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JUL 19 2023

**Marion County
Planning**

Fee: Please check the appropriate box:

- ~~Administrative Review - \$770~~
- Primary Farm Dwelling - \$1000
- Replacement Dwelling - \$450
- Lot of Record - \$1250 (staff); \$1990 (hearing)
- Secondary Farm - \$1250
- Forest Dwelling - \$1250

PROPERTY OWNER(S): GRC Holdings LLC	ADDRESS, CITY, STATE, AND ZIP: PO Box 427, Donald, OR 97020
PROPERTY OWNER(S) (if more than one): Mark Kiernes	ADDRESS, CITY, STATE, AND ZIP: 32130 81st Drive, Stanwood, WA 98292
APPLICANT REPRESENTATIVE: Matt Huxley, Contract City Engineer	ADDRESS, CITY, STATE, ZIP: Tetra Tech Inc, 15350 SW Sequoia Parkway, Suite 220, Portland, OR 97224
DAYTIME PHONE (if staff has questions about this application): (503) 598-2511	E-MAIL (if any): matt.huxley@tetrattech.com
ADDRESS OF SUBJECT PROPERTY: 10786 Feller Rd NE, Hubbard, OR 97032 10634 Ehlen Road NE, Aurora, OR 97002	SIZE OF SUBJECT PROPERTY: 247 Acres 15 Acres
THE PROPERTY OWNERS OF THE SUBJECT PROPERTY REQUEST TO (summarize here; provide detailed information on the attached "Applicant Statement" page): <u>Irrigate tree nursery crops with treated wastewater supplied by the City of Donald.</u>	
WILL A RAILROAD HIGHWAY CROSSING PROVIDE THE ONLY ACCESS TO THE SUBJECT PROPERTY? () YES (x) NO IF YES, WHICH RAILROAD:	

FOR OFFICE USE ONLY:			
Township	Range	Section	Application elements submitted:
04	1W	19 & 20	19A
Tax lot number(s): 100, 1000, 1200, 500			<input checked="" type="checkbox"/> Title transfer instrument
Zone: EFU			<input checked="" type="checkbox"/> Site plan
Zone map number: 6			<input checked="" type="checkbox"/> Applicant statement
<input type="checkbox"/> TPA/header			<input type="checkbox"/> GeoHazard Peer Review (if applicable) n/a
Case Number: AR23-020			<input checked="" type="checkbox"/> Filing fee
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural			Application accepted by: NLK Set up by: NLK
Date determined complete:			Date: 7-19-23

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.

Mike Mader (for GRC Holdings) Mike Mader
Print Name Signature

~~Michael Kiernes~~
Print Name Signature

Print Name Signature

Print Name Signature

DATED this 10 day of July, 20 23

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?

The City of Donald (City) owns and operates a municipal wastewater treatment plant that treats domestic sewage generated by the City and the neighboring Fargo Interchange Service District (Fargo). Fargo is a special sewer district owned and operated by Marion County. The City’s WWTP treats and beneficially reclaims all wastewater generated by the City and Fargo, and land applies it for the purpose of irrigating tree nursery crops. The WWTP is regulated by the Oregon Department of Environmental Quality (DEQ) and has a Water Pollution Control Facility (WPCF) permit that stipulates effluent quality and conditions of discharge. One condition of land applying reclaimed effluent is for the City to maintain an approved Recycled Water Use Plan (RWUP).

The City currently discharges all treated effluent on property that is owned by the City and is leased to a nursery crop farmer. The City is negotiating with ~~two~~ private property owners to discharge treated effluent on their land for the purpose of irrigating nursery crops. This will expand the total irrigable area available to the City by 247 acres. These sites have been approved by DEQ for land application of treated effluent for the purpose of irrigating nursery crops. DEQ requires the City to update their RWUP to include these additional proposed areas. DEQ also requires signed Land-Use Compatibility Statements from the governing planning jurisdiction. The WWTP, existing irrigation fields, and proposed additional irrigation fields all lie within unincorporated Marion County so fall under County planning jurisdiction. The Marion County planning department requires an Administrative Review before it will approve the LUCS for the two sites. Underlying zoning is Exclusive Farm Use (EFU).

The City completed technical and engineering feasibility studies to identify irrigation sites outside the EFU zone along with other uses for the reclaimed water. The studies could not identify other sites (urban or rural) or other technically feasible uses for the reclaimed water. Irrigating nursery crops with reclaimed effluent is consistent with the EFU zoning designation.

(use additional paper if needed)