Public Health Division

Center for Health Protection, Drinking Water Services

Tina Kotek, Governor

May 27, 2025

Trent Moffett
trent@moffettvineyards.com
17454 SW Woodhaven Dr.
Sherwood, OR 97140

Letter sent via e-mail only

Re: **Moffett Winery (PWS #95762)**
1,200-gallon Tank for Hauled Water to Serve Tasting Room
Conditional Approval (PR #65-2025)

Dear Mr. Moffett:

On May 14, 2025 our office received plans, land use approval letter from Yamhill County, specifications, and maps for a tasting room to serve a tasting room with an anticipated average daily population of 30. A plan review payment in the amount of $825 was received on May 16, 2025. The project was assigned plan **ID# 65-2025**.

Under OAR 333-061-0060(1)(b), submittals must be prepared by a Professional Engineer registered in Oregon, unless exempted by DWS. **An exemption from engineered plans was requested and is pending approval by our plan review coordinators at this time**. Note that by utilizing this exemption, the water system takes full responsibility for the design of the project.

The water system includes one 1,200-gallon, NSF-61 polyethylene Norwesco "Legacy Cistern" underground potable water tank (https://www.norwesco.com/products/waste-water-tanks/cistern, Part #41329) that will be filled with hauled water from McMinnville Water & Light (PWS ID 41-00497). A pump and pressure tank will be used to distribute and maintain system pressures to serve a new tasting room, anticipated to be open in August of 2025.

The fully treated surface water purchased from McMinnville will be hauled in a 275-gallon IBC tank tote with steel pallet. An FDA approved food-grade Bisco Light PVC Hose will be used to transfer the water from the tote to the Norwesco storage tank. Based on the use of hauled water, no water right is required for the drinking water system.

The system is considered a transient non-community system and is licensed by the Oregon Dept of Agriculture.

As a new transient non-community water system, this system has been assigned Public Water System (PWS) ID# 41-95762 (viewable soon online at: https://yourwater.oregon.gov/inventory.php?pwsno=95762.) All new systems must undergo a Capacity Assessment, which will be completed concurrently with this plan review process.

The project is approved for construction provided:

☐ documentation is provided showing the source of the purchased water is potable water provided by a public water system regulated under OAR 333-061 and

☐ the following conditions are met:

Conditions for the 1,200-gallon Norwesco cistern:

1) ☐ Documentation is provided from the manufacturer for the purchased model demonstrating that it is certified to NSF Standard 61.
2) ☐ The air vent is screened to exclude insects (e.g., a #24 mesh stainless steel screen or equivalent).
3) ☐ The access hatch is water-tight and overlaps the hatch curbing to prevent contaminants from entering the tank and is lockable to prevent unauthorized entry.
4) ☐ An internal ladder is provided.
5) ☐ A drain is provided that terminates in an insect screen and/or flap valve to prevent rodents and insects from getting inside the tank.
6) ☐ A fence or other method of vandal deterrence is provided.
7) ☐ A rate of flow meter or other means of determining the effluent flow rate out of the tank is provided.
8) ☐ A sample tap to measure free chlorine residuals leaving the tank and entering the distribution system.

Conditions for the pressure tank and pump

9) ☐ Documentation is provided from the manufacturer for the purchased pressure tank and pump model demonstrating that they are certified to NSF Standard 61. Please also provide make/model numbers for the installed tank and pump.
10) ☐ The pressure tank has a drain, a pressure gauge, an air blow-off valve, means for adding air and pressure switches for controlling the operation of the pump.
11) ☐ The pressure tank has a way to remove it from service while the tank is being maintained, repaired or replaced.
12) ☐ The pressure tank is installed above normal ground surface.

Conditions for post construction disinfection and coliform sampling:

13) ☐ New facilities are flushed, disinfected and tested according to OAR 333-061-0050(10)(e) – (i) for tanks and local plumbing code as applicable.

14) ☐ Three post construction coliform test results are submitted to demonstrate adequate disinfection from samples taken at 1) a sample tap representative of the flow out of the cistern and pressure tank from a sample tap located at the entry point to the distribution system 2) the discharge line of the tank used to haul potable water and 3) at the end of distribution system (e.g., a sink serving the tasting room).

Waiver from Construction Standards

Unless feasible to meet, a construction standard waiver request may be submitted requesting an exemption from having to meet one or more of the conditions above (e.g., internal tank ladder, drain, etc.). A waiver form is available on our website at the link provided below.

As provided under OAR 333-061-0055 (end of page 26), Drinking Water Services may grant waivers from construction standards under some conditions. The construction standards waiver application is available as a fillable MS Word or PDF document.

Project Final Approval Request Form

To close out a project and request final approval, please complete this request form Once complete, please send test results, photos, and other documentation as necessary to demonstrate the conditions above have been met and submit a completed Project Final Approval Request form to me at evan.e.hofeld@oha.oregon.gov.

The remainder of this letter includes construction standards for storage tanks, pressure tanks, and disinfection of new facilities and more details regarding the water system.

Thank you for your patience in this plan review process and if you have any questions, please feel free to call me at 971-200-0288 or e-mail me at evan.e.hofeld@oha.oregon.gov.

Sincerely,

Evan Hofeld, PE
Oregon Health Authority – Drinking Water Services

cc: Sarah Schwab – Oregon Dept. of Agriculture
503-508-6828, Sarah.SCHWAB@oda.oregon.gov

Oregon Administrative Rule (OAR) – 333-061-0050(6) Finished Water Storage

https://www.oregon.gov/oha/PH/HealthyEnvironments/DrinkingWater/Rules/Documents/61-0050.pdf#page=19

(6) Finished water storage:
  (a) Distribution reservoirs and treatment plant storage facilities for finished water shall be constructed to meet the following requirements:
    (A) They shall be constructed of concrete, steel, wood or other durable material capable of withstanding external and internal forces which may act upon the structure;
    (B) Ground-level reservoirs shall be constructed on undisturbed soil, bedrock or other stable foundation material capable of supporting the structure when full;
    (C) Steel reservoirs, standpipes and elevated tanks shall be constructed in conformance with the AWWA Standards D100 and D103;
    (D) Concrete reservoirs shall be provided with sufficient reinforcing to prevent the formation of cracks, and waterstops and dowels shall be placed at construction joints. Poured-in-place wall castings shall be provided where pipes pass through the concrete;

(E) Wooden reservoirs shall be redwood or other equally durable wood and shall be installed on a reinforced concrete base. Where redwood reservoirs are used, separate inlet and outlet pipes are required and the water entering the reservoir must have a disinfectant continuously applied so as to result in a detectable residual in the water leaving the reservoir;

(F) Start-up procedures for new redwood tanks shall consist of filling the tank with a solution of water containing a minimum of two pounds of sodium carbonate per 1,000 gallons of water and retaining this solution in the tank a minimum of seven days before flushing;

(G) Where ground-level reservoirs are located partially below ground, the bottom shall be above the ground water table and footing drains discharging to daylight shall be provided to carry away ground water which may accumulate around the perimeter of the structure;

(H) The finished water storage capacity shall be increased to accommodate fire flows when fire hydrants are provided;

(I) Finished water storage facilities shall have watertight roofs;

(J) An access manhole shall be provided to permit entry to the interior for cleaning and maintenance. When the access manhole is on the roof of the reservoir there shall be a curbing around the opening and a lockable watertight cover that overlaps the curbing;

(K) Internal ladders of durable material, shall be provided where the only access manhole is located on the roof;

(L) Screened vents shall be provided above the highest water level to permit circulation of air above the water in finished water storage facilities;

(M) A drain shall be provided at the lowest point in the bottom of the storage facility and an overflow of sufficient diameter to handle the maximum flow into the tank shall be provided at or near the top of the sidewall. The outlet ends of the drain and overflow shall be fitted with angle-flap valves or equivalent protection and shall discharge to a watercourse or storm drain capable of accommodating the flow with a vertical separation between the bottom of the pipe and top of the receiving body or structure;

(N) A silt stop shall be provided at the outlet pipe;

(O) Where a single inlet/outlet pipe is installed and the reservoir floats on the system, provisions shall be made to insure an adequate exchange of water and to prevent degradation of the water quality and to assure the disinfection levels required in subparagraph (5)(c)(D) of this rule;

(P) A fence or other method of vandal deterrence shall be provided around distribution reservoirs;

(Q) When interior surfaces of finished water storage tanks are provided with a protective coating, the coating shall meet the requirements of NSF Standard 61: Drinking Water System Components - Health Effects or equivalent.

(R) Reservoirs and clearwells that are to be used for disinfection contact time to treat surface water shall use a tracer study to determine the actual contact time. The Authority must approve procedures and protocols for the tracer study prior to the initiation of the study. The Authority recommends the US EPA Guidance Manual for Compliance with the Filtration and Disinfection Requirements for Public Water Systems Using Surface Water Sources for a tracer study procedure and protocol.

(S) Reservoirs and clearwells that are to be used for disinfection contact time to treat surface water shall have a means to adequately determine the flow rate on the effluent line.

(b) Pressure tanks for finished water shall meet the following requirements:

(A) Pressure tanks shall be installed above normal ground surface;

(B) Bypass piping around the pressure tank shall be provided to permit operation of the system while the tank is being maintained or repaired;

(C) Pressure tanks greater than 1,000 gallons shall be provided with an access manhole and a water sight-glass.

(D) All pressure tanks shall be provided with a drain, a pressure gauge, an air blow-off valve, means for adding air and pressure switches for controlling the operation of the pump(s);

(E) Pressure tanks shall be constructed of steel or an alternative material provided the tank is NSF 61 certified and shall be designed for pressure at least 50 percent greater than the maximum system pressure anticipated.

Oregon Administrative Rule (OAR) – 333-061-0050(10)(e)-(i) Disinfection of Tanks
(disinfection of distribution piping and other facility plumbing on private property must meet requirements under local plumbing code)

https://www.oregon.gov/oha/PH/HealthyEnvironments/DrinkingWater/Rules/Documents/61-0050.pdf#page=24

(e) For reservoirs and tanks, disinfection by chlorination shall be accomplished according to AWWA Standard C652 which includes, but is not limited to, the following methods:

(A) Filling the reservoir or tank and maintaining a free chlorine residual of not less than 10 mg/l for the appropriate 6 or 24 hour retention period; or

(B) Filling the reservoir or tank with a 50 mg/l chlorine solution and leaving for six hours; or

(C) Directly applying by spraying or brushing a 200 mg/l solution to all surfaces of the storage facility in contact with water if the facility were full to the overflow elevation.

(f) When the procedures described in paragraphs (10)(e)(A) and (B) of this rule are followed, the reservoir or tank shall be drained after the prescribed contact

period and refilled with potable water, and a sample taken for microbiological analysis. If the results of the analysis indicate that the water is free of coliform organisms, the facility may be put into service. If not, the procedure shall be repeated until a sample free of coliform organisms is obtained;

(g) When the procedure described in paragraph (10)(e)(C) of this rule is followed, the reservoir or tank shall be filled with potable water and a sample taken for microbiological analysis. It will not be necessary to flush the reservoir or tank after the chlorine solution is applied by spraying or brushing. Microbiological analysis shall indicate that the water is free of coliform organisms before the facility can be put into service;

(h) When a reservoir is chlorinated following routine maintenance, inspection, or repair, it may be put back into service prior to receiving the report on the microbiological analysis provided the water leaving the reservoir has a free chlorine residual of at least 0.4 mg/l or a combined chlorine residual of at least 2.0 mg/l.

(i) Underwater divers used for routine maintenance, inspection, or repair of reservoirs shall use a full body dry suit with hardhat scuba and an external air supply. The diver shall be disinfected by spraying a 200 mg/l solution of chlorine on all surfaces that will come into contact with drinking water.

Stat. Auth.: ORS 448.131
Stats. Implemented: ORS 448.131, 448.150, 448.273, 448.279

Water System Description – Moffett Winery (PWS #95762)

Plan Review for Blackburn Road, LLC.

Name: Blackburn Road, LLC.
Property Address: 8800 NE Blackburn Rd, Yamhill, OR 97148
Ownership/Mailing address: Blackburn Road, LLC. 17454 SW Woodhaven Dr. Sherwood, OR 97140
Contact Information:
Name: Trent Moffett
Phone: 971-808-8050
Email: trent@moffettvineyards.com
Project: This is new facility that will include one connection to a tasting room.
The new tasting room facility that has been approved by Yamhill County (attached) for an appointment only tasting and retail sales. The structure is 900 square feet, the water usage will be for the following: 2 half bathrooms, the main ADA bathroom has a toilet, urinal and a sink, the non ADA bath has a sink and toilet. In the bar area we will have a stemware dishwasher (commercial grade, ½ gallon per run) a hand washing sink and a dump sink. The final water use area is the mop sink which is a built-in closet in the storage area. There will be no food prepared or stored onsite.
Population: The system will be considered transient non-community. This classification is based on the system serving one connection, year-round, with an average daily population of 30 users, one of which will be an employee (currently just myself), other users would be guests from the public. Permit allows the tasting room to be open 5 days a week.
Exemption: We would like to request an exemption from using an Oregon Certified Engineer to create our plans.
Land Use Compatibility Statement: Please accept the attached letter dated October 3rd, 2024, from Yamhill County Department of Planning and Development for land use approval to have a tasting room at this location.
Details & Specification: This system will include a 1,200 gallon underground Norwesco potable water tank that will be supplied with hauled water from McMinnville Water & Light (PWS ID 41-00497). Our certified plumbing will be installing a pump & pressure tank to bring water into the tasting room. The water will be hauled, hauling information below.

We are wanting to open business in Aug. of 2025.

Attachments: The county decision letter, close up of where the septic and water tanks are purposed (12 feet apart), Specs for the tank, a topo map for slopes and property location and an excel sheet with property size and distance from property lines and the closest public road, which is Blackburn Rd. Below is a link to the actual tank that will be purchased.

Potable water tank: 1,200 Gallon: https://www.norwesco.com/products/waste-water-tanks/cistern
Specs attached

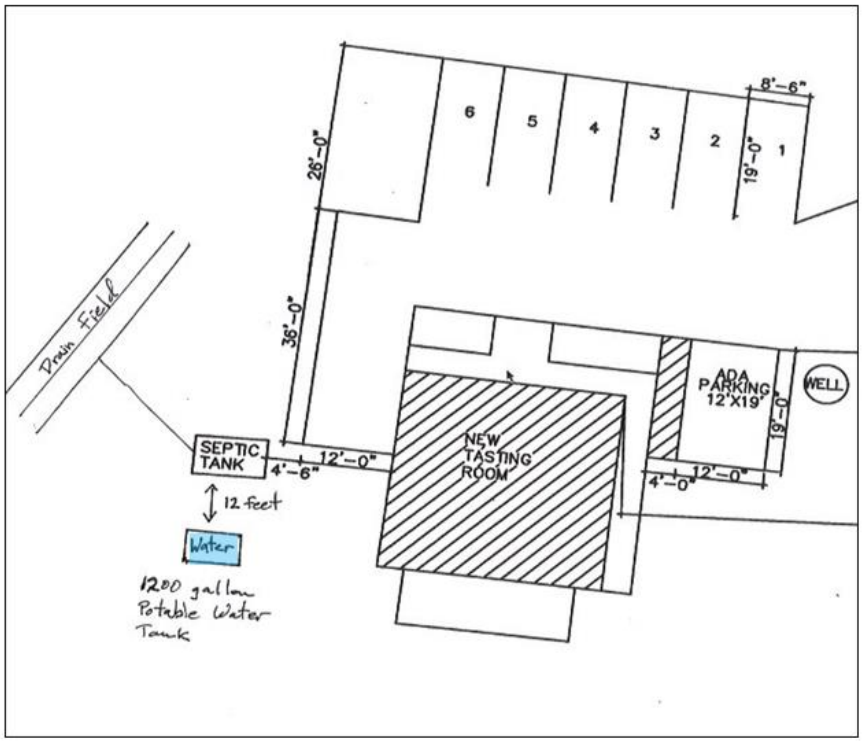
Hauling Tank: IBC Tank with Steel Pallet - 275 Gallon : Specifically, the 275-gallon IBC totes are commonly used for storing and transporting drinking water due to their FDA-approved, food-grade polyethylene construction

Food Grade Fill Hose: Bisco Light PVC Hose: the Clear is manufactured with FDA acceptable materials so it's applicable to a wide array of industries.

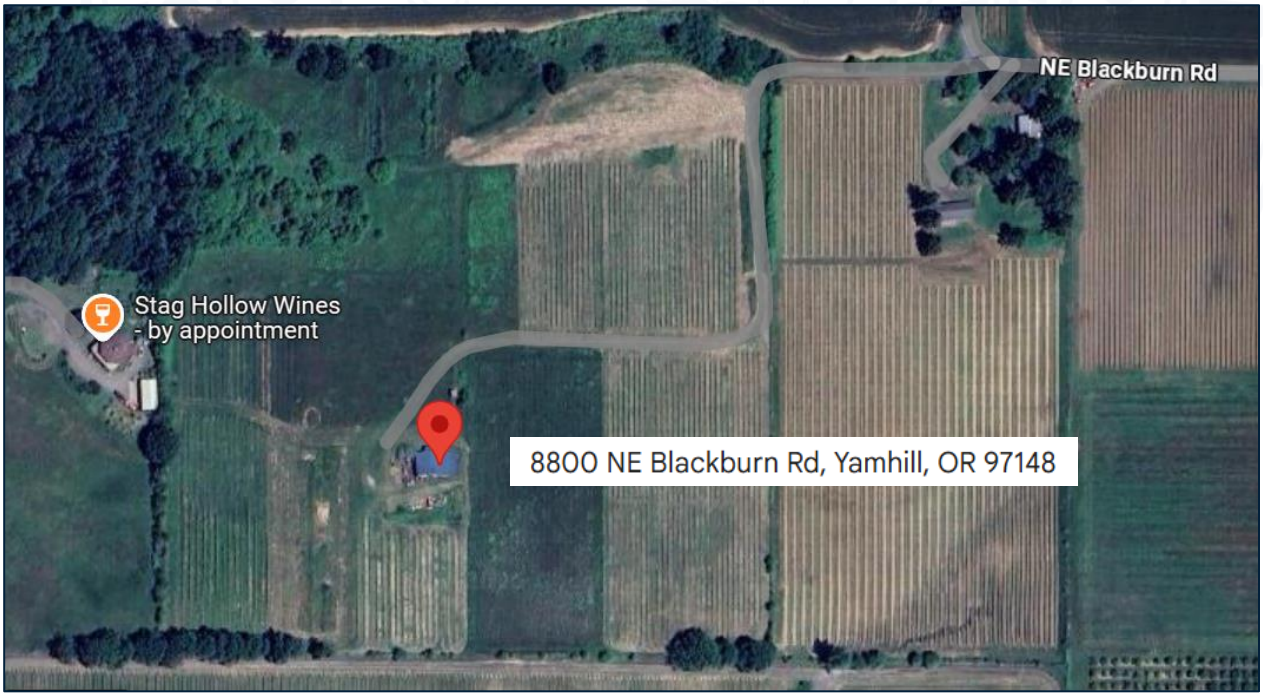
Thank you for your time, please let me know if you need anything else from me.

Sincerely,

Trent Moffett
Blackburn Road, LLC
Moffett Vineyards, LLC
971-808-8050

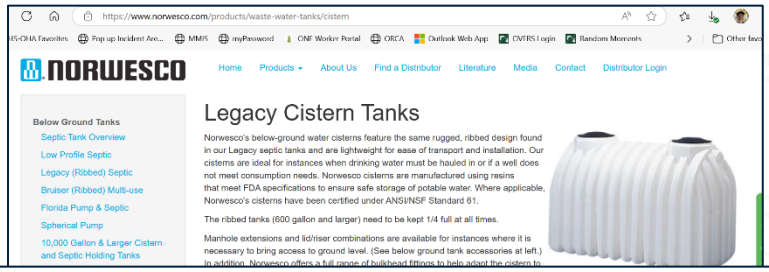


https://maps.app.goo.gl/SkskGqXGuYzbF3gH7



https://www.norwesco.com/products/waste-water-tanks/cistern

Norwesco 1,200-gallon "Legacy Cistern Tank" (Part No. 41329)



Legacy Cistern Tanks

Norwesco's below-ground water cisterns feature the same rugged, ribbed design found in our Legacy septic tanks and are lightweight for ease of transport and installation. Our cisterns are ideal for instances when drinking water must be hauled in or if a well does not meet consumption needs. Norwesco cisterns are manufactured using resins that meet FDA specifications to ensure safe storage of potable water. Where applicable, Norwesco's cisterns have been certified under ANSI/NSF Standard 61.

The ribbed tanks (600 gallon and larger) need to be kept 1/4 full at all times.

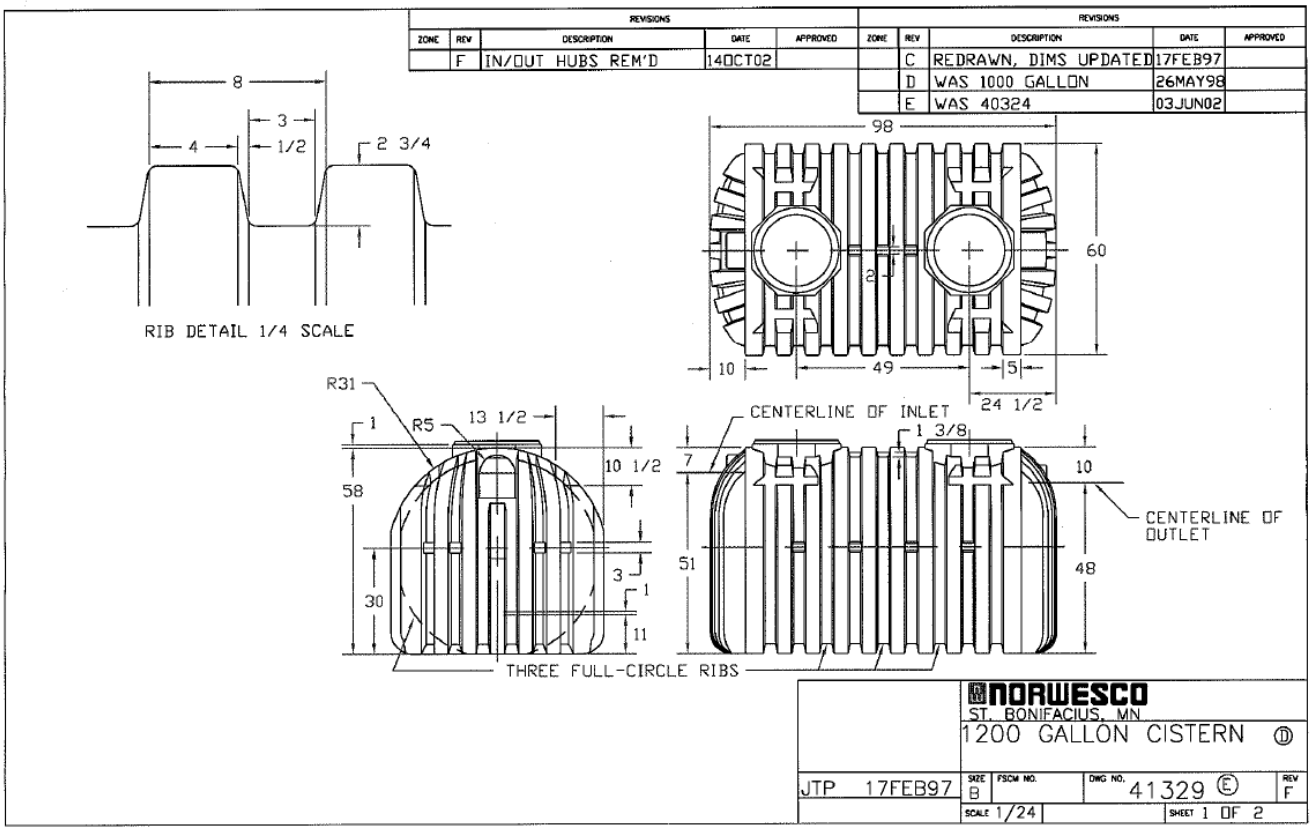
Manhole extensions and lid/riser combinations are available for instances where it is necessary to bring access to ground level. (See below ground tank accessories at left.) In addition, Norwesco offers a full range of bulkhead fittings to help adapt the cistern to suit specific needs or applications. (See Valves, Couplers, Fittings & Lids under Products tab at top of page.)

All Norwesco cistern tanks are manufactured by means of the rotational molding process, which produces a one-piece, seamless, watertight tank. Polyethylene is unaffected by soil chemicals so Norwesco the tanks will not rust or corrode and require no additional coatings as other tanks do. Norwesco's strict quality guidelines ensure an environmentally safe cistern tank.

Below Ground Cistern Tanks						
Gallon Capacity	**Length**	**Width**	**Overall Height**	**Manhole Diameter**	**Part No.**	**Availability**
250 Cistern Sphere	-	47" Dia.	56"	1-20" (62408)	43746	B,C,E,F,H
325 Cistern Sphere	-	54" Dia.	54"	1-20" (62408)	41321	B,C,D,E,F,G,H,L
550 Cistern Sphere	-	64" Dia.	67"	1-20" (62408)	40856	B,C,E,F,G,H,L
600 Cistern	101"	51"	47"	1-20" (62408)	41328	B,D,F,H
1200 Cistern	102"	60"	63"	2-20" (62408)	41329	B,C,D,E,F,G,H,L
1400 Cistern	116"	55"	70"	2-20" (62408)	41893	B,C,E,F,G,H,L
1700 Cistern	135"	55"	70"	2-20" (62408)	41330	B,C,D,E,F,G,H,L

Availability Key: A=All; B=St. Bonifacius, MN; C=Lancaster, OH; D=Griffin, GA; E=Shawnee, OK; F=Tooele, UT; G=Owego, NY; H=Washougal, WA; L=Hanford, CA

Tank dimensions and capacities may vary slightly and are subject to change without notice.


REVISIONS
ZONE REV DESCRIPTION DATE APPROVED
F IN/OUT HUBS REM'D 14OCT02
C REDRAWN, DIMS UPDATED 17FEB97
D WAS 1000 GALLON 26MAY98
E WAS 40324 03JUN02
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4
3
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2 3/4
RIB DETAIL 1/4 SCALE
98
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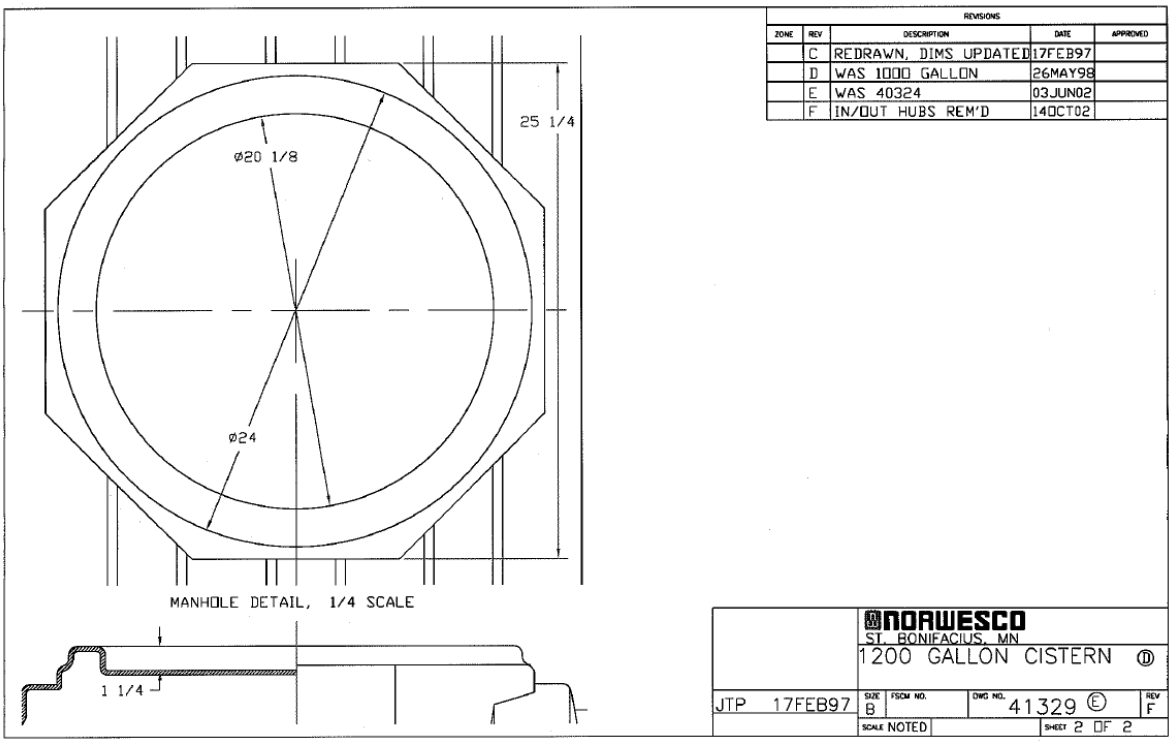
24 1/2
R31
1
R5
13 1/2
10 1/2
58
30
3
1
11
THREE FULL-CIRCLE RIBS
CENTERLINE OF INLET
1 3/8
7
10
51
48
CENTERLINE OF OUTLET
NORWESCO
ST. BONIFACIUS, MN
1200 GALLON CISTERN
JTP 17FEB97
SIZE B
FSCM NO.
DWG NO. 41329
REV F
SCALE 1/24
SHEET 1 OF 2


REVISIONS
ZONE REV DESCRIPTION DATE APPROVED
C REDRAWN, DIMS UPDATED 17FEB97
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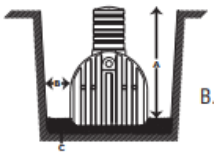
MANHOLE DETAIL, 1/4 SCALE
1 1/4
NORWESCO
ST. BONIFACIUS, MN
1200 GALLON CISTERN
JTP 17FEB97
SIZE B
FSCM NO.
DWG NO. 41329
REV F
SCALE NOTED
SHEET 2 OF 2

NORWESCO
UNDERGROUND TANK INSTALLATION INSTRUCTIONS

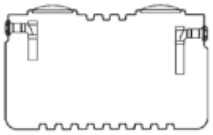
For septic installations, it is important to contact your local or state sanitarian regarding approved installation procedures. Refer to SITE SELECTION/PREPARATION located on the Norwesco website. Water runoff caused by sloping terrain, adjacent structures, or paved surfaces can be problematic if the site selection and installation are not managed properly. Refer to SITE SELECTION/PREPARATION located on our website on the proper managing of these issues. Failure to locate the tank site properly in areas of water runoff caused by sloping terrain adjacent structures or paved surfaces, and/or not managing the installation properly can void the warranty.

1 EXCAVATION



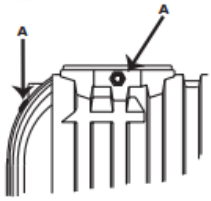
A. Excavate to a depth that will provide a minimum of 6" and a maximum of 30" of cover over the top of the tank. This will avoid collapse and over-expansion of the tank and possible leakage.
B. Allow 18" to 24" on both sides and both ends of the tank. Failure to comply with allowance ranges could cause tank collapse.
C. The preferred tank bedding material is well packed sand with minimums of 6" in soil terrain and 12" in rock terrain. Native soil can be used if it is flowable, compactable, rock free, and can provide uniform tank support in the recessed rib areas. The tank should be installed level.

2 SEPTIC AND BRUISER TANK INLET/OUTLET CONNECTIONS



A. Septic tanks 750 gal. and larger and blue BRUISER tanks are supplied with gaskets and tees or septic adapters and tees. The PVC adapter has two sockets for use with either 4" Schedule 40 pipe, or 4" SDR 35 Pipe.
B. Inlet and outlet piping should be solvent welded to tees or adapters using standard PVC cement.
C. 200, 300 and 500 spheres and 500 septic tanks do not come with PVC tees & gaskets or PVC tees & adapters.

3 WATER TANK CONNECTIONS



A. Install bulkhead fittings in either side of manway or end rib as shown.
B. Tank must be vented.
C. For water-tight seal, lid should be sealed with silicone caulking. Re-use stainless steel screws supplied with lid.

4 MANHOLE EXTENSIONS

A. Install manhole extension before you backfill.
B. Manhole extensions are supplied with gaskets and screws. Re-use the lid gasket and screws to attach the lid at the top of the manhole extension.
C. Note the direction of flow. The inlet is higher than the outlet.

5. BACKFILLING EXTERIOR

A. CAUTION: Fill tank with water as you backfill, keeping water level even with backfill level as you go to prevent possible collapse.
B. Backfill with 12" layers and compact each layer. ALWAYS COMPACT ENDS FIRST.
C. Tamp and compact backfill under inlet and outlet pipes.
D. Maximum backfill over the top of the tank is 30". Mound soil over the top to provide positive drainage.

6 BACKFILL MATERIALS

The preferred material for backfill surrounding and covering the tank is a sand/gravel mixture as described below. For blue BRUISER tanks and white cistern tanks, native soil may be used for backfill and those tanks may be left empty while backfilling. For yellow and green septic tanks, the sand/gravel mixture is required and the tanks must be filled with water during the back-filling process.BRUISER tanks and cistern tanks should be filled one-fourth full after installation.

A. The sand/gravel mixture should be a mixture of sand and gravel, 100% smaller than 1-1/2" and about 50% smaller than 1/4".
B. All fill should be free of any wood, masonry debris, silt or clay.

Installation instructions

CAUTION

FAILURE TO COMPLY WITH THE POINTS BELOW VOIDS WARRANTY

A. Do not install any tank in water saturated clay or in a high water table. The tank may collapse and its contents will escape.

B. Tanks are not fire-resistant. Do not store them near an open flame or heat in excess of 180ºF.

C. Do not install any tank under the path of vehicles or heavy equipment.

D. If any size yellow septic tank or green 500 gallon septic tank is pumped for normal maintenance, it should be refilled immediately. If a blue BRUISER tank or a white cistern tank is pumped empty, it should be re-filled to one-forth of capacity. Spherical 200, 300 and 500 gallon tanks may be left empty.

E. Norwesco yellow septic tanks, green 500 gallon septic tanks, black pump tanks, blue BRUISER tanks and white cistern tanks are designed only for use as underground tanks.

F. Norwesco yellow septic tanks cannot be used as holdng tanks or pump tanks because the tank may collapse if it is left empty underground. Blue BRUISER tanks, white cistern tanks, and 200, 300 or 500-gallon spherical tanks can be used for holding or pumping applications where permitted by local codes.

G. White cistern tanks and blue BRUISER tanks are made of resins that meet FDA specifications for the storage of drinking water and can be used for that application. Yellow septic tanks and black septic tanks must not be used for drinking water.

H. Protect the tank from sharp objects which could puncture it and cause leakage.

Norwesco advises against the use of a plastic underground tank for **any** other uses! Such uses would void any Norwesco product warranty either stated or implied. In no event shall Norwesco be held liable for any consequential damages.

WARRANTY

The Norwesco underground tanks, when installed in accordance to manufacturer's instructions, are warranted against defective materials and/or workmanship for a full three (3) years from date of manufacture. Should a defect appear within the warranty period, Norwesco will supply a new, equivalent tank in replacement thereof. Norwesco's liability is limited to the value of the tank itself and specifically excludes the cost of installation and/or removal and consequential damages.

NORWESCO
NORWESCO INC.
4365 STEINER STREET
P.O. BOX 439
ST. BONIFACIUS, MN 55375-0439
TEL. (800) 328-3420
FAX (800) 874-2371
www.norwesco.com

P/N 63380

Yamhill County
DEPARTMENT OF PLANNING AND DEVELOPMENT

400 NE BAKER STREET • McMINNVILLE, OREGON 97128
Phone: 503-434-7516 • Fax: 503-434-7544 • TTY: 800-735-2900 • Internet Address: www.yamhillcounty.gov

October 4, 2024

Trent Moffett
17454 SW Woodhaven Drive
Sherwood, OR 97140

Re: **Docket No. C-14-24/SDR-14-24, Tax Lot 3411-01801**

Dear Mr. Moffett,

This letter will serve as your official notification that at the October 3, 2024 meeting of the Yamhill County Planning Commission the conditional use permit and site design review request for the operation of a by-appointment wine tasting room and hosting up to four (4) promotional 2-day wine-related events per year with an anticipated attendance of 100-guests per event per day, as a commercial activity in conjunction with farm use, was approved by a vote of 7-0 with the conditions listed below. This decision is based on the findings in the staff report and the testimony submitted at the hearing:

1. The development shall substantially conform to the site maps submitted with this application (see enclosures).
2. Prior to operation of the facility, all required building, plumbing, and electrical permits and inspections shall be obtained from the Yamhill County Planning Department.
3. Prior to issuance of building permits, the Applicant shall obtain all necessary authorizations, inspections, and permits from the County Sanitarian for installation of a septic system to serve the tasting room.
4. Prior to issuance of building permits, the applicant shall provide evidence of a water right, permit, or long-term service agreement to bring in water from another site, or evidence shall be provided indicating the tasting room will not exceed the allowable daily usage for a permit-exempt well under ORS 537.545.
5. Prior to issuance of building permits, the water supply and access shall be required to meet the Yamhill Fire Department standards and conditions.
6. A traffic and emergency management plan shall be prepared and approved by the Yamhill Fire Department and provided to the Planning Department prior to hosting any events on the subject lot.
7. There shall be no more than four two-day wine-related events held on the subject parcel and the maximum attendance per event shall not exceed 100 guests per day.

8. The Applicant shall apply a dust retardant on the easement and that portion of Blackburn Road that extends 75 feet beyond where the easement intersects Blackburn Road.
9. A parking area shall be established and permanently maintained as long as the tasting room is operating so that there is a minimum of one (1) parking space per 100-square feet of tasting room area and one (1) parking space for each employee on maximum working shift, pursuant to Section 1007 of the YCZO.
10. Parking shall not be permitted on the NE Blackburn Road public right-of-way, and parking shall not be permitted on the shared easement drive.
11. The Applicant shall negotiate in good faith with the owners of Tax Lot 3411-01800 on a maintenance agreement for the private drive that is within the easement over that property.
12. The Applicant shall obtain all permits required by the Department of Environmental Quality (DEQ), the Oregon Liquor Control Commission (OLCC), and the Oregon Department of Agriculture (ODA).
13. The tasting room shall be operated on a by-appointment basis. The tasting room shall operate no more than five (5) days per week, and shall be operated between 10:00 a.m., and the final appointment will start no later than 4:00 p.m., and the tasting room shall close no later than 7:00 p.m.
14. Prior to initiation of the operation, the landowner shall sign an affidavit acknowledging the following declaratory statement and record it in the deed and mortgage records for Yamhill County:

    "The subject property is located in an area designated by Yamhill County for agricultural uses. It is the county policy to protect agricultural operations from conflicting land uses in such designated areas. Accepted agricultural practices in this area may create inconveniences for the owners or occupants of this property. However, Yamhill County does not consider it the agricultural operator's responsibility to modify accepted practices to accommodate the owner or occupants of this property, with the exception of such operator's violation of state law."

15. "Agri-tourism or other commercial events" per subsection (2)(d) of ORS 215.452 are not authorized without additional approval. "Agri-tourism or other commercial events" include outdoor concerts, educational, cultural, health or lifestyle events, facility rentals, celebratory gatherings and other events at which the promotion of wine produced in conjunction with the winery is a secondary purpose of the event.
16. There shall be no use of outdoor amplified music or sound in conjunction with the operation of the tasting room or the hosting of events.
17. Wine production shall not occur onsite without additional land use approval.

18. The final conditions of approval shall be recorded in the deed records for the subject parcel no less than thirty (30) days of the final date of approval. Following the recording, a copy of the newly recorded deed shall be provided to the Planning Department.
19. The use may have one on-premise sign of not more than 24-square feet pursuant to Section 1006 of the YCZO, subject to permit approval.
20. Any artificial lighting which may be provided shall be placed, shielded, or deflected so as not to shine or create glare onto adjacent dwellings or create excessive glare along adjacent roads.
21. This approval shall expire two years from the date of this letter unless the use has been initiated.
22. The construction of any additional structures for use as part of the tasting room, or substantial modification to the footprint of the proposed tasting room structure shall require the submission and approval of a site design review application.
23. Wine tasting service and wine sales occurring onsite shall be limited to locally produced wine. The local area is defined as all counties in Oregon.
24. Modification of any of the above conditions requires approval under Section 1202.05 of the Yamhill County Zoning Ordinance. Violation of any of the above conditions may result in revocation of the conditional use permit with the process detailed in Section 1202.07 and 1202.08 of the Yamhill County Zoning Ordinance.

The Yamhill County Zoning Ordinance provides for appeal of any action or ruling of the Planning Commission to the Board of Commissioners within fifteen (15) days of the decision on a proposed action. Anyone wishing to appeal the Director's decision must file an appeal form, together with a $250.00 fee, with this department no later than **5:00 p.m., October 21, 2024.** If no appeal is filed, the Planning Commission's decision will be final and this letter will serve as your official notice of approval of your application.

If you have any questions, please contact this office.

Sincerely,

Kenneth P. Friday
Planning Director

Enclosure

cc: Mike Wright, 4206 SE Taggart Street, Portland, OR 97206
Board of Commissioners
Public Works
Assessor
SPOs

Public Health
Yamhill Fire Department
City of Yamhill
OLCC
DSL
Building Department
Sanitarian
Watermaster
Department of Agriculture
Soil & Water Conservation District