



## General Land Use Application

1 page

<b>Name of Project:</b>	Mount Hood Farmers Market
<b>Location or Address:</b>	38600 Proctor Blvd

<b>Map &amp; Tax Lot #</b>	<b>T:</b> 24E	<b>R:</b> 13CB00	<b>Section:</b> 0700	<b>Tax Lot (s):</b>
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<b>Request:</b> This request is for the permit to run the 2025 Mount Hood Farmers Market at 38600 Proctor Blvd in Sandy Oregon from May 16th through October 17th, 2025. We have prepared the market plans with the approval from the Fire Marshall. An ADA bathroom will be accessible to vendors and the public.
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I am the (check one) ☐ owner ☒ lessee of the property listed above, and the statements and information contained herein are in all respects true, complete and correct to the best of my knowledge and belief.

Applicant (if different than owner) AntFarm Inc (Two Foxes Singing)	Owner Leathers Oil
Address 39140 Proctor Blvd	Address 255 Depot Street
City/State/Zip Sandy, OR 97055	City/State/Zip Fairview OR, 97055
Email nunpa@antfarmyouthservices.com	Email aaron@leathersfuels.net
Phone 971-275-2893	Phone 503-661-1244
Signature <i>2 Foxes Singing</i>	Signature letter and signature on file

Staff Use Only

File #: 25-013 TEMP	Date: 4/1/25	Fee\$:	Planner:
Type of review: Type I <input type="checkbox"/> Type II <input type="checkbox"/> Type III <input type="checkbox"/> Type IV <input type="checkbox"/>			
Has applicant attended a pre-app? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, date of pre-app meeting:			

To: The City of Sandy

March 25, 2025

RE: Update and Revision to Previous Authorization Letter  
Privileges Granted to Ant Farm / Woape, Inc. by Landlord (Brent Leathers)

Dear Ma'am and/or Sir,

This letter is meant to replace an authorization letter from Leathers Enterprises, Inc. dated August 18, 2016, to Noryne Robinson of the City of Sandy. Said letter outlined and authorized uses that are acknowledged and permitted by the previous property owner, Leathers Limited Partnership. The property parcels identified in that previous authorization letter are now owned by me (Brent Leathers).


As you know, Woape, Inc., d.b.a. AntFarm, has leased from Leathers the property parcels at and adjacent to 38600 SE Proctor Blvd. This includes three parcels on Clackamas County map number 24E13CB (tax lots 700, 900, 901).

I hereby authorize Woape, Inc. to continue the activities outlined in that previous letter for the duration of the Lease term. Activities expressly permitted include the Farmers' Market, the sale and storage of a variety of products including but not limited to, farm produce, nursery stock, seasonal items (e.g., pumpkins, Christmas trees, fireworks), food vendors and artisans, whether by retail or wholesale or both, for the express purpose of fund raising with the sole provision that in no way shall such activities violate any other terms or conditions of the lease.

The lease agreement provides the following "Use of Premises" section: "The Premises shall be used by Lessee for storage of gear, tools, and supplies; as a launch point for the youth recycling program; and for Farmers' Market and YouthCore and for no other purpose. Lessee shall not use or permit the use of the Premises in a manner that creates waste or a nuisance or that disturbs owners and/or occupants of, or causes damages to, neighboring premises or properties."

Thank you for your consideration of this letter of approval. If you have further questions or concerns, please feel free to contact me as indicated below.

Sincerely,



Brent Leathers  
35050 SE Carpenter Lane  
Gresham, OR 97080  
503-956-2200

## Mount Hood Farmers Market Plans

### May 16, 2025

1. Parking and flow: Vendors will utilize the North entrance from Proctor next to the Big Apple. They will pull in, unload, and then pull back out. Vendors will not use the parking lot at the Outdoor Building nor the market adjacent parking. Only vendors who are setting up along the side of Big Apple or under the main tent will be allowed to drive onto the grounds.
2. Food Vendors: There are currently three hot food vendors as well as 4 that are selling packaged food. There is a potential for more as applications are still coming in.
3. Large tent: This is the vendor tent used during the MH Farmers Market season. We put this up around the first or second week of May depending on the weather, and to take it down by November 1st. It will have pre-designed 10 x 10 vendor booth areas. For those vendors who commit to a full season, they will be assigned permanent spots. Music will be placed on one end in a separate 12x12 tent further out in the field to ensure the sound is not too loud for the vendors. All other canopies are at least 20ft from the main tent.
4. Signs and banners: We will have two large banners on posts at opposite corners of the Mount Hood Farmers Market grounds. These will be 4ft by 4ft. We will also have "burma shave" highway signs on highway 26 from both sides.
5. Electricity: Electrical service is available from the Outdoor Building.
6. 2025 Market dates and times: Friday, May 16th — Friday, October 17, 2025, 2pm-7pm. There will be no market on the Friday of Mt. Festival if the grounds are needed. There will also be no market on July 4<sup>th</sup>.
7. Activities and events at the market — It is important to have important opportunities for people's participation. AntFarm will assist with organization of Power Of Produce , Sustainable Living and Community supported classes.
  - a. Music —The Market Manager will take the lead on planning, organizing, calling, and inviting musicians.
  - b. POP (Power of Produce) — AntFarm staff and volunteers feel strongly that this children's program needs to be continued. AntFarm will provide volunteers and interns to run this booth.
  - c. Sustainable Living classes - two times a month at the market an AntFarm staff will facilitate a community Sustainable Living class. This will cover areas such as recycling, reuse, gardening, composting, etc. one or two times a month, a topic centered class will be offered by community members wishing to teach. We have had some interest in this so we will explore the feasibility of it.
  - d. State benefits — we accept Snap and offer Double Up Food Bucks. We also accept the Farm Direct Nutritional Program (FDNP) checks.

#### Permit Map Descriptions

1. Mount Hood Farmers Market Tent - 30' x 50'; placed in southern section of lot
2. Music Tent — 8' x 12'; placed North of big tent

**3. Banners —**

- a. 4' placed in Northeast corner of lot
- b. 4' placed adjacent to market tent on Southeast corner of lot

**4. AntFarm Outdoor Building — 30' x 60'; storage and shop area for AntFarm Outdoors Programs, an ADA bathroom, and vendor booth spaces**

**5. Scales Ave will be closed down and vendors will be set up along the road. There will be at least two food carts on site.**

37 38

live sign

AD sign

Apple Market  
Moa Chain

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36 13

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35 14

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33 16

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Ant Farm

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25 24

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Potential Food Carts

Music

live sign