



City of Grass Valley  
City Council  
PO Box 191  
Grass Valley, OR 97029

**Subj: Staff Report for Wasco Rural Coop Warehouse**

**Prepared by: Dan Meader, Senior Land Use Planner**

**Applicants: Wasco Electric Cooperative**

**Land Use Action: Conditional Use Permit**

**Legal Description: Tax lots 400 & 500 of Assessor's Map 2S-16-26CA**

**Address: 409 Mill Street**

**Zoning: Residential-Agricultural "R-A"**

**Decision Date: April 7, 2025**

**Background Information:** The Applicants are seeking to construct a new warehouse at this location, the new structure will be approximately 2800 square feet and be approximately 23 feet in height at its peak. In order to construct the new warehouse a vacant single-family dwelling and a large older shop building will be removed from the site. There are existing driveways from the main street access, Highway 97 or Mill Street. There is domestic water service available on the site as well. It is assumed there is an adequate septic tank and drain field available as well. The warehouse will serve as the shop/maintenance and equipment storage site for the south County area.

**Staff Discussion:** This is a very straight forward application. The "R-A" Zone provides the basis for the siting of this facility at this specific location. The "R-A" Zone contains a listing of allowable Conditional Uses which includes at Section 3.4.2(E) Necessary public utilities and services. The site plan meets all the Zoning requirements with one exception. The "R-A" Zone requires a 30 foot rear yard setback and the Applicants are proposing a 6' rear yard setback in this case. The reason for this is to be able to take advantage of all the lot area

this large parcel offers. The 30' foot setback is not compatible with an urban warehouse siting requirement. A Variance will be required. Unfortunately, staff did not notice the setback situation until the preparation of this Staff Report was undertaken and it was too late to properly advertise the additional Land Use Action that a Variance requires. However there is a simple fix, a Condition of Approval will be for the Applicants to file and obtain the approval of the Variance in setback, in all likelihood, at the next month's City Council Meeting. As an aside, the city may want to revisit those large setback requirements in some of the Zones in the City.

**Staff Recommendation:** The Staff Recommendation is for Approval of the proposed Site Plan with the Condition of Approval being: The Applicant's will seek approval of a Variance in Setback for the Rear yard setback proposed at 6 feet. This should be filed with the City as soon as possible to get the matter closed.

**Findings of Fact:**

1. The Applicant's are Wasco Electric Cooperative, of 105 E 4<sup>th</sup> Street, The Dalles, OR
2. The property is Planned and Zone Residential-Agricultural (R-A) and requires demolition of existing structures to allow new development to proceed.
3. The proposed warehouse contains approximately 2800 square feet of space.
4. All public utilities are readily available to the site.
5. There are specific Standards for granting a Conditional Use Permit in the City's Zoning Ordinance. These are listed below.

**Section 5.1.2 Standards for granting Conditional Uses**

- A. The proposal will be consistent with the comprehensive plan and the objectives of the Zoning Ordinance and other applicable policies of the City.  
**Finding: The proposed use is listed as an allowable Conditional Use in the Residential-Agricultural (R-A) Zone.**
- B. Taking into account location, size, design, and operation characteristics, the proposal will have minimal adverse impact on the (a) livability, (b) value and (c) appropriate development of abutting properties and the surrounding area compared to development that is permitted outright.  
**Finding: This proposal is to replace an existing shop of undetermined age with a new larger facility. The Applicants provide a major utility service to the community and surrounding area. The site is located in a position that will blend in with the neighboring activities on the east side of Mill Street.**
- C. The location and design of the site and structure for the proposal will be as attractive as possible as the nature of the use and its setting warrants.  
**Finding: The City's Zoning Ordinance provides the opportunity for several types of land uses in the Residential-Agricultural (R-A) Zone. Grass Valley is a rural farm community and large warehouses and storage facilities are a common fixture around**

**the area. The proposed site will be more frequently used by the applicants than the previous occupants and thus better maintained.**

- D. The proposal will preserve assets of particular interest to the community.

**Finding: The City's electrical utility system is a major component of the quality of life offered in the City. Having the serving utility facilities in the Community is an extremely important benefit.**

- E. The applicant has a bona fide intent and capability to develop and use the land as proposed and has some appropriate purpose for submitting the proposal and is not motivated solely by such purposes as the alteration of property values for speculative purposes.

**Finding: The Wasco Electric Cooperative is a long well established electric utility provider throughout Sherman County. It has every intention of utilizing the new facility here in Grass Valley.**

Respectfully submitted,

/dan meader/

Dan Meader, Senior Land Use Planner



