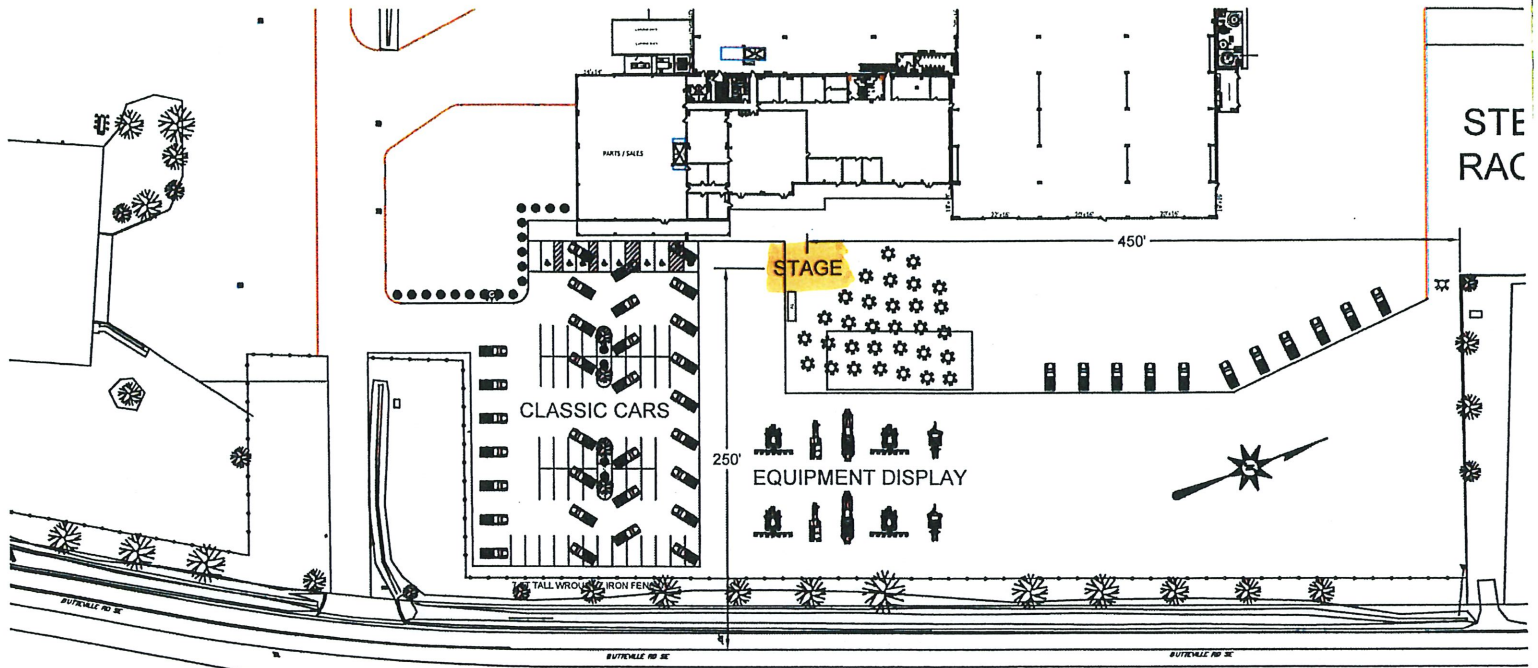
<u>Gary Grossen</u>	<u>[Signature]</u>	_____	_____
Print Name	Signature	Print Name	Signature

<u>Jeanna Grossen</u>	<u>[Signature]</u>	_____	_____
Print Name	Signature	Print Name	Signature

PRINTED NAME AND SIGNATURE OF THE APPLICANT/ORGANIZER (if different from property owner)

<u>JoAnn Agee</u>	<u>[Signature]</u>
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DATED this 20 day of May, 2026



GK MACHINE
 20495 NE BUTTEVILLE RD
 HUBBARD OR 97032