



EXHIBIT SCHEDULE

FILE NUMBER: CU-22-001
APPLICANT: Lloyd Flatt, 71986 Emigrant Road, Pendleton, OR 97801
HEARING DATE: May 10, 2022

| <u>EXHIBIT</u> | <u>NATURE OF EXHIBIT</u> |
|-----------------------|-------------------------------------|
| <u>1</u> | Seven (7) Page Staff Report |
| <u>2</u> | Twenty-three (23) Page Application |
| <u>3</u> | Seven (7) Page Dissemination Record |

STAFF REPORT
CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION (CTUIR)
TRIBAL PLANNING OFFICE

To: **Land Protection Planning Commission (LPPC)**
Public Hearing Date: **May 10, 2022**
File No.: **CU-22-001**

SUBJECT: Conditional Use request: Construction of Green House

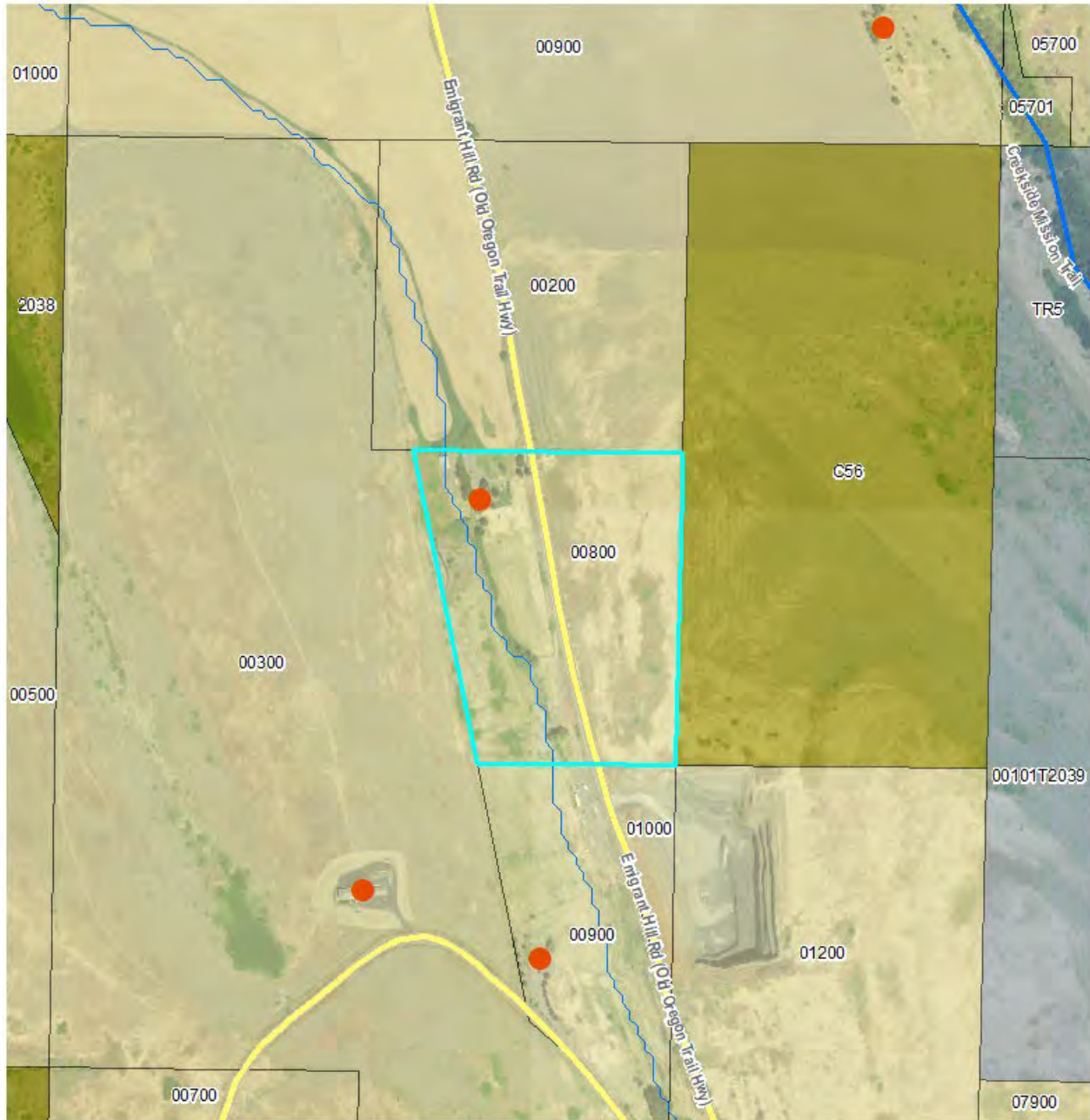
APPLICANT and PROPERTY OWNER: Lloyd Flatt, 71986 Emigrant Road, Pendleton, OR 97801

NATURE OF THE REQUEST:

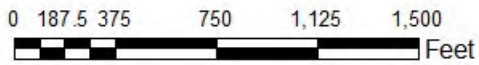
Applicant seeks Conditional Use approval from the LPPC to construct a 1,440 square foot greenhouse. The property is zoned Ag-2, Farm Pasture Zone where a greenhouse in excess of 300 square feet is listed as a Conditional Use.

BASIC FACTS:

- 1) **Subject Property/Ownership:** The subject property is Tax Lot 800 on Umatilla County Tax Map 2N332500, located at 71986 Emigrant Road. See location and site maps on pages 2 and 3 of this report. The lot is 28.10 acres and is owned by Lloyd Flatt and April Vorhauer Flatt.
- 2) **Zoning:** The Zoning is Ag-2, Farm Pasture Zone.
- 3) **Current Use:** This property contains a home site with a single-family residence surrounded by several general purpose outbuildings and a hay cover. County records indicate the home was constructed in 1910.
- 4) **Surrounding Land Uses:** The surrounding area contains crop and range lands with a few scattered residences on large lots. The lot is also adjacent to the Grubbs Quarry to the south. St. Andrew's Mission Road is located approximately ½ mile northeast of the property.
- 5) **Utilities:** Pacific Power provides existing electrical service. Property contains private well and septic system.
- 6) **Legal Access:** Emigrant Road bisects the property northwest to southeast, and a driveway from the west side of the road provides access to the home and buildings on the property. Emigrant Road is two-lane road maintained by Umatilla County.
- 7) **Topography and Other Site Information:** East of Emigrant Road, the property is largely flat and contains the home site and a small pasture enclosure. The lot slopes upward west of Emigrant Road, containing grassland. An order one stream runs through the property, originally through the center, roughly where the home is located. The stream was diverted to a channel that runs along the western property line. The property is not within the Flood Hazard Overlay Zone.
- 8) **Soils:** The Department of Agriculture Soil Survey shows the majority of the property contains Gurdane silty clay loam, 7-10% slopes. The southeast corner of the property contains Gwinly very cobbly silt loam, 7-10% slopes.
- 9) **Intended Property Use:** The owners would like to maintain the current residential use, and would like to construct a 1,440 square foot greenhouse to grow food for personal use. The greenhouse would be situated near the existing home site to the south of the house.
- 10) **Permitting History:** According to Planning Department records, no permits have been issued for this property.



CU-22-001 Flatt Property - Location
71986 Emigrant Road
Tax Lot 2N33250000800



Legend

Parcels (CTUIR)

Ownership

- Fee
- Allotted Trust
- Tribal Trust
- Tribal Fee
- Buildings (points)

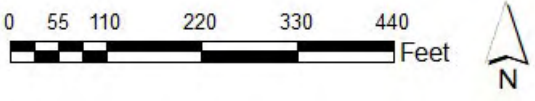
Stream Orders

STRAHLER06

- 3
- 4
- 5
- 6
- 0
- 1
- 2



CU-22-001 Flatt Property - Site and Soils
71986 Emigrant Road
Tax Lot 2N33250000800



| | |
|---|---------------------------------------|
| Legend | |
| ● Buildings (points) | Stream Orders STRAHLER06 |
| Parcels (CTUIR) | — 1 |
| Parcels (CTUIR) | |

APPLICABLE POLICIES AND CODES:

I. CTUIR Comprehensive Plan; Resolution No. 18-090 (November 26, 2018); applicable Objectives

Chapter 5, Plan Elements: Goals & Objectives:

Section 5.1 Organizational Excellence

3. Practice the highest level of communication and public relations not only within the organization and community but also with other businesses and government partners to create a sense of loyalty and respect;

Section 5.5 Community Development

2. Utilize adopted Tribal Statutes, functional plans and policies to ensure the UIR is a sustainable community that provides for the health, safety and wellbeing of UIR residents.

Section 5.6 Natural Resources

3. To protect, enhance and restore functional floodplain, channel, and watershed processes to provide sustainable and healthy habitat for aquatic species of the First Food order.

Section 5.7 Cultural Heritage

6. Protect and restore the First Foods and exercise associated rights reserved in the Treaty of 1855 for the perpetuation of tribal culture.

Section 5.11 Health & Human Services

1. Provide supportive environments that encompass all entities of the CTUIR (collaboration of health and human services departments, tribal leadership and non-health related departments) to enhance healthy lifestyles for every community member.

II. Land Development Code; adopted by CTUIR Board of Trustees Resolution #83-74 on August 24, 1983 and as amended through Resolution 21-013 (February 8, 2021).

Chapter 1, Section 1.020 – Purpose;
Chapter 3, Sub-chapter B; Ag-2 – Farm Pasture Zone;
Chapter 6, Conditional Uses;
Chapter 13, Hearings;

STAFF FINDINGS:

A. Tribal Staff Review Committee (TSRC): Members of the CTUIR Tribal Staff Review Committee received a copy of the application packet for CU-22-001 on April 5, 2022. A meeting of the TSRC was held April 7, 2022, to review the application. The following comments were received:

Department of Economic and Community Development Land Manager – asked about the proposed flooring to be used within the greenhouse, along with whether there would be electricity run to the building. [Applicant indicated that the greenhouse floor will remain dirt, and covered in black weed fabric in places. There are no plans to extend utilities or use propane heating at this time.]

Department of Natural Resources, Water Resources Program Manager – mentioned that a low-level stream crossed the property approximately where the house currently is. An unknown number of years ago, the homeowner dug a channel to divert the stream into another channel that runs closer to the western edge of the property. [The proposed site plan indicates the greenhouse would be 150' away from this stream.]

No other written or verbal comments were received from Committee members on or before the deadline date of April 14, 2022 to be included in these Findings.

B. Review of Conditional Use approval Criteria: LDC Section 6.015 lists four Circumstances for Granting a Conditional Use (*italicized text*). The applicant has provided statements to demonstrate how the proposed use meets these criteria.

1. *That the locations, size, design, and operational characteristics of the proposed use are such that it will have minimal adverse impact on the property value, livability, and permissible development of the surrounding area. Consideration shall be given to compatibility in terms of scale, coverage, and density, to the alteration of traffic patterns and the capacity of surrounding streets and roads, and to any other relevant impact of the proposed use.*

Applicant statement: “Greenhouse will be seen from road and neighbors' homes. I expect greenhouse to have little to no impact on surrounding area. Believe structure to not diminish any land values. A rock pit is located nearby.”

Discussion: The proposed site of the greenhouse is situated near the Flatt’s existing home on the property, which contains several outbuildings in addition to a single-family residence. All of the buildings are visible from Emigrant Road, including the proposed greenhouse site. The greenhouse fits in with small-scale agricultural use that is characteristic of the Ag-2 zone and of the area. The greenhouse is intended to be for the personal use of the Flatts to grow year-round crops to feed their family.

Finding: The proposed use would have minimal adverse impact on permissible development and property value of surrounding lands. Its proposed placement near the existing home limits overall development to a small area while the majority of the lot remains undeveloped. This provides substantial distance between the greenhouse and any neighboring residences or uses.

2. *That the site planning of the proposed use will, as far as reasonably possible, provide an aesthetically pleasing and functional environment to the highest degree consistent with the nature of the use and the given setting.*

Applicant Statement: “Greenhouse will be of sound construction and maintain a clean look, including surrounding area. Construction is similar to that of a pole barn wrapped in greenhouse plastic.”

Dicussion: The applicant has provided manufacturer’s drawings showing plans for the proposed greenhouse. The greenhouse would be clustered just to the south of the existing homesite among other outbuildings.

Finding: The proposed greenhouse provides a tidy and practical design that would not deviate from the visual character of the area.

3. *If the use is permitted outright in another zone, that there is substantial reason for locating the use in an area where it is only conditionally allowed, as opposed to an area where it is permitted outright.*

Applicant Statement: “The construction is permitted in smaller zones. By allowing the structure to be installed in this particular area you will help provide many people healthy food. The structure is needed due to seasonal weather.”

Discussion: Greenhouses in excess of 300 square feet are permitted only by conditional use in almost every zoning designation which permits residences. The exceptions are the Rural Residential (R-1) and Agri-Business (Ag-4) zoning designations, which permit greenhouses of more than 300 square feet for non-commercial use only. Staff discussed the greenhouse size with the applicant, who indicated that 300 square feet of growing area is inadequate to produce enough food to meet their intention of feeding

their family from their property. A greenhouse is necessary to allow food to be grown year-round in our climate.

Finding: The applicant's proposed greenhouse is equally constricted in most zoning designations that allow residences to coexist with personal greenhouses; furthermore, there would be few opportunities to locate the greenhouse on lots in other zones such as the Ag-4 zone, unless it were a commercial greenhouse. There is reason to locate a greenhouse of this size on this property because it is congruent with the agricultural character of the area.

4. *That the proposed use will be consistent with the purposes of this Code, the Comprehensive Plan, and any other statutes, codes or policies that may be applicable, and will support rather than interfere with the uses permitted outright in the zone in which it is located.*

Applicant Statement: "The proposed use is consistent with the current use of the property and will only enhance the properties ability to sustain itself and neighbors through the production of healthy food year-round. I believe a cold frame greenhouse to be in line with the comprehensive plans overall goals for agricultural areas."

Discussion: Applicable Land Development Code sections include the following:

SUB-CHAPTER B. AG-2 -- FARM PASTURE ZONE

SECTION 3.035 DESCRIPTION AND PURPOSE:

The Ag-2, Farm Pasture Zone is designed to maintain the agricultural land base taking into consideration special management practices due to steeper sloped, shallower soils and special wildlife and fish habitats. It is also designed to afford better control over lands where farm and rangelands are interspersed. Foods, herbs and medicines traditional to the Confederated Tribes are also found in this region making it necessary for the Land Protection Planning Commission or the Board of Trustees to place further restrictions from time to time.

SECTION 3.055 CONDITIONAL USES PERMITTED:

In an Ag-2 Zone the following uses are permitted subject to the requirements listed under section 6.010 through 6.035 inclusive and upon the issuance of a Development Permit or Forest Practice Permit..

- 12. Greenhouses in excess of 300 square feet.*

Findings: The Ag-2 designation ensures preservation of agricultural pasture and rangeland in order to protect wildlife and fish habitats, and areas for First Foods gathering. The proposed greenhouse will allow the applicant to produce food for their family and increase food security within the community. This use will be unlikely to interfere with the intended purpose of the Ag-2 zone to preserve agricultural land.

CONCLUSIONS:

The criteria for the Conditional Use are all met by the residential expansion as presented and explained by the applicant including.

1. Compatibility with the surrounding area and minimal impacts;
2. An aesthetically pleasing and functional site;
3. Substantial reason for locating the use in its current location;

4. Conformance with the Comprehensive Plan, Land Development Code and other applicable Statutes.

DECISION OPTIONS:

In acting on this request, the Land Protection Planning Commission must choose one of the following decision options:

1. Approve the Conditional Use request without conditions;
2. Approve the Conditional Use request with conditions;
3. Deny the Conditional Use request;
4. Recess the hearing until a specified time, date, and place; pending further testimony or information;
5. Table the decision until a subsequent Land Protection Planning Commission meeting.

STAFF RECOMMENDATION:

Based on the preceding facts, findings and conclusions, staff recommends approval of the Conditional Use with the following condition:

1. Applicant must obtain cultural resources clearance under Section 5.01 of the CTUIR Historic Preservation Code, include monitoring of ground disturbing activities as may be required by the Tribal Historic Preservation Officer.
2. The applicant will abide by all civil and criminal laws of the CTUIR and applicable federal laws within the Umatilla Indian Reservation. The cultivation of marijuana remains illegal on the Umatilla Indian Reservation.

CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION
Tribal Planning Office

**CONDITIONAL USE / VARIANCE APPLICATION
SUPPLEMENTAL SHEET**

DEAR APPLICANT:

Please fill out this APPLICATION completely and as accurately as possible. If a block does not apply, write "N/A" in the space provided. An incomplete application cannot be processed.

- 1) Please fill out your full name, current address and phone number.
- 2) Please fill out the full name, current address and phone number of the legal property owner (s) of the site your are requesting a permit for. If you are the sole property owner, simply write "same" on the first line.
- 3) This is the location of the site as described by section, township and range. If you are not familiar with this method or you do not have access to this information, we can assist in determining the location upon request.
- 4) Indicate whether the property is fee land (tax lot) or trust land (allotment) and the parcel number. Also specify the parcel acreage.
- 5) Indicate the right of way or easement road that allows legal access to the property (e.g., county, road, street, or access road).
- 6) Indicate the current use or uses of the subject property.
- 7) Indicate the specific use or uses for which you are requesting this conditional use/variance.
- 8) Explain in details on a separate sheet how the proposed use conforms to the conditional use/variance decision criteria (see attached page) and present a detailed site plan of the proposed use.
- 9) Read the statement carefully. Sign and date the application only after the application has been completely filled out.

NOTE: If the information presented is unclear or questionable, you may be required to provide further information such as lease agreements, evidence of legal access, legal ownership, etc.

IF YOU HAVE ANY QUESTIONS CONCERNING THE APPLICATION PROCESS
OR CODE REQUIREMENTS, FEEL FREE TO EITHER STOP BY THE PLANNING
OFFICE OR CONTACT THE OFFICE AT 429-7523

CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION
Tribal Planning Office
46411 Timine Way, Pendleton, Oregon, 97801

CONDITIONAL USE APPLICATION

Fee: \$100.00 Please Print

Applicant's Name: lloyd flatt
Address: 71986 emigrant rd Phone: 5412766007

Lot Owner's Name: lloyd flatt
Address: 71986 emigrant rd Phone: 5419690203

Property Description: FARMLAND HOMESTEAD Section 28 Township 2N Range 33E
Tax Lot () Allotment (): 800 Present Zone: ag-2 Total Acreage: 28.10

Legal Access: private driveway on emigrant rd. 1/2 mile south of St. Andrews Mission rd. intersection

Present Use of Property (Description, including any existing structures and the current use): property used for home, work and farming. Structures include house, hay barn, well house, animal shelters, small shop, and stone storage building.

Proposed Use: (Explain in detail on a separate sheet)


Decision Criteria: (Explain in detail on a separate sheet)

- A response shall be submitted with this application explaining how this request relates to the applicable decision criteria (see Attached).
- Also submit a statement explaining any other evidence you plan to present and a **detailed site plan** of the proposed use.

I understand that any false statements made on this application may cause subsequent approval by the Natural Resources Commission to be null and void.

I hereby certify that I understand that by signing this permit application, I am giving the CTUIR Tribal Planning Office the authorization to conduct any site inspections necessary in reviewing this application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED!

Date: 3/25/22 Applicant: lloyd flatt 
Agent: _____

I am the (Circle One): Owner/owner's authorized representative (If authorized representative, attach letter signed by owner)

TRIBAL PLANNING OFFICE USE ONLY

File #: CU-22-001

Date Filed 3/25/2022
Fee Paid: \$100, 3/25/2022

Reviewed By: Lora Elliott
Hearing Date: 4/26/2022

NOTE: _____

ATTACHMENT: Conditional Use Decision Criteria (Land Development Code Section 6.015)

A Conditional use may be granted if, on the basis of the application, investigation and evidence submitted findings are made based on the criteria below. A Conditional Use may be granted unqualifiedly or may be granted subject to prescribed conditions.

- (1) That the locations, size, design, and operations characteristics of the proposed use are such that it will have minimal adverse impact on the property value, livability, and permissible development of the surrounding area. Consideration shall be given to compatibility in terms of scale, coverage, and density, to the alteration of traffic patterns and the capacity of surrounding streets and roads, and to any other relevant impact of the proposed use.
- (2) That the site planning of the proposed use will, as far as reasonably possible, provide an aesthetically pleasing and functional environment to the highest degree consistent with the nature of the use and the given setting.
- (3) If the use is permitted outright in another zone, that there is substantial reason for locating the use in an area where it is only conditionally allowed, as opposed to an area where it is permitted outright.
- (4) That the proposed use will be consistent with the purposes of this Code, the Comprehensive Plan, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses permitted outright in the zone in which is it located.

Variance Decision Criteria (Land Development Code Section 8.015)

A Variance may be granted if, on the basis of the application, investigation and evidence submitted findings are made based on the criteria below. A variance may be granted unqualifiedly or may be granted subject to the prescribed conditions. A variance may be granted only in the event that all of the following circumstances exist:

- (1) Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owners of property since enactment of this Code have had no control.
- (2) The variance is necessary for the preservation of a property right of the applicant substantially the same as possessed by the owners of other property in the same zone or vicinity.
- (3) The variance would not be materially detrimental to the purposes of this Code or to property in the same zone or vicinity in which the property is located or otherwise conflict with the objectives of any Reservation Plan or Policy.
- (4) The variance requested is the minimum variance which would alleviate the hardship.

3/25/2022

Flatt, Lloyd

71986 Emigrant Rd.

5419690203

Conditional use info for cold frame greenhouse

Site plan included with development permit

Conditional use decision criteria information

- (1) Greenhouse will be seen from road and neighbors' homes. I expect greenhouse to have little to no impact on surrounding area. Believe structure to not diminish any land values. A rock pit is located nearby.
- (2) Greenhouse will be of sound construction and maintain a clean look, including surrounding area. Construction is similar to that of a pole barn wrapped in greenhouse plastic.
- (3) The construction is permitted in smaller zones. By allowing the structure to be installed in this particular area you will help provide many people healthy food. The structure is needed due to seasonal weather.
- (4) The proposed use is consistent with the current use of the property and will only enhance the properties ability to sustain itself and neighbors through the production of healthy food year-round. I believe a cold frame greenhouse to be in line with the comprehensive plans overall goals for agricultural areas.

Thank you in advance for your time. I am open to any ideas questions comments concerns you may have and look forward to moving forward with my goal of growing healthy food.

This map was prepared for Assessment & Taxation purposes only and was NOT prepared nor is it suitable for legal, engineering or surveying purposes.

SEC 25 T2N R33E WM UMATILLA COUNTY, OR

2N3325

SCALE: 1" = 400'



REVISED: 03-01-2021

2N3325

SITE PLAN OF PROPERTY

SHOW DISTANCES BETWEEN PROPOSED STRUCTURE AND PROPERTY LINES, SEPTIC FACILITIES, WELLS AND ANY STREAMS OR OTHER NATURAL FEATURES. ALSO SHOW LOCATIONS OF UTILITY LINES.

↑ 1/2 mile salt and Andrews mission road.










DESCRIPTION OF PROPERTY AND ACREAGE: _____

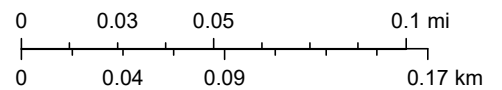
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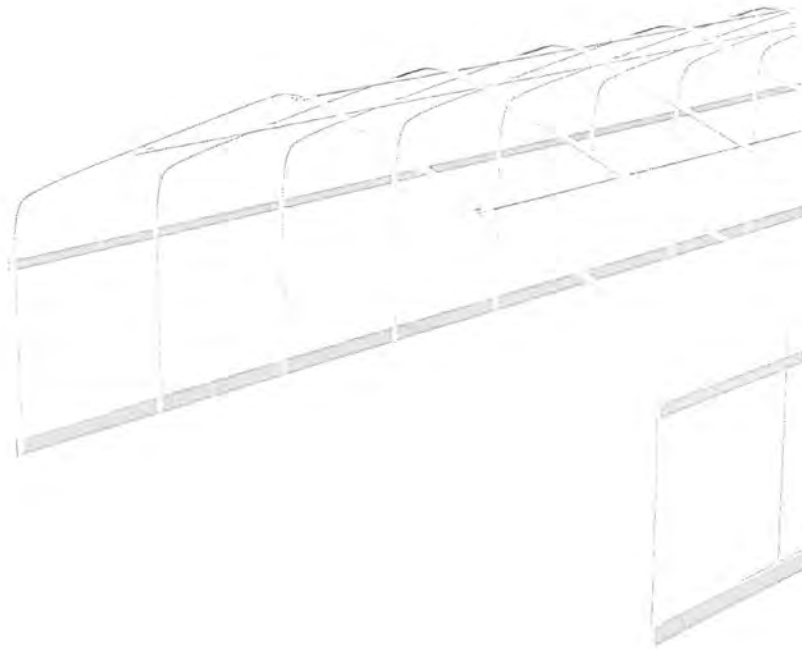
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-  Parcels (CTUIR)
-  LDR
-  HWY
-  PHS
-  RR
-  UIR
-  Buildings



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, CTUIR

ENLARGEMENT OF PROPOSED STRUCTURE
SHOW PROPOSED STRUCTURE AND UTILITY CONNECTIONS
ATTACH DETAILED BUILDING PLANS IF AVAILABLE



Hortitech Greenhouse Installation Guide

20 Low Profile Quonset

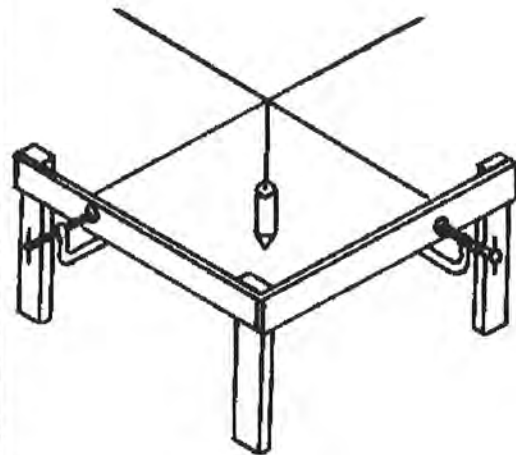


Contents

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 - B. Batter Boards
- II. Footings**
 - A. Baseboard
- III. End Wall Assembly**
 - A. Horizontals
 - B. Fans/Shutters/Doors
- IV. Frame Assembly**
- V. Plastic**

I. Site Work

Layout & Batter Boards:



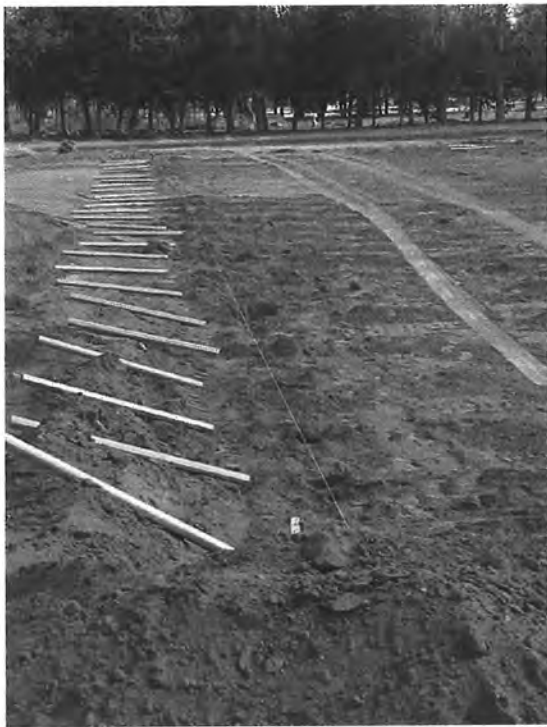
-Batter Board and String

- When mapping out the greenhouse location make sure you leave adequate space on all sides (we recommend at least 12 feet).
- **Level** the pad using machinery and a transit. The leveled pad should be about 10 feet larger than the greenhouse.
- Using string lines and Batter Boards, layout your greenhouse dimensions. Measure outside-to-outside.
 - Shoot each string line to grade with a transit.
 - Square your string lines using an appropriate construction method.
 - Leave at least 2-3 feet of space between where your string lines cross and your batter boards are located (to allow room to dig corner post holes).
- Using the layouts for you specific GH kit, mark the center of each post on your string line (4', 5' or 6').

II. Footings

Footings:

- Reference local building code for footing depth we recommend at least 2'
- We recommend an 8-inch hydraulic auger attachment.
- When digging footing holes, make sure to be accurate.
- **Leave the batter board and string line in place;** temporarily move the string when digging each hole.
- Leave Batter boards and strings in place.
 - Fill each sidewall hole with concrete and insert a start piece (2"3/8 pipe) approximately 2 feet into concrete. Make sure to plumb each start with a level before the concrete cures.
 - After concrete cures overnight, use a transit to mark each start at desired sidewall height above grade.
 - Cut excess pipe so each start is exactly the same height and level (see images below).



Baseboard & Topboard:

- Baseboard and Topboard should be installed on the exterior of the greenhouse, fastened from the inside.
- The end of the baseboard should be flush to the exterior of the greenhouse at the endwall.
 - Attach 2x6 PT baseboard at grade using 2”1/2 pipe straps and 3/8” head wood screws from inside greenhouse.
 - Installing the 2x6 PT baseboard straight and at grade is crucial if you have roll-up sides.
 - Metal splice plates connect the 2x6 from inside the GH
 - Fasten pipe strap to start with 3/8” head self-tapping screw (**after bow has been inserted!**).
 - Using the same process attach top 2x4 at the top of the sidewall making the top of the 2x4 and the top of the sidewall post flush.



III. End Wall Assembly



Horizontals:

- Drop the Truss into the sidewall so the knuckle of the bow sits evenly on both sides of the structure
- End wall uprights are fastened to the back of the end wall bow (using 2", and 1 1/2" pipe straps) fastened around the upright self-tapping into the bow. (See picture above). This ensures that the end wall horizontals are flush and on the same plane with the end wall bow.
- Use longer uprights for end walls. See manufacturer layout.
 - Attach a string line between the end wall starts, on the inside of the greenhouse, and mark layout for your holes.
 - Dig the end wall holes the same as sidewall holes.
 - Fill holes with concrete
 - Insert the uprights and fasten them to the back of the end wall bow (inside greenhouse).
 - Brace the uprights plumb, and let the concrete cure overnight.
- End wall horizontals 1 5/8" pipe or 1 1/2" Square Stock and baseboard (2x6 PT) are fastened to the exterior face of the end wall uprights, using 2 1/2" and 1 1/2" pipe strap and 3/8" head self-tapper from inside the greenhouse.
 - Cut-to-length

Fans & Shutters:

- See Manufacturer for rough opening of shutters and fans.
- Fans and shutter upright framing can be 2x6, or 2X4 PT, fastened with 2x4 metal connector plates (the same ones used to splice the 2x6 baseboard) bent around the pipe fastened with 5/16" self-tapping and 3/8" wood screws from inside the GH.
- If you have square stock end-wall horizontals use square stock cut-to-length, fastened with 90-degree brackets.

Doors:

- Cut rough opening for door. Our standard double door is 8'x8'. RO for our door is 8', 1.1/8" See Manufacturer End wall Layout for exact RO.
- Use the u-channel for door jams. Cut notches in the top of the u-channel, creating "tabs" to fasten to the wall horizontals.
- Cut-to-length.

Corner Braces:



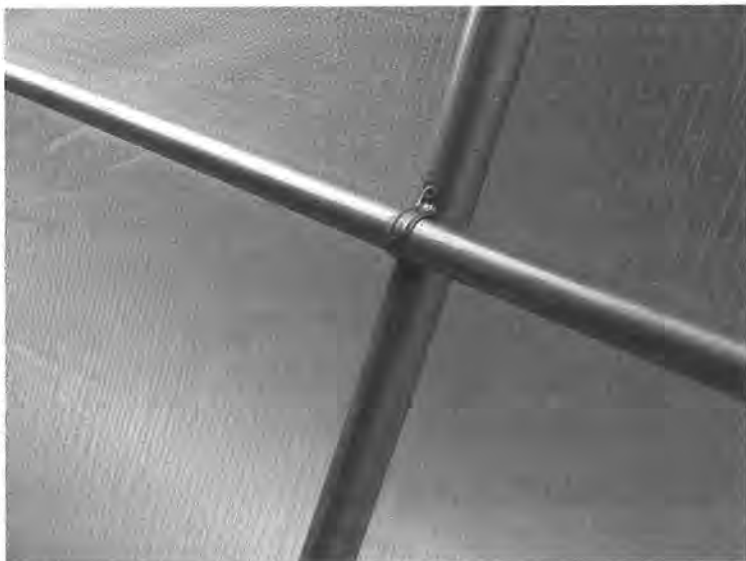
- Corner braces are made out of 1 3/8" pipe, 1 3/8" post cap, 2 3/8" brace bands and 1 7/8" brace bands.
- Install first section of 1 3/8" pipe, connecting end-wall bow to the second bow in.
- Install second section of 1 3/8" pipe, connecting 2nd bow to 3rd bow, as shown above.
- Pipe Lengths Depend on greenhouse spacing.

IV. Frame Assembly



- Hoist truss into the air with two people and set each bow into the sidewall until it hits the knuckle of the bend.
 - Repeat until all trusses are installed
- 20' Greenhouse Kits come with 1 run of purlin Standard running down the ridge of the greenhouse.
 - Layout run of the purlin (1³/₈ pipe) along the ground next to the sidewall.
 - Assemble the purlin (do not screw) and mark where each start comes in contact with the purlin.
 - **Fastening the purlin on this mark will ensure that the bows will be straight.**
 - We recommend a scissor lift to install runs of purlin.
 - Use a string line to mark the bows to where the purlin will be fastened.

- Generally the purlins are spaced out evenly to help keep the bows straight and strengthen the GH.
- Install purlin in 21' sections, fasten the swaged ends with a 3/8" head self-tapper as you install.
- On light Deprivation packages, the middle run of purlin is to be ran on the top of the greenhouse and is to be fastened from underneath using 1 1/2" Pipe Strap.
- Install purlin using 1" pipe straps:
 - Fasten the straps around the purlin from inside the greenhouse, using 5/16" self-tappers into the bow. Also screw the pipe strap to the purlin.
 - Peak purlin is installed underneath the peak from inside the greenhouse.
- Purlin is attached to the end-wall bow with a brace band and carriage bolt. The carriage bolt going through the hole in the flatten end of the purlin. See pictures below.



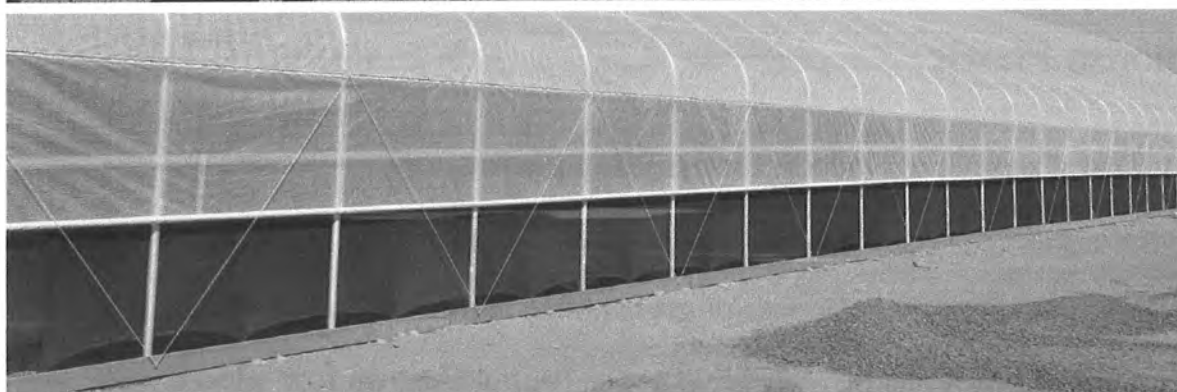
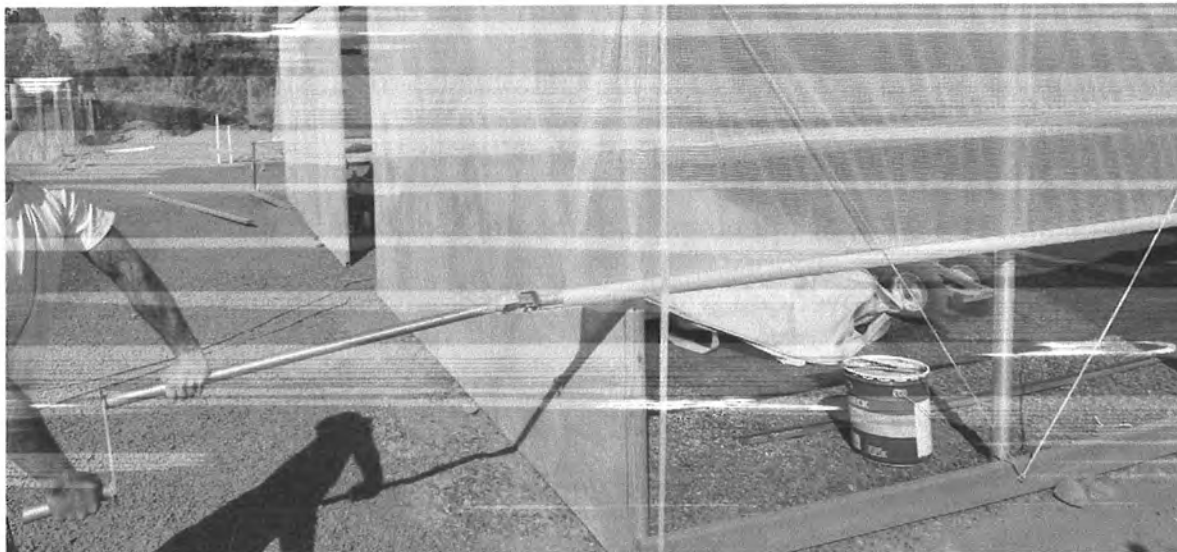
Wire-lock Channel:



- Wire lock channel is fastened with 5/16” self-tapping screws every 16”.
 - The channel comes in 12’ sections that need to be cut-to-length.
- Install channel to the baseboard (**if your greenhouse does not have a roll-up side**).
- Install channel on all door openings, fan openings, and shutter openings.
- Install channel up and over end wall bows in the center of the bow, on top of the bow.
- Install channel on the end wall baseboard.

V. Plastic

Roll-up-side:



- If your greenhouse has a roll-up side, install the channel on the top 2x4 (which will be the desired roll up height and installed the same way as the baseboard).
- Install channel on roll-up bar.
 - Roll-up-bar is 1”3/8 pipe fastened with 5/16” self-tapping screws.
- Cut roll-up-bar to the same length as the GH outside-to-outside length.
- Attach Central Oregon Greenhouse Roll-Up Handle.
- Install channel on all door openings, fan openings, and shutter openings.
- Install channel up and over end wall bows in the center of the bow, on top of the bow.
- Install channel on the end wall baseboard.
- Light Deprivation Channel - see install guide for blackout systems.

Greenhouse Plastic:

- **At least 4 people are needed for pulling plastic.**
- Pull the greenhouse plastic before the end wall plastic.
- Roll out plastic along sidewall of greenhouse and tie throw ropes to edge.
- Use ropes to pull plastic over greenhouse (pull plastic on low wind days).
- Once the plastic is pulled over the greenhouse secure the plastic in place to prevent from blowing away. If GH kit has double poly, repeat this step with second layer before moving on. **Only use one layer of wiggle wire for the two layers of GH poly.**
- Wiggle wire in two person groups, one person pulling the slack out of the plastic approximately 2-3” in front of the second person who is installing the wiggle wire **over the plastic into the channel.**
- Starting at the peak, wiggle wire the plastic down each side of the bow, leaving 12” of plastic overhanging.

- After completing one side, pull all of the slack to the opposite side and wiggle wire from peak down. Repeat this process as many times as needed to get plastic **tight**.
- Install wiggle wire to eave plate, **if you have a roll-up side**, then, to the roll up bar.
 - Laying the roll-up bar on top of the baseboard while you install wiggle wire and plastic will ensure your roll-up side is straight.
 - **When installing wiggle wire, make sure to lay roll-up bar on top of plastic to allow enough plastic for roll-up side to roll down to bottom of baseboard.**
- Install wiggle-wire and plastic to baseboard **if you do not have a roll-up wall**.
- Cut excess plastic when completely done installing greenhouse plastic; leave 2-3” of excess plastic for future adjustment.

End-Wall Plastic:

- Start by installing the wiggle wire and plastic to the baseboard of the end-wall (end-wall plastic is installed after greenhouse plastic).
 - Starting at the peak of the end-wall bow, pull the slack upward from the baseboard and install wiggle wire the plastic down each side of the bow.
 - Both end-wall plastic and greenhouse plastic will be installed into the same wire-lock channel on the end-wall bow.
- Install wiggle-wire and plastic to the fan, shutter, and door openings.
 - Cut out openings (if plastic is tight, sometimes it will need relief cuts in the openings before installing wiggle).
 - Cut all excess plastic.
- Install, doors, fans, and shutters.
- Install inflation kits if GH has double-poly.



PUBLIC HEARING NOTICE DISSEMINATION RECORD

File #: CU-22-001; Conditional Use request filed by Lloyd Flatt, 71986 Emigrant Road, Pendleton, OR 97801

Land Protection Planning Commission Public Hearing Date: May 10, 2022

Newspaper and Date Published; East Oregonian: April 30, 2022
CUJ: May 5, 2022

Posted in six public Places;

1. Mission Market: April 28, 2022
2. Yellowhawk Tribal Health Clinic: April 28, 2022
3. BIA Umatilla Agency: April 28, 2022
4. CTUIR Housing Department: April 28, 2022
5. Nixyáawii Governance Center April 28, 2022
6. CTUIR web site: <https://ctuir.org/events/land-protection-planning-commission-lppc-public-hearing-cu-22-001/>

Attached are copies of the public hearing notices that were posted, published and mailed to all interested parties, subject property owners and adjacent property owners, as required by Land Development Code Section 13.020.

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Land Protection Planning Commission of the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) will hold the following public hearing:

Conditional Use File #CU-22-001 – Applicant, **Lloyd Flatt, 71986 Emigrant Road, Pendleton, OR 97810** seeks approval from the Land Protection Planning Commission to construct a 1,440 square foot greenhouse on Tax Lot 2N332500 00800, located at 71986 Emigrant Road. The subject property is zoned Ag-2, Farm Pasture Zone, where a greenhouse in excess of 300 square feet is listed as a Conditional Use. Conditional Use approvals are subject to the CTUIR Land Development Code Chapters 6 and 13.

The hearing will be held on **Tuesday, May 10, 2022 beginning at 9:00 a.m.** Individuals may attend the meeting in the Walúula and Wanaqit conference rooms at the Nixyáawii Governance Center, virtually, or by phone. Information on joining the meeting online is available at <https://ctuir.org/events/land-protection-planning-commission-lppc-public-hearing-cu-22-001/>. Participation in the hearing will also be available by phone at 321-754-9526 starting at 9:00 a.m. on the day of the hearing. The conference ID will be 172 271 264#.

Staff reports and other materials pertaining to the hearing are available for review at the link above, or can be requested from the Tribal Planning Office by calling 541-276-3099.

The public is entitled and encouraged to participate in the hearing and submit testimony regarding the request. Written comments may be sent to tpo@ctuir.org or to the Tribal Planning Office at 46411 Timíne Way Pendleton, OR 97801 for receipt by 4:00 p.m. May 9, 2022.



PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Land Protection Planning Commission (LPPC) of the Confederated Tribes of the Umatilla Indian Reservation will hold the following public hearings:

Conditional Use File #CU-22-001 – Applicant, Lloyd Flatt, 71986 Emigrant Road, Pendleton, OR 97810 seeks approval from the Land Protection Planning Commission to construct a 1,440 square foot greenhouse on Tax Lot 2N332500 00800, located at 71986 Emigrant Road. The subject property is zoned Ag-2, Farm Pasture Zone, where a greenhouse in excess of 300 square feet is listed as a Conditional Use. Conditional Use approvals are subject to the CTUIR Land Development Code Chapters 6 and 13.

Individuals may attend the meeting in the Walúula and Wanaqit conference rooms at the Nixyáawii Governance Center, virtually, or by phone. Information on joining the meeting online is available at <https://ctuir.org/events/land-protection-planning-commission-lppc-public-hearing-cu-22-001/>. Participation in the hearing will also be available by phone at 321-754-9526 starting at 9:00 a.m. on the day of the hearing. The conference ID will be 172 271 264#.

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April 28, 2022

PUBLIC HEARING NOTICE

Dear Property Owner:

On May 10, 2022 the Land Protection Planning Commission of the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) will hold a public hearing concerning a Conditional Use request as described below. You are receiving this notice because you are an owner of property located within 250 feet of the subject property (see map enclosed). According to Section 13.020 of the CTUIR Land Development Code, all owners of property located within 250 feet of the property which is the subject of a public hearing shall be given written notice by mail at least ten days prior to a public hearing.

Conditional Use File #CU-22-001 – Applicant, **Lloyd Flatt, 71986 Emigrant Road, Pendleton, OR 97810** seeks approval from the Land Protection Planning Commission to construct a 1,440 square foot greenhouse on Tax Lot 2N332500 00800, located at 71986 Emigrant Road. The subject property is zoned Ag-2, Farm Pasture Zone, where a greenhouse in excess of 300 square feet is listed as a Conditional Use. Conditional Use approvals are subject to the CTUIR Land Development Code Chapters 6 and 13.

The hearing will be held on **Tuesday, May 10, 2022 at 9:00 a.m.** Individuals may attend the meeting in the Walúula and Wanaqit conference rooms at the Nixyáawii Governance Center, virtually, or by phone. Information on joining the meeting online is available at <https://ctuir.org/events/land-protection-planning-commission-lppc-public-hearing-cu-22-001/>. Participation in the hearing will also be available by phone at 321-754-9526 starting at 9:00 a.m. on the day of the hearing. The conference ID will be 172 271 264#.

Staff reports and other materials pertaining to the hearing are available for review at the link above, or can be requested from the Tribal Planning Office by calling 541-276-3099.

Additionally, the public is entitled and encouraged to participate in the hearing and to submit testimony regarding the request. Please submit comments to the Tribal Planning Office by 4:00 pm May 9, 2022 either as a hard copy or by e-mailing them to tpo@ctuir.org.

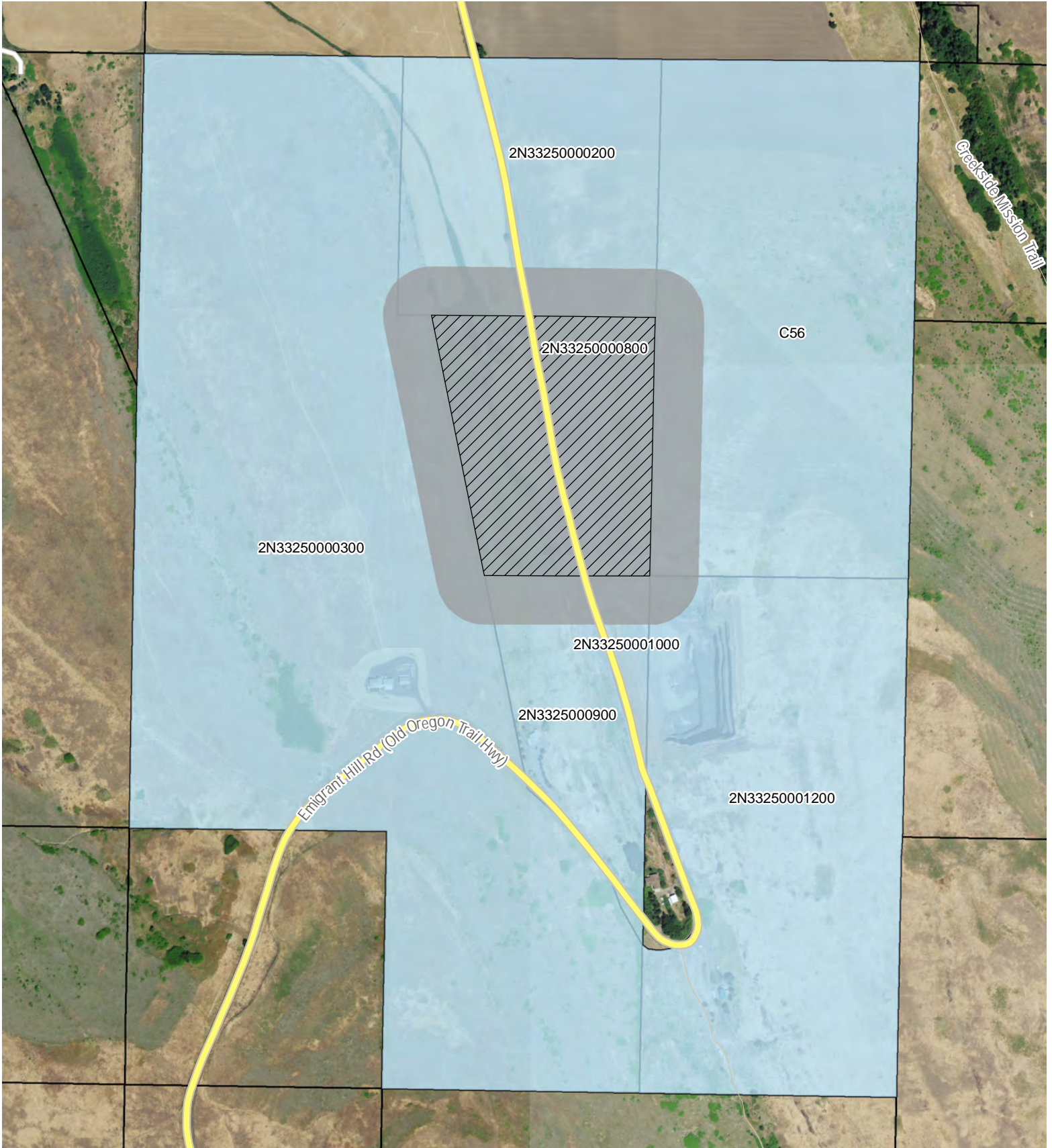
To obtain further information or if you have questions regarding the hearing process or the proposed conditional use, please contact the Tribal Planning Office at 46411 Timíne Way, Pendleton, OR 97801 or call (541) 276-3099.

Sincerely,





Lora Elliott
Assistant Planner

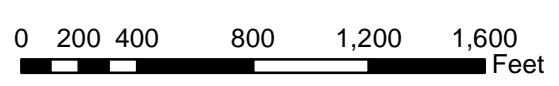
Notification Map: CU-22-001

THE CONFEDERATED TRIBES OF THE
UMATILLA INDIAN RESERVATION



Legend

-  SubjectProperty
-  NotificationBuffer
-  NotificationProperties
-  Parcels (CTUIR)



CU-22-001 Public Notice Recipients

Trust & Allotment Recipients

| Ownership | Trust/Allotment |
|-----------|-----------------|
| A | C56 |

Taxlot Recipients

| Ownership | Taxlot | Owner |
|-----------|---------------|--|
| F | 2N33250000300 | Cydney & Kipp Curtis |
| F | 2N33250001200 | Rachelle Doherty |
| F | 2N33250000200 | St. Andrew's Catholic Mission of Pendleton, Inc. |
| F | 2N33250000900 | David & Rachelle Doherty |
| F | 2N33250001000 | Rachelle Doherty |
| F | 2N33250000800 | Steven Cahill & Jane Stuessy (TRS) |

Agency Recipients

| Contact | Agency | Address |
|--------------------|---|--------------------------------------|
| Director | Umatilla County Public Works Department | 3920 Westgate Pendleton, OR 97801 |
| Operations Manager | Pacific Power | P.O. Box 220 Pendleton, OR 97801 |
| Superintendent | BIA | via e-mail |



MEMORANDUM

DATE: March 31, 2022
TO: Tribal Staff Review Committee
FROM: Lora Elliott, Assistant Planner, Tribal Planning Office
REGARDING: Meeting Thursday, April 7, 2022, 11:00 am, in the Waluula and Wanaquit Conference Rooms at the Nixyáawii Governance Center or via Microsoft Teams

The Tribal Staff Review Committee will meet on Thursday, April 7, 2022 at 9:00 am to review the following application:

Conditional Use File #CU-22-001 – Applicant, Lloyd Flatt, 71986 Emigrant Road, Pendleton, OR 97810 seeks approval from the Land Protection Planning Commission to construct a 1,440 square foot greenhouse on Tax Lot 2N33-2500 00800, located at 71986 Emigrant Road. The subject property is zoned Ag-2, Farm Pasture Zone, where a greenhouse in excess of 300 square feet is listed as a Conditional Use. Conditional Use approvals are subject to the CTUIR Land Development Code Chapters 6 and 13.

You may attend the TSRC meeting in person or through Microsoft Teams Video Conference:

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 321-754-9526](tel:+13217549526),717465978# United States, Orlando

Phone Conference ID: 717 465 978#

The application and supporting materials for this request are posted on the **Free4all shared Drive** in the **TPO** folder. If you have questions or need further information, please contact Lora Elliott at 541-429-7524.

Each committee member should review the proposals:

- To determine its compatibility with the Tribes' Comprehensive Plan, Land Development Code, and other Tribal Statutes, Resolutions, and Policies;
- To determine the overall impacts this request may impose on Tribal services and utilities, the environment, wildlife, and on the Reservation

Please see application materials on the Z:/drive. Written comments will be accepted until the end of the day on Thursday, April 14, 2022.

A public hearing with the Land Planning Protection Commission is proposed to be scheduled for May 10, 2022 at 9:00 a.m.