

Business & Ag

Mahaffey to move vet services to Wingville, cement site approved for wind farm east of Lime

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The Baker County Planning Commission held two public hearings, on Thursday, March 24, 2016, unanimously approving two Conditional Use Permits (CUs) in the process, one for a Type III Home Occupation (CU-16-002), and the other for a Concrete Batch Plant (CU-16-003), both in Exclusive Farm Use (EFU) Zones.

Present from the Commission were Chair Alice Trindle, Vice Chair Lauri Hoopes, Suzan Ellis Jones, Thomas Van Diepen, Randy Joseph, and Kasey Wright. Present from the County Planning Department were Planning Director Holly Kerns, Planner Kara Harris, Planner Eva Ceder, and Planner Carson Quam.

Also in attendance were permit CU-16-002 applicant Dr. Michael "Kim" Mahaffey, and permit CU-16-003 applicant representative Chris Bokides.

Trindle called the meeting to order, followed by roll call, of Commission members, and Planning Department staff. Trindle, as well as Kerns, welcomed Wright, a new Commission member from Halfway.

The minutes from the January 28, 2016 meeting were approved, with a motion from Joseph, and a second from Hoopes, and the minutes from the February 18, 2016 meeting were approved, with a motion from Jones, and a second from Hoopes.

Prior to the staff report for CU-16-002, Trindle read a customary statement, with details regarding the hearing process. Then, she asked if there were any challenges to the jurisdiction of the Commission to hear the matter, and none were stated. She asked if there were any conflicts of interest, or biases, to be declared by any Commission member, and none were stated. She asked if there had been any ex-parte contacts between any Commission member, and the applicants, and none were stated.

Using the County's interactive Smart Board display screen, Harris provided details from the staff report for CU-16-002. According to the request, applicants and property owners Mahaffey, and Janie Radinovich had proposed to relocate and operate Mahaffey's portion of Baker Veterinary Hospital, at 3425 10th Street,



Todd Arriola / The Baker County Press

Kim Mahaffey testifies to the Baker County Planning Commission while planning commissioners Randy Joseph and Tom Van Diepen listen.

out of an existing dwelling on property at 43957 Old Wingville Road. The property, around 40 acres, is identified as Tax Lot 5501 of Township 8 South, Range 39 East, W.M. (Wilamette Meridian), Baker County, OR (Reference #15395).

The request states that 2-3 employees would be on staff at the proposed location, as well as a cattle working facility associated with the veterinary clinic. According to the request, the applicants live at the proposed location.

Mahaffey provided the sole testimony, as there was no further testimony given, either in favor, or in opposition, of the application. He said that he requested the permit now with the intention of possibly operating out of the existing dwelling at a later date, and that there were positive discussions with three of his neighbors, regarding the proposal.

Van Diepen asked about the size of the proposed cattle working facility, Joseph asked about the driveway and space for the turnout, and Trindle asked about the driveway, waste disposal, and responses from neighbors, regarding the proposal. All of these questions received satisfactory responses from Mahaffey, and Trindle closed testimony.

Joseph recommended the Commission accept staff findings, and conditions of approval. With no further discussion noted, Joseph then made a motion to approve CU-16-002, with the recommended conditions of approval, and acceptance of staff findings.

Jones seconded the motion, no further discussion was noted, and the motion carried, with a unanimous vote. Harris read the terms and conditions of the two-

year approval, which can be extended, with Commission authorization, and then Kerns read a hearing statement.

Quam, also using the Smart Board display, provided details from the staff report for CU-16-003. According to the proposal, applicant Site Constructors, Inc., and property owner, Barber Ranch, LLC, had requested the permit for a temporary batch plant, which will be accessed from Sand Hollow Road, to process aggregate into portland cement, solely to supply the Huntington Windfarm. The proposed time frame of operation is between April 15, 2016, and July 30, 2016, but it may remain on-site until November 14, 2016. The proposed project is located east of Lime, and identified as Tax Lot 1200 of Township 13 South, Range 45 East, W.M., Baker County, OR (Reference #10060).

Approximately 5,000 gallons of water will be required by the batch plant for operation, procured from the City of Huntington, and trucked from Huntington to the site, according to the proposal, and the maximum number of trips to the plant, including water and consumables, will be 10 trucks per day.

Trindle asked about site vegetation, access, and truck trips per day, and Joseph elaborated on the proposed truck traffic.

Quam said there will be a wind turbine installed at a later date in the same location (on October 7, 2013, CU-13-007 was approved, for the construction and operation of a 30 megawatt wind energy facility within the same parcel). Applicant Site Constructors, Inc. plans to keep the batch plant area clean and clear of debris, and to reclaim the disturbance area to its

natural state, once the temporary plant is demolished, according to the proposal.

Project Manager Bokides, from Bend, provided testimony, regarding details of the request, including access to the plant (first from Highway 30, at Langley Lane, then Sand Hollow Road, onto the Barber Ranch property). Hoopes asked whether the aggregate will be sourced off-site, and Bokides responded that it would, and that normally, truck traffic, including water and concrete, wouldn't be as frequent as 10 trips per day.

Among other items, Trindle asked about solid waste disposal, which would be handled by the applicant, according to the request, and it would be minimal. Bokides said that there would be one or two Porta-Potties, at the site. Noting no further testimony either in favor, or opposition, Trindle closed the testimony shortly after that, and during discussion, she said that the only issue she noted was an error with the conditions of approval list, which showed condition #8 as #13 (there are 8 conditions).

Van Diepen made a motion to approve CU-16-003, and Jones seconded the motion. With a unanimous vote in favor, the motion carried, and Kerns once again read the hearing statement.

Kerns provided the Commission with a Director's report, speaking about the applications process, the topic of plan amendments, and the progress of the draft Wind Energy section of the zoning ordinance.

The next regular meeting is scheduled for Thursday, April 28, 2016, 6 p.m., in the Commission Chambers of the Baker County Courthouse.

— WEEKLY HAY REPORT —

Friday, March 25, 2016 — Eastern Oregon
Prices trended generally steady compared to week ago prices in a very limited test. Many producers have decided to hold on to their hay for now, in hopes for higher prices or to feed to their own animals. Many hay producers are sold out for the year.

Tons Price Range Wtd Avg

Alfalfa —Large Square Good
200 125.00-125.00 125.00
Alfalfa —Mid Square Fair/Good
400 100.00-100.00 100.00

Last week:

Orchard / Alfalfa —Small Square Premium
25 195.00-195.00 195.00

USDA Market News Service—AMS.USDA.gov

— CATTLE MARKET REPORT —

Wednesday, March 23, 2016
Vale, Oregon

Cattle sold through the auction: 1,623

Steer Calves

300-400# Bulk 196.00 - 215.00 Top 216.00
400-500# Bulk 187.00 - 220.00 Top 222.50
500-600# Bulk 174.00 - 200.00 Top 202.00

Heifer Calves

300-400# Bulk 179.00 - 199.00 Top 206.00
400-500# Bulk 167.00 - 191.00 Top 216.00
500-600# Bulk 152.00 - 175.00 Top 176.00

Yearling Steers

600-700# Bulk 159.00 - 174.00 Top 176.00
700-800# Bulk 142.00 - 155.00 Top 16.00
800-900# Bulk 132.00 - 144.75 Top 148.75
900-1,000# Bulk N/A Top N/A

Yearling Heifers

600-700# Bulk 138.00 - 156.00 Top 158.00
700-800# Bulk 135.00 - 141.00 Top 142.50
800-900# Bulk N/A Top N/A
900-1,000# Bulk N/A Top N/A

Thin Shelly Cows 48.00 - 62.00
Butcher Cows 66.00 - 75.00
Butcher Bulls 68.00 - 87.00
Stock Cows Yng. N/A
Younger Hfrts. 80.00 - 98.00
Stock Cows Older. - N/A

ProducersLivestock.com
541-473-3136

— LOG PRICE REPORT —

Price per 1,000 board feet: Northeast Oregon

Currently the local log market is flooded with fire salvage logs. The log buyer for Malheur Lumber Co. stated they have all the logs they need under contract and are not accepting any new purchases. BCC/LLC of La Grande has receive so many burned fire salvage logs they are no longer accepting logs at the La Grande log yard. Any additional pine logs have to be delivered to the Elgin Log yard cut in plywood lengths and to a 8 inch top. For these pine logs cut in plywood lengths, BCC is offering \$280.00/mbf. They are also paying \$410.00/mbf for Doug Fir & Western Larch. For White Fir they are offering \$310.00/mbf. At the Pilot Rock Saw Mill BCC is offering \$360.00/mbf for a 12 to 15 inch top, for 16 to 19 inch top \$400.00/mbf & offering \$425.00/mbf for 20 inch plus top

Courtesy of Arvid Andersen,
Andersen Forestry Consulting

— PRECIOUS METALS REPORT —

Price per ounce, USD

Gold: \$1,239.70

Silver: \$15.32

Platinum: \$962.70

Palladium: \$575.10

Bloomberg.com

SE Oregon RAC meets next week

The Southeast Resource Advisory Council (RAC) is meeting next week, April 4 and 5, in Ontario, OR. This is the first quarterly meeting of 2016 for the Southeast Oregon RAC.

The Southeast Oregon Resource Advisory Council (RAC) provides advice and recommendations on all aspects of public land management to the BLM's Burns and Vale District

Offices, and the Lakeview Resource Area, as well as the Fremont-Winema, Malheur, and Ochoco National Forests.

Recent topics have included management options for off-highway recreation, sage-grouse habitat, and noxious-weed control.

Agenda topics for this meeting include Sage-grouse habitat, lands with wilderness characteristics

(LWC) inventory, wildfire prevention and others.

A full list of topics to be discussed can be found at: <http://www.blm.gov/or/rac/files/seorrac-agenda-apr2016.pdf>.

A comment period for members of the public to address the RAC will be available the morning of April 5 from 9:30 to 10:00 a.m.

The public comment period will last for 30

minutes and is open to any member of the public. Comments cannot exceed five minutes, unless otherwise approved by the RAC chairperson.

Additional information about the Southeast Oregon RAC is available online at www.blm.gov/or/rac/seorrac.php.

The BLM manages more than 245 million acres of public land, the most of any Federal agency.