



Marion County
OREGON

CONDITIONAL USE APPLICATION

RECEIVED

SEP 19 2024

**Marion County
Planning**

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

Fee: Please check the appropriate box:

- Conditional Use - \$1450
- Conditional Use Hardship - \$450
- Conditional Use Hardship Change of Occupant - \$120
- Non-Farm Dwelling \$1930
- UT Zone Replacement Dwelling - \$450
- Conditional Use Home Occupation - \$770
- Amend Conditions/Permit - \$600
- Aggregate Site (non Goal 5) - \$3000+\$80/acre
- Agri-Tourism Single Event - \$375
- Agri-Tourism Max 6 Events - \$640
- Agri-Tourism Max. 18 Events/Longer Duration-\$640

PROPERTY OWNER(S): WHITWIND WOODLAND LLC NANCY WHITE	ADDRESS, CITY, STATE, AND ZIP: 6118 MT ANGELO HWY SILVERTON, OR 97381
PROPERTY OWNER(S) (if more than one):	ADDRESS, CITY, STATE, AND ZIP
APPLICANT REPRESENTATIVE: NANCY WHITE	ADDRESS, CITY, STATE, ZIP SAME AS ABOVE
DAYTIME PHONE (if staff has questions about this application): 503-910-3553 CELL/TEXT	E-MAIL (if any): whitewindf@gmail.com
ADDRESS OF SUBJECT PROPERTY: 6518 CASCADE HWY SILVERTON	SIZE OF SUBJECT PROPERTY: 80 ACRES
THE PROPERTY OWNERS OF THE SUBJECT PROPERTY REQUEST TO (summarize here; explain in detail on the "Applicant's Statement"): WE WISH TO EXPAND THE ALREADY APPROVED CONDITIONAL USE FOR THE CANTERBURY RENAISSANCE FAIRE FROM JUST THE LAST 2 FULL WEEKENDS IN JULY TO THE LAST 3 FULL WEEKENDS IN JULY. EVERYTHING WE HAVE DONE WITH THE FAIRE WILL REMAIN THE SAME EXCEPT ADDING THE 3 RD WEEKEND TO OUR FAIRE.	

FOR OFFICE USE ONLY:			
Township T6S	Range 1W	Section 25	Application elements submitted:
Tax lot number(s) 900			<input checked="" type="checkbox"/> Title transfer instrument
Zone: EFV			<input checked="" type="checkbox"/> Site plan
Zone map number: 24			<input checked="" type="checkbox"/> Applicant statement
<input type="checkbox"/> TPA/header			<input checked="" type="checkbox"/> Filing Fee
Case Number: CU24-039			<input type="checkbox"/> GeoHazard Peer Review (if applicable) N/A
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural			<input type="checkbox"/> Physician's Certificate (if applicable) N/A
Signs given:			<input type="checkbox"/> Home Occupation Supplemental (if applicable)
			<input type="checkbox"/> Agri-Tourism Supplemental (if applicable)
Date determined complete:			Application accepted by: 553 9/19/2024
			Date:

IF THIS IS FOR A CONDITIONAL USE HARDSHIP:

WILL THE TEMPORARY DWELLING BE () MANUFACTURED HOME OR () RV? Check one.

IF USING AN RV, DO YOU INTEND TO:

() CONNECT TO THE EXISTING SEPTIC SYSTEM OR () USE THE RV HOLDING TANK? Check one.

NAME OF PERSON(S) WITH MEDICAL HARDSHIP:

HE/SHE/THEY WILL RESIDE IN: () PRIMARY DWELLING OR () TEMPORARY DWELLING

NAME OF CAREGIVER:

HE/SHE WILL RESIDE IN: () PRIMARY DWELLING OR () TEMPORARY DWELLING

RELATIONSHIP OF CAREGIVER TO PERSON(S) WITH MEDICAL HARDSHIP:

WHAT TYPE OF ASSISTANCE WILL CAREGIVER PROVIDE:

IF THERE ARE OTHER ADULTS THAT RESIDE OR WILL RESIDE IN THE DWELLING WITH THE PERSON(S) NEEDING CARE, PLEASE EXPLAIN WHY HE/SHE CANNOT BE THE CAREGIVER:

THE APPLICANT(S) SHALL CERTIFY THAT:

- A. If the application 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 plot 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 coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.
- D. The applicants have read the entire contents of the application, including the policies and criteria, and understand the requirements for approving or denying the application.

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

NANCY WHITE

Print Name Signature

Print Name Signature

Print Name Signature

Print Name Signature

DATED this 19 day of AUGUST, 2024

Applicant Statement (required)

It is up to the applicant to fully explain your proposal and how it conforms to Marion County land use regulations. This is your opportunity to provide detailed information on the "who, what, where, when and why" that is specific to your proposal.

There are specific criteria and regulations for each zone; these are available from the Planning Division. We strongly encourage you to obtain a copy of this information, review it, and then prepare your "applicant's statement".

These are a few items you should consider including (where applicable):

- Describe the property as it exists now and after implementation of the proposal: topography, existing structures and their use, new or alteration of structures, etc.
- Describe surrounding properties: type of land use, scale of development, etc. and any impact your proposed use might have on these properties such as dust, noise, fumes or odors, traffic, etc. And, if so, what measures will you take to mitigate these impacts?

6518 CASCADE HWY SILVERTON, OR - CANTERBURY RENAISSANCE FAIRE

WE ALREADY OPERATE THE CANTERBURY RENAISSANCE FAIRE ON THIS PROPERTY

DURING THE LAST 2 FULL WEEKENDS IN JULY.

2025 WILL BE OUR 17TH YEAR DOING THIS FAIRE (LESS THE 4 YEARS OF COVIDS A/DOWN)

IT IS A WIDELY ENJOYED EVENT AND BRINGS MANY PEOPLE TO MARION COUNTY

OUR REQUEST IS TO BE ABLE TO EXPAND THE FAIRE TO 3 WEEKENDS STARTING 2025.

HOLDING THE FAIRE DURING THE LAST 3 FULL WEEKENDS IN JULY.

THERE WILL BE NO CHANGES TO THE PROPERTY IN BUILDINGS OR PEOPLE LIVING ON THE PROPERTY

OUR CURRENT CONDITIONAL USE PERMIT ALLOWS US TO DO THE FAIRE FOR ONLY THE LAST 2 WEEKENDS IN JULY.

THE PROPERTY COMPLIES WITH THE EXCLUSIVE FARM USE - THE FIELD CURRENTLY IS RENTED FOR GRASS SEED - IF WE CHANGE THAT, THE FIELD WILL BE ORCHARD GRASS FOR BAKING FOR HORSES.

THE DOUGLAS FIR FOREST IS HARVESTED FOR TRUFFLES EACH YEAR.

THE FAIRE USE OF THE LAND WILL NOT INTERFERE WITH EITHER HARVEST,

WHITWIND WOODLAND^{LLC} IS OWNED BY NANCY WHITE WHO OWNS THE CANTERBURY RENAISSANCE FAIRE.

(use additional paper if needed)

Explanation for the request for a conditional use permit

6518 Cascade Hwy Silverton

Canterbury Renaissance Faire

We Already operate the Canterbury Renaissance Faire on this property (6518 Cascade Hwy, Silverton) during the last 2 full weekends in July.

Next year, 2025, will be our 17th year doing the Faire (less the 2 years we were shut down for the COVID pandemic in 2020 and 2021).

It is a widely enjoyed event and brings many people to Marion County.

Our request is to be able to expand the Faire to 3 weekends starting in 2025. Holding the Faire during the last 3 full weekends in July.

The current conditional use permit allows us to do the Faire for only the last 2 full weekends in July.

There will be no changes to the property in buildings or people living on the property.

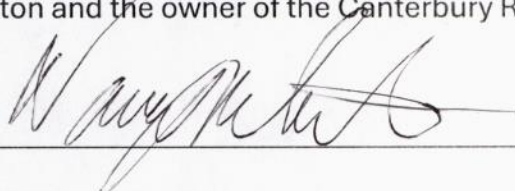
The property complies with the exclusive farm use in that the field is rented for growing grass seed that is harvested yearly. If we change that, the field will be planted in Orchard Grass and baled for feeding horses. The harvest of the hay is generally one month before the Faire opens.

There are 60 acres of Douglas fir forest that is harvested for truffles each year. That harvest is from November to April. This land is in the back 60 acres and is NOT used for the Faire. It acts as a buffer to the Southeast properties adjacent to the Faire site.

The Faire use of the land will not interfere with either harvest.

I, Nancy White, Whitewind Woodland LLC, am the owner of the property of 6518 Cascade Hwy Silverton and the owner of the Canterbury Renaissance Faire.

Signed: _____



Date: _____

9-17-24

Canterbury Renaissance Faire
Conditional Use Permit Explanation

Request: In 2025, we will have been doing the Canterbury Renaissance Faire for 17 years (short of the 2 years that we were shut down for the COVID in 2020 and 2021). To date, the Faire has an approved Conditional Use permit for the last 2 weekends in July. Our request is to be able to use the same land for a 3rd weekend. We will be using the last 3 full weekends in July for the Faire, if approved.

Contact person: Nancy White. Phone 503-910-3553 cell/text or email:
canterburyfaire@gmail.com

Criteria for the 3rd weekend for Canterbury Faire:

17.119.070:

Response: The Faire site property is zoned EFU. We comply with the EFU use of the property. The field that is used for parking on the Valley View Rd side is currently rented and is growing grass seed. If the farmer chooses not to continue to use the field in that capacity, it will be replanted in orchard grass and will be harvested for one month or so for horse hay. The 60 or so acres of trees are harvested for truffles starting in November through March. Neither harvest is close to the requested Faire dates.

We/I will always comply with the conditions of this conditional use permit. I will apply for the mass gathering permit as soon as the conditional use permit is cleared. The mass gathering permit will contain the details of public safety. My history shows that I work hard and follow all the rules set forth by the County.

17.126.030:

1. Our use is 6 days our pf the year, the weekends only. Farmers will be harvesting and driving by. We will do in 2025 what we did in 2024 to keep the traffic flowing. The only hitch we had was when the Uber/Liftz drivers stopped on the road to drop off/pick up their clients. We will have them use an off-the-

road location for their clients to keep the traffic flowing. The farmers should experience little or no interruption of their vehicles on the roads.

2. For public safety: We/I hire Scotts Mills Firefighters Assoc for emergency medical, we have paid certified security, adequate portable toilets and wash basins, we have always passed the health inspections for food and OLCC approval for our tavern.

3. Yes.

17.136.060:

1. Harvest if grass seed and/or hay will be completed and the grass will be cut low for fire safety.

Our traffic plan worked in 2024 for keeping the traffic flowing and the local farmers should not experience delays. If they do, the time should be minimal.

2. We have always had great support from the Silverton Fire Dept and I work hard to minimize fire possibilities. We keep a full, on-site water truck during the Faire weekends. To keep the dust down and fire danger to a minimum.

Our portable Potties are kept clean, and we always have enough units. We have an agreement for them to bring in more units if needed. On call.

I have a 2500-gallon water tank that is professionally cleaned, and potable water trucked in.

3. We will not disturb any waterways, our trash is collected by dumpsters removed by Republic Services, no soil instability issues and no effect on water quality.

4. The noise Ord is always monitored, we use a PA only for a joust show twice a day, we manage the noise closely from 10pm to 8 am.

5. No nearby water impoundments.

Proposed gathering is:

a. Compatible with existing land uses.

We have plans in place to mitigate any possible impacts.

The mass gathering application will cover more details.

We have 16 years' experience and a great track record!

- b. Does not materially alter stability of the overall land pattern.

No permanent changes to the land are proposed. The area used for parking is also harvested for grass seed. The timber area produces truffles. The property is successfully farmed while also providing the space for the Faire 2, and now hopefully 3 weekends per year.

All plans for traffic, safety, coordination with the County ensure impacts will be mitigated.

17.119.070:

A. the hearing officer has the power to grant conditional use and the associated mass gathering application can be granted by the Board of Commissioners.

B. Harmony with purpose and intent is shown by meeting criteria of permits temporary uses and conditional uses below:

The Faire site is EFU zoned. The field is rented and harvest grass seed. If the farmer chooses to end that, the field will be put in horse grass hay. The 60 acres not used by the Faire harvests truffles from November-April. Neither harvest will be done during the proposed date for the conditional Use permit.

C. We/I will comply with the conditions of this conditional use and the mass gathering permit to ensure public safety.

17.126.030

E.

1. Our use is 6 days (3 weekends) out of the year. Farmers will be harvesting and driving by during that time. We will do in 2025 what was done successfully in 2024. We will make a better place for Uber and other transport services to have their own place for drop and pick up in the area that the shuttles operate which is off the road and away from the general parking area.

2. We hire Scotts Mills Firefighters Assoc. for emergency medical, portable toilets, professional security, and we pass the County health for the food.

3. YES

Signed: Nancy Pelt Landowner

Date: 9-19-24