

October 22, 2025

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

Letter sent via e-mail only

Re: **Moffett Vineyard (PWS #[95762](#))**
1,200-gallon Tank for Hauled Water to Serve Tasting Room
Final 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**, and a Conditional Approval letter was issued May 27, 2025. E-mails received Oct 20-21, 2025, verified installation.

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 approved on May 27, 2025.** Note that by utilizing this exemption, the water system takes full responsibility for the design of the project.

The water system includes one 1,287-gallon, NSF-61 polyethylene Infiltrator IM-1280c underground potable water tank that will be filled with hauled water from the City of Newberg (PWS ID 41-[00557](#)). A submersible pump (Flint & Walling model #4F10S07) and pressure tank (23-gallon Well-X-Trol WX203) are used to distribute and maintain system pressures to serve a new tasting room. Secondary treatment includes bag filtration (NSF-42/61 Atlas 5-micron bag) followed by UV (NSF-61 Viqua Arros 9) prior to the entry point.

The fully treated surface water purchased from Newberg will either be hauled by [Water Wagon LLC](#) or be hauled by Moffett winery in a 275-gallon IBC tank tote with steel pallet. If water is to be hauled in the 275-gallon tote, an FDA approved food-grade Bisco Light PVC hose will be used to transfer the water from the tote to the buried 1287-gallon 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 online at: <https://yourwater.oregon.gov/inventory.php?pwsno=95762>.) All new systems must undergo a Capacity Assessment, which was completed concurrently with this plan review process. No deficiencies were found as indicated in the *New Water System Capacity Assessment* form enclosed with this letter.

Three construction standard waivers were approved on October 21, 2025, waiving a requirement for the buried tank to have 1) a drain (water will be pumped out as needed), 2) an internal ladder (the tank is small enough to use a stepladder and has a locking hatch), and 3) security fencing (the tank is far removed from public access and the tasting room is open by appointment only). These waiver documents are enclosed with this letter and can be viewed online at: <https://yourwater.oregon.gov/planreview.php?pwsno=95762>

The project is now granted Final Approval and the new drinking water facilities are approved for use. This approval does not constitute approval for any pending land use conditions required by Yamhill County.

The following on-going monitoring is required:

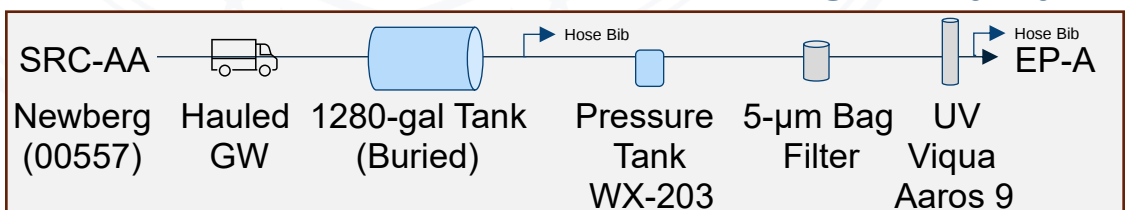
- 1) free chlorine measured twice a week in the distribution system – keep records onsite.
- 2) coliform sampling in the distribution system is to be quarterly for purchased groundwater from Newberg (or monthly if purchasing surface water from another community (notify ODA of any changes in water supply). – record chlorine residual on coliform lab reporting form and report results by the 10th of each month.

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@oda.oregon.gov.

Sincerely,



Evan Hofeld, PE
OHA-Drinking Water Services



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

New Water System Capacity Assessment Form

New Water System Capacity Assessment OHA-DWS				
Water System Name:	Moffett Vineyard	Plan Review #	65-2025	
County:	Yamhill County	PWS ID# 41	95762	
Water System Type:	TNC	(C, NTNC, TNC)		
Water Source Type:	GWP	(GW, GU, SW, P=purchase)		

Requirement	Applicability	Yes	No*	Not Required
Plan Review completed, including LUCS – final approval granted	C, NTNC, TNC	☒	☐	☐
Monitoring results complete, treatment standards and MCLs met	C, NTNC, TNC	☒	☐	☐
Water meters installed at all service connections	Community	☐	☐	☒
Valid water right demonstrated	C, NTNC, TNC	☐	☐	☒
Master plan initiated – engineer selected	C > 300 connections	☐	☐	☒
Designated operator at proper certification level	C, NTNC, SW/GU TNC	☐	☐	☒
Water management and conservation plan submitted to WRD	Community	☐	☐	☒
Water rate structure and billing process adequate for O&M, replacement costs	Community	☐	☐	☒

* If any of the above requirements are not met, include as a deficiency that must be corrected in capacity assessment cover letter and include resources as appropriate.

Comments: Initial monitoring (EP-A & DIST-A coliform) was completed for the new system and tank as part of plan review under plan ID# [65-2025](#) which was issued Final Approval on 10/22/25. The system purchases treated water from the City of Newberg (PWS ID# [00557](#)), so no water right or source sampling is needed. As a purchasing transient non-community water system, Moffett Vineyard is not required to have a certified operator.

Completed by: Evan Hofeld Date: 10/22/25

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.

Changed tank model to an Infiltrator Model IM-1280c buried poly tank

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,

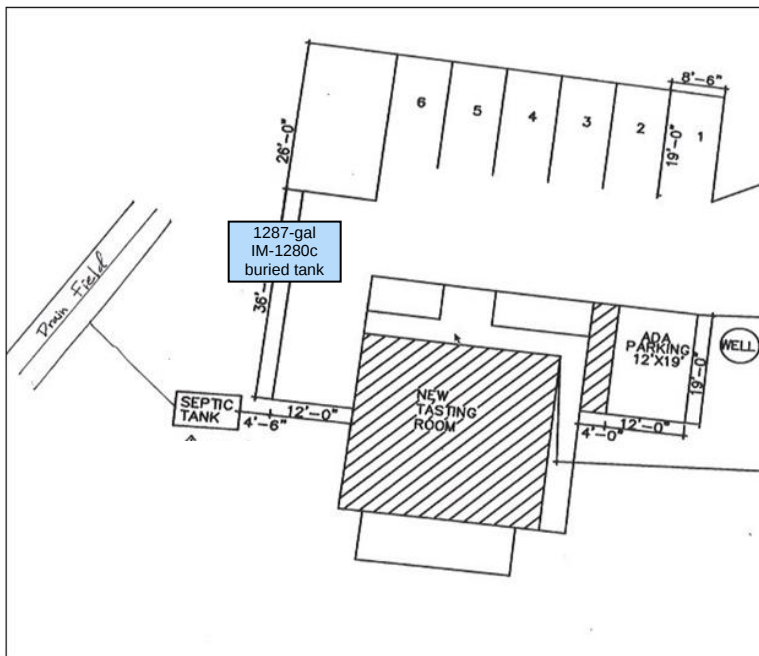
Trent Moffett
Blackburn Road, LLC
Moffett Vineyards, LLC
971-808-8050

Sampling Results (sampled 10/7/25):

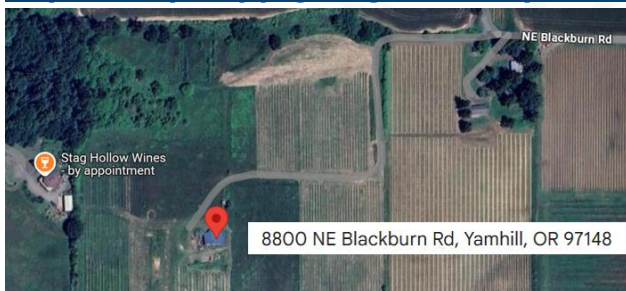
Client Sample Results					Job ID: 170-1369-1
Client: HPS Pipe & Supply, Inc. Project/Site: 337747 - 8800 NE Blackburn Rd					
Client Sample ID: 8800 NE Blackburn Rd Yamhill, OR 97148					Lab Sample ID: 170-1369-1
Date Collected: 10/07/25 10:00					Matrix: Drinking Water
Date Received: 10/07/25 14:20					
Method: 200.8 - Metals (ICP/MS)					
Analyte	Result	Qualifier	RL	Unit	
Arsenic	ND		0.0010	mg/L	
General Chemistry					
Analyte	Result	Qualifier	RL	Unit	
Nitrate as N (Nitrate by calc)	0.80		0.0050	mg/L	
Method: SM 9223B - Coliforms, Total, and E.Coli (Colilert - Presence/Absence)					
Analyte	Result	Qualifier	RL	Unit	
E. Coli	ABSENT			/100mL	
Coliform, Total	ABSENT			/100mL	

eurofins		Burlington WA		1620 S Walnut St. - 98233 - 800.755.9295		OREGON DRINKING WATER SAMPLE INFORMATION	
Environmental Testing <td colspan="2">Corvallis OR<td colspan="2">540 SW 3rd St. - 97333 - 541.753.4946<td colspan="2">For Lab Use Only</td></td></td>		Corvallis OR <td colspan="2">540 SW 3rd St. - 97333 - 541.753.4946<td colspan="2">For Lab Use Only</td></td>		540 SW 3rd St. - 97333 - 541.753.4946 <td colspan="2">For Lab Use Only</td>		For Lab Use Only	
Edge Analytical <td colspan="2">Wilsonville OR<td colspan="2">9725 SW Commerce Cir A2 - 97070 - 503.682.7802<td colspan="2">JCN #</td></td></td>		Wilsonville OR <td colspan="2">9725 SW Commerce Cir A2 - 97070 - 503.682.7802<td colspan="2">JCN #</td></td>		9725 SW Commerce Cir A2 - 97070 - 503.682.7802 <td colspan="2">JCN #</td>		JCN #	
Report To: HPS Pipe & Supply Inc.				Bill To: HPS Pipe & Supply Inc. ☐ Same As Report To			
Address: 598 W Baseline St				Address: 598 W Baseline St			
City: Cornelius		State: OR		Zip: 97113		City: Cornelius	
Phone: 503-357-4217		Fax: 503-357-3903		Phone: 503-357-4217		ATT: Jeff Fisher	
Email: jeffreyf@hpspipe.com; waterservice@hpspipe.com				Email: billing@hpspipe.com			
Contact: Jeff Fisher				VISA ☐ EXPIRES / CARD #:			
Project Name: 337747				CLIENT ID: HPS01			
SAMPLING INFORMATION REQUIRED							
☒ Investigative ☐ Compliance - (S)						Public Water Systems. (Results will be sent to you and the State.)	
Date Collected: 10/7/25						Time Collected: 10:00 AM ☒ PM ☐	
Sample address: 8800 NE Blackburn Rd Yamhill OR 97148						Collected By: Jeff Moffett	
Source: (well, city water, spring, stream, other) Newberg						Specific Location: (outside faucet, kitchen faucet, bath faucet, other) Post Tasting Room	

Approximate Location of 1,287-gallon buried tank:



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



800 NE Oregon St., Ste 640, Portland, OR 97232-2162
Voice: 971-673-0405 | Fax: 503-673-0694
All relay calls accepted | www.healthoregon.org/dws

Buried Infiltrator IM-1280c Tank (127" Long x 62" Wide x 55" Tall)

(Installed by Chehalem Septic)

<https://www.infiltratorwater.com/products/infiltrator-tanks/water-tanks/im-series-potable-water-tanks/im-series-potable-water-tank/>

IM-Potable Water Tanks

IM-550C • IM-1280C • IM-1760C

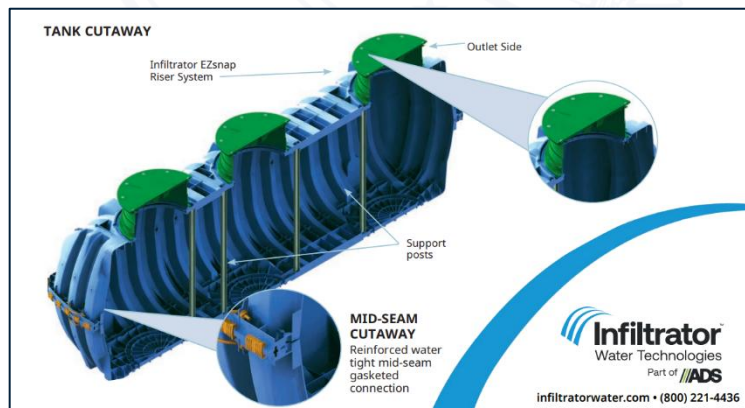
The Infiltrator IM-Series Potable water tanks are lightweight, strong and durable. These potable, watertight designed tanks are offered with Infiltrator's potable heavy-duty lids. Infiltrator injection-molded tanks provide a revolutionary improvement in plastic tank design, offering long-term exceptional strength and watertightness. Infiltrator's IM-Series Potable water tanks are available in 552-gallon, 1287-gallon and 1787-gallon capacities.



	IM-550C	IM-1280C	IM-1760C
Size	62"W x 65"L x 55"H (1575 mm x 1651 mm x 1397 mm)	62"W x 127"L x 55"H (1575 mm x 3226 mm x 1397 mm)	62"W x 176"L x 55"H (1575 mm x 4460 mm x 1397 mm)
Total Capacity	552 gal (2089 L)	1287 gal (4872 L)	1787 gal (6765 L)
Fiberglass Supports	0	2	4
Weight	191 lbs (87 kg)	346 lbs (157 kg)	501 (227 kg)

Benefits:

- Strong injection molded polypropylene construction
- NSF/ANSI-61-certified for potable uses
- Lightweight plastic construction and inboard lifting lugs allow for easy delivery and handling
- Integral heavy-duty green lids that interconnect with EZsnap risers and pipe riser solutions
- Structurally reinforced access ports eliminate distortion during installation and pump-outs
- Reinforced structural ribbing and fiberglass bulkheads offer additional strength
- Can be installed with 6" to 48" of cover
- Can be pumped dry



IM-Series Potable Water Tanks General Specifications and Illustrations

The IM-Series Potable water tanks are injection-molded, two piece, mid-seam plastic tanks. The injection-molded plastic design allows for a mid-seam joint that has precise dimensions for accepting an engineered EPDM gasket. Infiltrator's gasket design utilizes technology from the water industry to deliver proven means of maintaining a watertight seal. The two-piece design is permanently fastened using a series of non-corrosive plastic alignment dowels and locking seam clips. The IM-Series Potable water tanks are assembled and sold through a network of certified Infiltrator distributors and are NSF/ASNI-61- certified for potable uses.



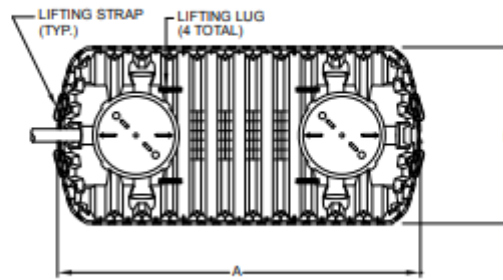
SCAN ME

Must be backfilled and installed in accordance with the Infiltrator IM- and CM-Series Septic Tank General

Installation Instructions. For shallow ground water conditions reference the Infiltrator IM- and CM-Series Tank Buoyancy Control Guidance.

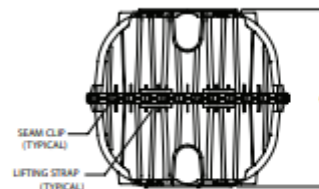
Please visit www.infiltratorwater.com or scan QR code for the latest information.

IM-Potable Water Tank Series			
Parameter	IM-550C	IM-1280C	IM-1760C
Total Capacity	552 gal (2089 L)	1287 gal (4872 L)	1787 gal (6765 L)
Length (A)	65 (1651 mm)	127" (3226 mm)	176" (4460 mm)
Width (B)	62 (1575 mm)	62 (1575 mm)	62 (1575 mm)
Height (C)	55 (1397 mm)	55 (1397 mm)	55 (1397 mm)
Fiberglass Supports	0	2	4
Maximum Burial Depth	48" (1219 mm)	48" (1219 mm)	48" (1219 mm)
Minimum Burial Depth	6" (152 mm)	6" (152 mm)	6" (152 mm)
Maximum Pipe Diameter	4" (100 mm)	6" (152 mm)	4" (100 mm)
Weight	191 (87 kg)	346 (157 kg)	501 (227 kg)

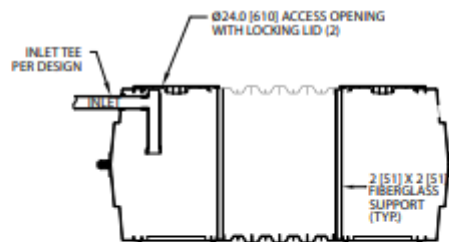


TOP VIEW

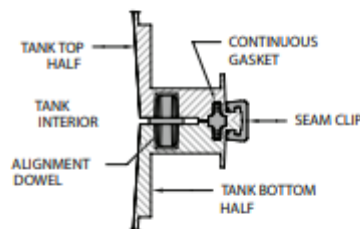
TOP VIEW



SIDE VIEW



END VIEW



MID-HEIGHT SEAM SECTION

Contact Infiltrator's Technical Services Department for assistance at
1-800-221-4436 or info@infiltratorwater.com



Flint & Walling 4F10S07 ¾-HP, 10-gpm NSF-61 Pump w/Pentair Pressure Controller



FLINT & WALLING 3/4 HP 15GPM PE SS

5 thru 85 GPM

4-inch minimum well diameter

Series _____

GPM _____

Material Construction _____

Motor HP Size _____

4 F 10 A 05 - 30 1

Lead Type

1 – 3-wire

5 – 2-wire

Motor Voltage and Phase

00 – 115 V 1 Ph

30 – 230 V 1 Ph

1/2 - 2 HP Single phase pump and motor assembly includes pump/motor unit with motor leads.
 Order control box for 3-wire units separately.
 On 2 - 7-1/2 HP and all 3 phase units, order pump, motor and control box separately. Magnetic starters must be purchased locally. Lead wire assembly included with motor.
 On 35, 55 & 85 GPM units order pump, motor and control box separately. Magnetic starters must be purchased locally. Lead wire assembly included with motor.
 1/2 thru 2 HP, 1 PH pumps feature Flint & Walling motors.

800 NE Oregon St., Ste 640, Portland, OR 97232-2162

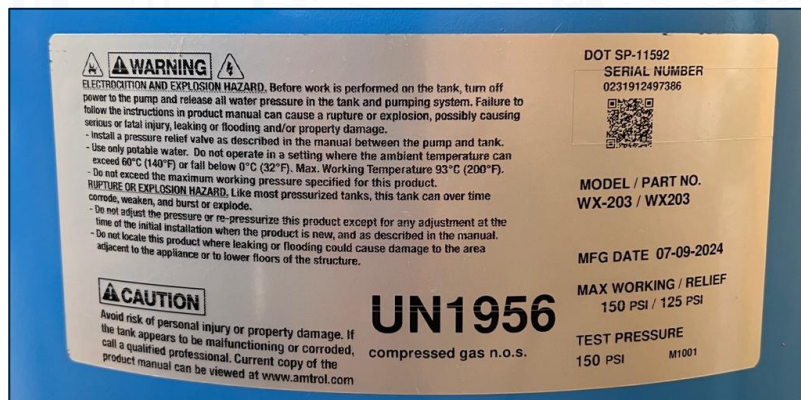
Voice: 971-673-0405 | Fax: 503-673-0694

All relay calls accepted | www.healthoregon.org/dws

Well-X-Troll Model #WX-203 32-gallon (150-psi rated) Pressure Tank

Stand Models										
Model Number	Tank Volume (Gallons)	Max. Acceptance Factor	Diameter (Inches)	Height (Inches)	System Connection (NPTF)	System Drawdown (gallons)			Shipping Weight (lbs.)	
						30/50	40/60	50/70		
WX-201	14.0	.81	15	25	1	4.3	3.8	3.3	25	
WX-202	20.0	.57	15	32	1	6.2	5.4	4.7	32	
WX-202XL	26.0	.44	15	39	1	8.0	7.0	6.1	39	
WX-203	32.0	.35	15	47	1	9.9	8.6	7.6	47	
WX-205	34.0	1.00	22	30	1¼	10.5	9.1	8.0	57	
WX-250	44.0	.77	22	36	1¼	13.6	11.8	10.4	65	
WX-251	62.0	.55	22	47	1¼	19.2	16.6	14.6	87	
WX-255	81.0	.41	22	57	1¼	25.0	21.7	19.1	109	
WX-302	86.0	.54	26	47	1¼	26.6	23.0	20.3	106	
WX-350	119.0	.39	26	62	1¼	36.8	31.9	28.1	146	

Maximum Working Pressure: 150 psig. Maximum Operating Temperature: 200° F. Factory Pre-charge: 38 psig.
Stainless Steel System Connection.
DuraBase®: Available on all models. Use suffix D.
Pro Access®: Available on all models except WX-201 and DuraBase models. Use suffix PA.
Tan and Gray: Available on all models. Use suffix T or G.



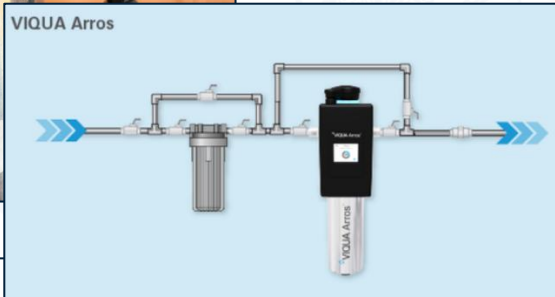
Atlas 5-micron Bag Filter (4.5 x 20) – NSF 42 & 61

(not credited with Giardia, Cryptosporidium, or virus removal credit)



Viqua Arros 9 (9-gpm) NSF-55 Class B UV Unit

(not credited with 4.0-log viral inactivation)



Specifications

The VIQUA Arros has been validated through microbial testing. Through this testing, performance data has been generated for UV dose delivery to inactivate *cryptosporidium*, *giardia*, *Escherichia coli* (*E. coli*), and *fecal coliform*.



Arros 9	
Flow rates* (@ 95% UVT)	
U.S. Public Health 16 mJ/cm ²	17 gpm (64.3 lpm); 3.86 m ³ /hr
VIQUA Standard 30 mJ/cm ²	9 gpm (34.1 lpm); 2.0 m ³ /hr
NSF/EPA 40 mJ/cm ²	7 gpm (26.5 lpm); 1.59 m ³ /hr
Dimensions	
Chamber	11.2 in. x 4.0 in. (28.4 cm x 10.16 cm)
Controller	10.5 in. x 5.0 in. x 6.5 in. (26.67 cm x 12.7 cm x 16.51 cm)
Inlet and outlet port size	
Shipping weight	11.85 in. x 5.59 in. x 7.28 in. (30.1 cm x 14.2 in. x 18.5 cm)
Splash guard (optional)	11.85 in. x
Electrical	
Voltage	
Max current	
Power consumption	33W
Lamp watts	25W
Maximum operating pressure	
Ambient water temperature	
Features	
Lamp type	High output
Display	LCD touchscreen
Lamp unit replacement reminder	Y
Visual lamp life	Y
True lamp running time	Y
System total running time	Y
Chamber material	304 stainless steel
* Flow rates based on end of lamp life.	

Replacement parts*

VA09LU: UV lamp for Arros 9	411111-R: drain plug for all Arros systems
VA15LU: UV lamp for Arros 15	411173-R: lamp head O-ring for all Arros systems
VA22LU: UV lamp for Arros 22	411138-R: drain plug O-ring for all Arros systems
VA-CTRL: controller for all Arros systems	411203-R: Splash guard for any Arros model

Water quality parameters

Hardness	Iron	Tannins
< 7 grains (120 mg/L)	< 0.3 mg/L	< 0.1 mg/L

800 NE Oregon St., Ste 640, Portland, OR 97232-2162

Voice: 971-673-0405 | Fax: 503-673-0694

All relay calls accepted | www.healthoregon.org/dws

Yamhill County
DEPARTMENT OF PLANNING AND DEVELOPMENT
400 NE BAKER STREET • McMINSVILLE, 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.

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Moffett & Wright
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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

Kenneth P. Friday
Planning Director

Enclosure

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

Docket C-14-24/SDR-14-24
Moffett & Wright
Page 4

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

Docket C-14-24/SDR-14-24
Moffett & Wright
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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.

