

**General Land Use Application****1 page**

Name of Project:	AntFarm's Mount Hood Farmers Market
Location or Address:	38600 Proctor Blvd

Map & Tax Lot #	T:	R:	Section:	Tax Lot (s):
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Request: This request is for the permit to run the 2026 Mount Hood Farmers Market at 38600 Proctor Blvd in Sandy OR from May 15th through October 16th, 2026. We have prepared the market plans and will be contacting the Fire Marshall to go over the site plan and get approval. An ADA bathroom will be on site. This season we are also requesting a location change for the food carts so we do not have to request Scales Ave closure. Please see site map for details.

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	Owner Brent Leathers
Address 39140 Proctor Blvd	Address 35050 SE Carpenter LN
City/State/Zip Sandy, OR 97055	City/State/Zip Gresham, OR 97080
Email mhfm@antfarmyouthservices.com	Email brent@leathersfuels.net
Phone 503-482-9358	Phone 503-956-2200
Signature 	Signature signature and letter on file

Staff Use Only

File #: 26-003 TEMP	Date: 1/16/26	Fee\$: 150.38	Planner: Patrick	
Type of review:	Type I <input checked="" 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:	

Development Services Department, 39250 Pioneer Blvd, Sandy, OR 97055, 503.489.2160

Mount Hood Farmers Market Plans

May 15, 2026

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 four that are selling packaged food. There is a potential for more as applications are still coming in.
Update: All hot food vendors will be relocated to the **AntFarm Outdoor Building parking lot**. This will allow for better flow and space within the main market grounds.
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 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
Electricity: Electrical service is available from the Outdoor Building.
5. **2026 Market dates and times:** Friday, May 15th — Friday, October 16, 2026, 2pm–7pm. There will be no market on the Friday of Mt. Festival if the grounds are needed.
6. **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.
 - **Music** – The Market Manager will take the lead on planning, organizing, calling, and inviting musicians.
 - **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.
 - **Sustainable Living classes** – Two times a month at the market, an AntFarm staff member 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.
 - **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. **Food Carts Area** – Located in the **AntFarm Outdoor Building parking lot**

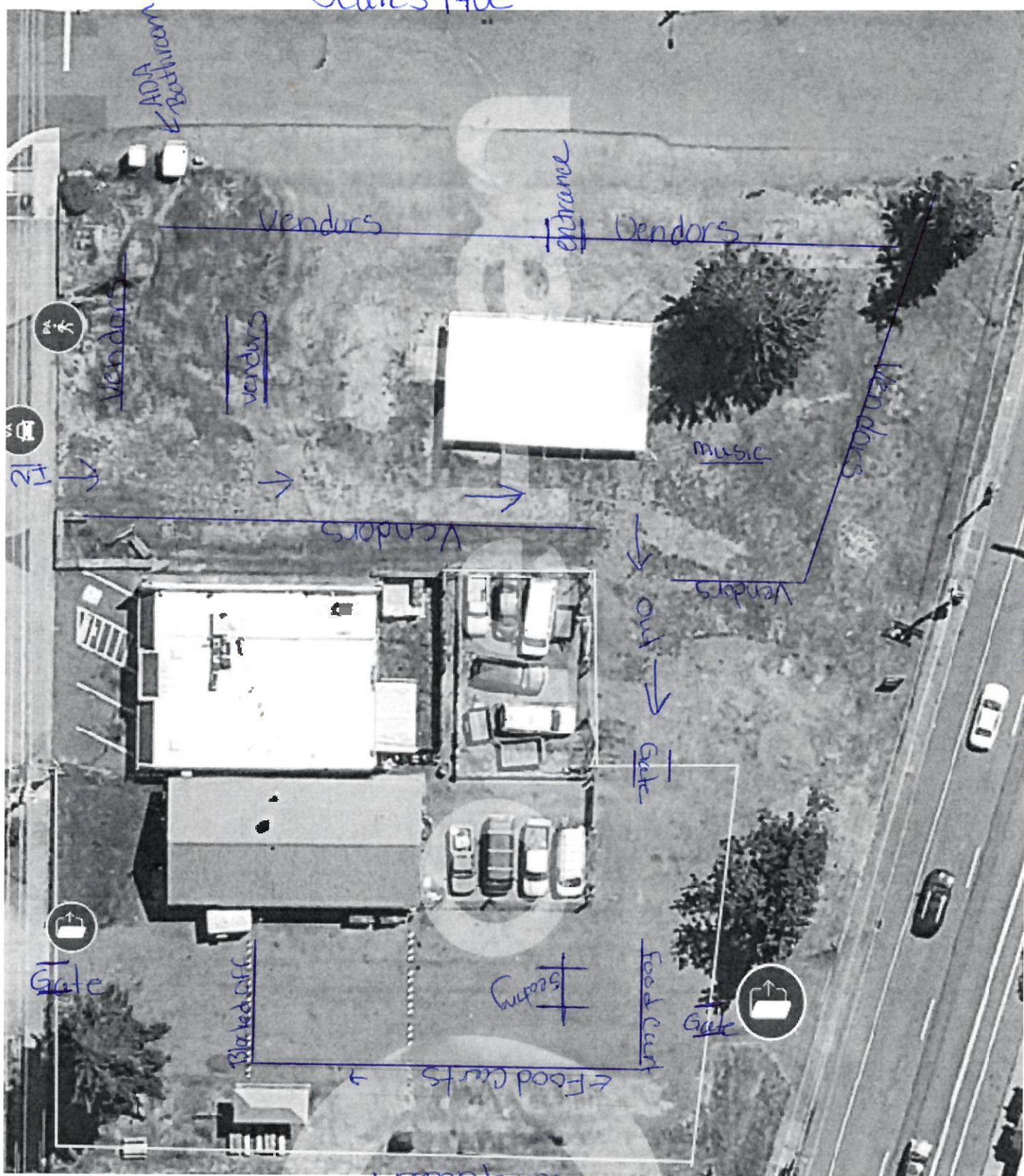
Additional Site Information

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. **Update:** Scales Ave will **not** be closed. Food carts and vendors previously located there will now be placed in the **AntFarm Outdoor Building parking lot**.

Scales Ave

Proctor Blvd

Pioneer Blvd



Dairy Queen

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