

NOTICE OF OUTDOOR MASS GATHERING PERMIT RENEWAL
MASS GATHERING #25-001

Attention Property Owner:

An annual renewal of a small mass gathering permit has been received for property near where you live or near property you own. County code permits small mass gathering permits to be renewed annually by the Planning Director for up to four additional years after the initial approval by the Marion County Board of Commissioners. If there are documented complaints or the event organizer failed to satisfy the conditions in the annual small gathering permit in the prior year, the Planning Director may refer the renewal to the board for a public hearing. Please contact Marion County Planning with questions about information contained in this document: (503) 588-5038 or electronic mail to planning@co.marion.or.us.

REQUEST: Application of Paintball Inc., Dan Bonebrake and Derek Stryker, on property owned by Buyserie Farms LLC, for a small mass gathering permit to take place May 2nd, 3rd and 4th, 2025 on a total of 259 acres in an EFU (Exclusive Farm Use) zone located at 20794 French Prairie Road NE, St. Paul (T4S; R2W; Section 15; Tax lots 700 & 800; Section 16; Tax lot 200).

DECISION: The Planning Director for Marion County **renews this permit** for an annual small mass gathering for the year 2025. The future years this permit can be renewed are 2026 and 2027.

CONDITIONS: Renewal is subject to the following conditions of approval that are hereby adopted as being necessary for the public health, safety, and welfare. The Board of Commissioners applied the following conditions of approval for the event by Order 23-058:

A. **Marion County Public Works:**

1. Traffic accessing the event shall not be allowed to queue onto French Prairie Road. Should Marion County observe or become aware of congestion issues on French Prairie Rd related to the event, the applicant may be required to provide certified flaggers to control traffic.
2. Sign advertising the event or directing traffic shall not be placed in the public right-of-way. Along French Prairie Road, this means that no signs may be placed within 30 feet of the painted centerline.

B. **Marion County Health Department:** Temporary restaurant licenses shall be submitted to Marion County Health Department no less than one week prior to the first day of the event or have a mobile food unit licensed in Marion County.

C. **Insurance:** The Organizer shall furnish the Public Works Director with an insurance certificate and an endorsement naming Marion County as an additional insured at least seven days before the first day of the outdoor mass gathering.

D. **St. Paul Fire District:** The applicant shall schedule an onsite inspection prior to the event and meet the District's requirements.

E. **Permit Posting:** Any permit issued as provided in this ordinance shall be kept posted in a conspicuous place upon the premises of the assembly.

F. **Noise Restricted Hours of Operation:** Sound amplification shall **NOT** be used between the hours of 11:00 pm Friday to 9:00 am Saturday, 11:00 pm Saturday to 9:00 am Sunday and after 3:00 pm Sunday. Quiet periods shall be enforced by on-site security.

G. **Responsible for Order:** The organizer shall be subject to revocation of the permit, if the outdoor mass gathering is not being operated in accordance with the rules and regulations prescribed in Chapter 9.25 MCC as presented in this report and as set forth in state law.

H. Enforcement:

- The Organizer shall keep a reasonable count of persons and vehicles entering and leaving the outdoor mass gathering. If at any time during the outdoor mass gathering, the number of persons or vehicles attending the outdoor mass gathering exceeds by 10 percent or more the number of persons or vehicles estimated in the permit application, the Organizer shall limit further admissions until a sufficient number of individuals or vehicles have left the site to bring the actual attendance down to the number estimated by the Organizer.
- If the Organizer cannot maintain order and compliance with all applicable state and local laws or refuses to maintain order and compliance or is unable to adhere to the terms and conditions of this permit, the County Sheriff has the authority to order the crowd to disperse and leave the outdoor mass gathering site
- If the organizer fails to remove all debris or residue from the event site or adjacent property within 72 hours after termination time of the event, or fails to remove all temporary structures within three weeks after the termination time of the event, any county code enforcement officer may issue citations to any organizer of the event. The county code enforcement officers may also issue citations to any persons who have left behind debris at the site or on adjacent property.

I. Intoxicating Liquor: No Organizer, landowner or any person having charge or control thereof at any time when an outdoor mass gathering is being conducted shall permit any person to bring into such outdoor mass gathering or upon the premises thereof, any intoxicating liquor, or permit intoxicating liquor to be consumed on the premises, and no person during such time shall take or carry onto such premises or drink thereon intoxicating liquor.

J. Illegal Drugs:

- The Operator of the mass gathering shall not permit any person to bring into the outdoor mass gathering, or upon the premises thereof, any illegal drugs, nor permit illegal drugs to be used on the premises.
- The applicant shall notify the Marion County Sheriff Department of the use of any illegal substances on the property and identify the individuals to the responding Officer.

K. Compliance:

- Failure to comply with the terms and conditions of this application shall constitute a public nuisance and shall be subject to all civil and equitable remedies as such.
- At least seven days before the event occurs, the applicant shall be in compliance with all conditions that are required prior to the opening date.
- If any organizer violates any provisions of this ordinance, the Board may immediately revoke any permit for an outdoor mass gathering and may seek any legal remedy available.

BACKGROUND:

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

1. The property is located on the eastern and western sides of French Prairie Road NE, approximately 5,000 feet north of the intersection with the St. Paul Highway.
2. Surrounding properties in all directions consist of property being farmed in an EFU zone.

3. The applicant is requesting to conduct Super Game, a paintball gaming event, as a small mass gathering event. According to information submitted with the application: a) sound amplification will be used; b) no alcohol will be available; and c) no fireworks will be used or shown.

AGENCY COMMENTS:

Comments on the request for renewal received from various governmental agencies and other interested parties are summarized in the section below. The full comments can be reviewed in the planning file.

4. Marion County Septic commented: "Do not use the existing drain field. Chain and lock the door to facilities connecting to the drain field and bring in portable toilets for use. Also, Under OAR 340-071-0130(12) the absorption area should be free of vehicular traffic or any other activity that may adversely affect the soil or functioning of the system. Therefore, cordon off the area of the septic system to prohibit parking or driving on the drainfield.

Note: The septic RV dump indicated on the provided site plan is unpermitted and not allowed per OAR 340-071"

All other contacted agencies either failed to respond or stated no objection to the proposal at the time this report was prepared.

FINDINGS AND CONCLUSIONS: Findings and conclusions on which the decision was based are noted below.

5. Section 9.25.030 of the Marion County Code (MCC) contains the definition of large and small outdoor mass gatherings:

"Small gathering" means any assembly of persons whose actual number is, or reasonably can be anticipated to be, less than or equal to 3,000 but more than 750 persons at any time, for a period that continues or can reasonably be expected to continue for more than six hours but not more than 120 hours within any continuous three month period, and that is held primarily in open spaces and not in any permanent structure in the unincorporated areas of Marion County. Included in the six to 120 hours is any time in excess of 48 hours necessary to set up the event or any time in excess of 48 hours necessary to clean up afterward."

The applicant indicates this event will take place from Friday May 2nd to Sunday May 4th, 2025. Daily hours are 7 am to 9:30 pm and overnight camping will be allowed. Estimated attendance is 1,500 people per day and 500 camping at night. Based on this information, the proposed event meets the definition of a "small gathering."

6. MCC 9.25.070 through 9.25.200 contains the following criteria for reviewing an outdoor mass gathering application:

MCC 9.25.070:

(C) *If the application is for a large gathering, the applicant must obtain a conditional use permit for a temporary use in accordance with Marion County Zoning Ordinance chapters 119 and 126 before the large gathering permit application will be approved. The procedure to obtain a conditional use permit will be independent of the procedure to obtain an outdoor mass gathering permit under this ordinance, except that the Board may, at its discretion, elect to consider applications for both permits at one public hearing. If the Board does not elect to consider applications for both permits at one hearing, the application for the outdoor mass gathering for a large gathering shall not be processed until the conditional use permit has been obtained.*

MCC 9.25.070(C) is not applicable.

- (E) *The Board, in its discretion, may approve a subsequent small gathering that is within three months of a prior small gathering on the same property. If a second small gathering is approved, no third small gathering shall be allowed to occur within six months of the first small gathering.*

No previous small gatherings have been held on this property within three months. The applicants hold this as a once-a-year event on the subject property. MCC 9.25.070(E) is not applicable.

- (F) *Each public official receiving notice of the application who wishes to comment on the application shall submit such comment in writing to the Board no later than the date and time for the hearing. The comment may include recommendations related to the official functions of the officer as to granting the permit and any recommended conditions that should be imposed. The Board may consider and impose any reasonable condition the Board deems necessary including any suggested condition submitted by a public official who received notice of the outdoor mass gathering application or any suggested condition submitted by a member of the public.*

The application and pertinent information were sent to various governmental agencies and public officials. Recommendations that have been included as conditions of approval are listed at the end of this report. MCC 9.25.070(F) is satisfied.

- (G) *The Board may deny an application or impose reasonable conditions if evidence is provided to the Board indicating that an organizer has previously violated any provision of this ordinance.*

The organizer and property owners are not known to have previously violated MCC 9.25. MCC 9.25.070 (G) is satisfied.

- (H) *The Board may impose a permit condition requiring compliance with all or portions of the Marion County Noise Ordinance as set forth in Section 9.25.150 (C).*

Noise and recommended conditions are discussed with section MCC 9.25.150 below.

MCC 9.25.080: Insurance

- (A) *After consultation with the Marion County Risk Manager, the Board may require an organizer to obtain a commercial general liability policy in an amount commensurate with the risk and in compliance with standards established by the Marion County Risk Manager.*
- (B) *The Marion County Risk Manager shall establish standards for commercial general liability policies required for outdoor mass gatherings that include: minimum coverage amounts, policy type, minimum financial ratings for carriers, required additional coverage, requirements for naming additional insured parties, policy duration and any other requirement that the Marion County Risk Manager deems necessary.*
- (C) *The Organizer shall furnish the Public Works Director with an insurance certificate and a copy of the insurance policy complying with the insurance requirements imposed by the Board pursuant to subsection (A) of this section at least seven days before the first day of the outdoor mass gathering.*
- (D) *Any permits for an outdoor mass gathering may be voided by the Public Works Director if the Organizer fails to comply with subsection (C) of this section.*
- (E) *Any insurance premiums that must be paid to meet the requirements of this section are the responsibility of the Organizer.*

The applicant has agreed to provide proof of adequate insurance prior to the event. This is included in the case file. As conditioned, MCC 9.25.080 is satisfied.

MCC 9.25.090: Fire Protection Plan

- (1) *No permit shall be granted under this ordinance unless the Organizer has a fire protection plan approved by the Fire Protection District Officer for the type, size, number and location of fire protection devices and equipment available at, in or near any location, including outdoor sites, building, tents, stadium or enclosure, wherein or whereupon more than 10 persons may be expected to congregate at any time during the course of an outdoor mass gathering.*
- (2) *If the site for which the permit is applied for is located outside a fire prevention district, the Organizer must show approval from the office of the State Fire Marshal or a fire prevention district that would respond in the event of an emergency.*

The St. Paul Fire District has reviewed and approved the event plans as shown in the application. The criterion in MCC 9.25.090 are satisfied.

MCC 9.25.100: State Health Rule Compliance and Medical Service

The County Environmental Health Division shall have responsibility for approving plans relating to water supply, sewerage facilities, refuse storage and disposal, food and sanitary service, and emergency medical facilities in compliance with this ordinance and rules governing outdoor mass gatherings, adopted by the Oregon Department of Human Services. Each outdoor mass gathering shall have no less than one first aid station staffed by two adult individuals trained in first aid techniques.

The County Environmental Health Division requires temporary restaurant licenses that must be obtained at least one week prior to the event. The applicant indicates that sanitary and disposal facilities as well as a staffed first aid booth will be provided. MCC 9.25.100 can be satisfied through conditions of approval.

MCC 9.25.110: Public Safety

- (A) *Prior to or on the date of application submittal, the Organizer must submit plans for public safety at the outdoor mass gathering to the Sheriff for approval demonstrating the following:*
 1. *Adequate parking control and crowd protection policing must have been contracted for or otherwise provided by the Organizer. There shall be provided one parking control person for each 250 persons expected or reasonably expected to be in attendance at any time during the event. Further, there shall be provided one crowd control person for each 100 persons, expected or reasonably expected to be in attendance at any time during the event. The Sheriff may approve plans that provide for a lesser number of parking control or crowd protection personnel than set forth above, if in the Sheriff's discretion, adequate safety and security can be maintained under the circumstances. The Organizer shall submit the names of the proposed parking control personnel to the Sheriff.*
 2. *The Organizer shall submit the names and necessary background information, on forms provided by the Sheriff, for all crowd control personnel to be used during the outdoor mass gathering for investigation by the Sheriff as to fitness. Crowd control personnel must meet the following minimum standards in order to be approved as suitable by the Sheriff:*
 - a. *Be 21 years of age or older;*
 - b. *Be in good physical health;*
 - c. *Never have been convicted of a felony and must not have been convicted of a misdemeanor involving moral turpitude in the last five years; and*
 - d. *Either have received reasonable minimum training in law enforcement, security or relevant on-the-job experience.*
- (B) *All of the policing personnel must wear an appropriate identifying uniform and must be on duty during the entire outdoor mass gathering unless a relief schedule has been planned and approved. A relief schedule will only be approved by the Sheriff when sufficient policing strength on duty has been maintained.*

- (C) *It shall be the duty of the policing personnel to report any violations of the law to the Sheriff, the Sheriff's deputies or representatives and to take whatever action as can be reasonably expected of them to enforce the law.*

The applicant submitted a Safety Plan, which was reviewed and approved by the Marion County Sheriff's Office. The applicant shall continuously comply with the requirements in MCC 9.25.110 above. MCC 9.25.110 can be satisfied through the conditions of approval mentioned above.

MCC 9.25.120: Parking and Traffic Control

Prior to or on the date of application the Organizer shall provide the Public Works Director with a parking and traffic control plan acceptable to the Public Works Director. The plan shall include a scale drawing showing the parking facilities within or adjacent to the location for which the permit is requested. Ingress and egress shall be shown on the plan and provide for safe movement of any vehicle at any time to or from the parking area. The Public Works Director may require that flaggers, traffic control devices or dust control measures be used during the outdoor mass gathering to ensure the safe and efficient flow of vehicles. If flaggers, traffic control devices or dust control measures are required, the plan must include details showing their expected use and placement. The use of flaggers, traffic control devices or dust control measures must comply with standards established by the Marion County Department of Public Works.

The Public Works Department traffic section reviewed the information for the event and provided suggested conditions of approval through which MCC 9.25.120 would be satisfied.

MCC 9.25.130: Permit Posting

Any permit issued as provided in this ordinance shall be kept posted in a conspicuous place upon the premises of the assembly. No permit shall be transferable or assignable without the consent of the Board. No rebate or refund of money paid for a permit shall be made.

This can be made a condition of any approval.

MCC 9.25.140: Inspection of Premises *Inspection of Premises*

- (A) *No application shall be granted under this ordinance unless the Organizer agrees and consents, in writing as part of the application for the permit, to allow law enforcement, public health and fire control officers to come upon the premises for which the permit has been granted for the purpose of inspection and enforcement of the terms and conditions of the permit issued pursuant to this ordinance, and any other applicable laws or ordinances.*
- (B) *If any inspections described above reveal deficiencies in compliance with State or local law, the inspectors may return as often as needed until the deficiencies are cured. If the deficiencies are not cured or cannot be cured, the county Sheriff may terminate the outdoor mass gathering or extended outdoor mass gathering as provided in Section 17(3).*

In their statement, the applicants consent to allow inspections as outlined above. MCC 9.25.140 is satisfied.

MCC 9.25.150: Restricted Hours of Operation

- (A) *When sound amplification is used, no outdoor mass gathering shall be conducted within 1,000 feet of any neighboring residence between the hours of 11:00 p.m. and 9:00 a.m.*
- (B) *If written consent from neighboring property owners and residents are submitted with the application, the Board may modify these hours in the permit.*

- (C) *The Board, in its discretion, may require that an outdoor mass gathering comply with all or portions of the Marion County Noise Ordinance if the Board determines that doing so is necessary to preserve the comfort and repose of neighboring residents.*

The applicant states sound amplification will be used during the day for announcements and there will be background music in the vendor area. The applicant states there will be no sound after 11:00 pm on Friday, 11:00 pm on Saturday, or 3:00 pm Sunday. Quiet period will be enforced by on-site security. There is a residence within 1,000 feet of the event area. However, it appears that noise will not continue past 11:00 pm at night. Therefore, as conditioned, it is unlikely that the event will violate the County Noise Ordinance. MCC 9.25.150 is satisfied.

MCC 9.25.160: Organizer Responsible for Preserving Order

It is the intention of this ordinance to put the burden of preserving order upon the organizer of the outdoor mass gathering, and if any outdoor mass gathering in the County is not being operated in accordance with the rules and regulations prescribed in this ordinance and as set forth in state law, the organizer shall be subject to revocation of the permit, and the organizer or other individual responsible subject to such other sanction as the law and this ordinance provide.

MCC 9.25.160 can be satisfied through conditions of approval.

MCC 9.25.170: Enforcement

- (A) *The Organizer shall keep a reasonable count of persons and vehicles entering and leaving the outdoor mass gathering.*
- (B) *If at any time during the outdoor mass gathering held under a valid permit, the number of persons or vehicles attending the outdoor mass gathering exceeds by 10 percent or more the number of persons or vehicles estimated in the permit application, the Sheriff, or any Sheriff's deputy, has the authority to require the Organizer to limit further admissions until a sufficient number of individuals or vehicles have left the site to bring the actual attendance down to the number estimated by the Organizer.*
- (C) *For any outdoor mass gathering held under a valid permit, the County Sheriff has the authority to order the crowd to disperse and leave the outdoor mass gathering site if the Organizer cannot maintain order and compliance with all applicable state and local laws or refuses to maintain order and compliance with state and local laws or refuses or is unable to adhere to the terms and conditions of the permit.*
- (D) *In addition to state law provisions in ORS Chapter 433, including ORS 433.770(1), Marion County Legal Counsel may maintain an action in any court of general jurisdiction to prevent, restrain, or enjoin any violation of ORS 433.745.*
- (E) *If the organizer fails to remove all debris or residue from the event site or adjacent property within 72 hours after termination time of the event, or fails to remove all temporary structures within three weeks after the termination time of the event, any county code enforcement officer may issue citations to any organizer of the event. The county code enforcement officers may also issue citations to any persons who have left behind debris at the site or on adjacent property.*
- (F) *In addition to any other remedies provided, if the outdoor mass gathering site is not restored to its previous condition, or better, the County may arrange for clean up of the site, and then file an action for damages against the organizer and the landowner or successor landowner.*
- (G) *If any organizer violates any provisions of this ordinance, the Board may immediately revoke any permit for an outdoor mass gathering and may seek any legal remedy available.*

MCC 9.25.170 can be satisfied through conditions of approval.

MCC 9.25.180: Intoxicating Liquor Prohibited

- (A) *Except as provided in subsection (B) of this section, no Organizer, landowner or any person having charge or control thereof at any time when an outdoor mass gathering is being conducted shall permit*

any person to bring into such outdoor mass gathering or upon the premises thereof, any intoxicating liquor, or permit intoxicating liquor to be consumed on the premises, and no person during such time shall take or carry onto such premises or drink thereon intoxicating liquor.

- (B) *Subsection (A) of this section shall not apply to the sale and consumption of intoxicating liquor from a facility located on the premises of an outdoor mass gathering section if the express approval of the Oregon Liquor Control Commission has been obtained in the form of a temporary license or letter of authority.*

The applicant indicates that no intoxicating liquor will be available at the event. As conditioned, MCC 9.25.1180 is satisfied.

MCC 9.25.190: Use or Possession of Illegal Drugs Prohibited

No firm, person, society, association or corporation conducting an outdoor mass gathering, nor any person having charge or control thereof at any time when an outdoor mass gathering is being conducted shall permit any person to bring into the outdoor mass gathering, or upon the premises thereof, any illegal drugs, nor permit illegal drugs to be used on the premises.

MCC 9.25.190 can be satisfied through conditions of approval.

MCC 9.25.200: Compliance Required

The terms and conditions of this ordinance constitute minimum health, sanitation and safety provisions; and failure to comply with the terms and conditions of this ordinance or state law shall constitute a public nuisance and shall be subject to all civil and equitable remedies as such.

MCC 9.25.200 can be satisfied through conditions of approval.

VIOLATIONS:

8. MCC 9.25.220 outlines procedures for violations of this ordinance:

MCC 9.25.220: Public Nuisance and Violations.

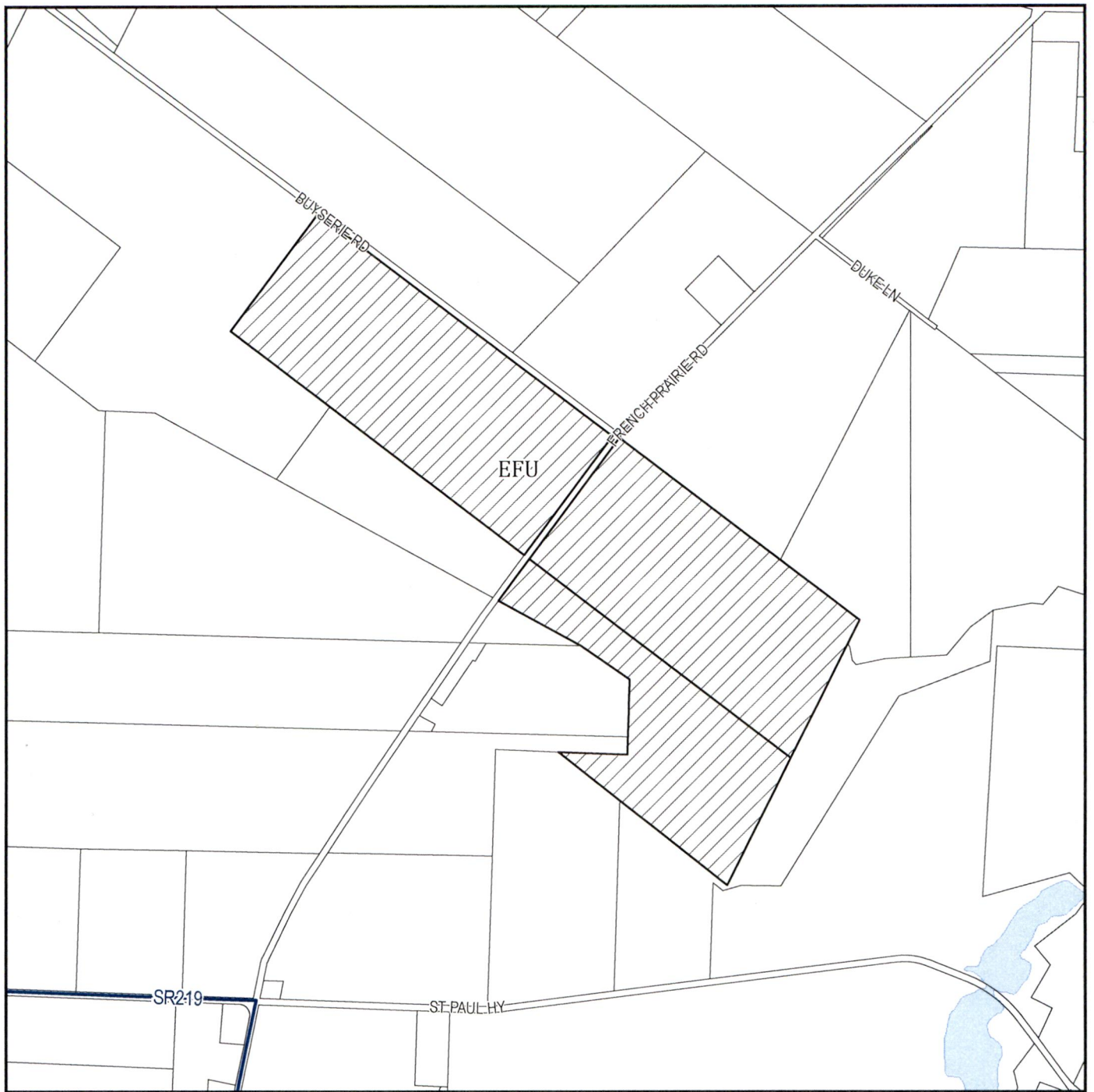
- (A) *Except as provided in subsection (B) of this section, violation of any provision of this ordinance or the erection or construction of a permanent physical alteration to the real property that is the site of the outdoor mass gathering shall constitute a Class A violation as provided in ORS Chapter 153.*
- (B) *Any violation of MCC 9.25(040)(A) is punishable upon conviction by a fine of not more than \$10,000.00 as provided for in ORS 433.990 (2005).*
- (C) *Enforcement shall be accomplished through Chapter 125 MCC.*

9. Based on the above findings, the Planning Director renews this permit for an annual small mass gathering for the year 2025. The future years this permit can be renewed are 2026 and 2027.

Brandon Reich
Marion County Planning Director

Date: April 15th, 2025

If you have any questions regarding this decision contact John Speckman, Associate Planner, at (503) 588-5038.



ZONING MAP

Input Taxlot(s): 042W150000700, 042W150000800, 042W160000200

Owner Name: BUYSERIE FARMS LLC

Situs Address: 20794 FRENCH PRAIRIE RD NE

City/State/Zip: SAINT PAUL, OR, 97137


Land Use Zone: EFU

School District: ST PAUL

Fire District: ST PAUL

Legend

 Input Taxlots

 Lakes & Rivers

 Highways

 Cities



scale: 1 in = 1,332 ft

DISCLAIMER: This map was produced from Marion County Assessor's geographic database. This database is maintained for assessment purposes only. The data provided hereon may be inaccurate or out of date and any person or entity who relies on this information for any purpose whatsoever does so solely at his or her own risk. In no way does Marion County warrant the accuracy, reliability, scale or timeliness of any data provided on this map.