MALHEUR COUNTY PLANNING DEPARTMENT

251 B Street West, #12 Vale, Oregon 97918 Phone (541) 473-5185

File Number: 2026-08-016
Application Fee: $200 ⁰⁰
Date Received: 8/20/2026
Date Deemed Complete: _____

CONDITIONAL USE APPLICATION

LANDOWNER INFORMATION

Name: Cussins, Russell & Lilli; Reed, Huey W.
Address: 517 Ontario Heights Road
City/State/Zip: Ontario, OR 97914
Phone: 917-673-6601
Email: aintnobodykinginthiscountry@gmail.com

APPLICANT INFORMATION ☐ *Check box if same*

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

PROPERTY INFORMATION

Township: 17S Range: 47E Section: 30 Tax Lot: 100 Ref #: 7020 Acres: 95.34 Zoning: EFU
Address: 517 Ontario Heights Road, Ontario, OR 97914
Current use: Agriculture, Residential
Use of surrounding properties: Ag, residential, gravel
Proposed use: Agriculture, Residential
Permitted subject to section: _____
Water source: Individual Well
Sewage disposal method: Residential Septice
Are the wetlands/water waterways on your property? ☐ No ☒ Yes (description): Natural drains
Do you own neighboring property? ☒ No ☐ Yes (description): _____
Name of road providing access: Ontario Heights Road

LEGAL PARCEL STATUS

Partition: N/A
Subdivision: N/A
or Most Recent Pre- 09/04/1974 Deed #: #1942-6957, #1942-1151
Date Filed: 02/13/1942; 08/18/1942
Current Deed #: 2020-2086
Date Filed: 06/15/2020

**The deed and a map showing the property described in the deed(s) must accompany this application.*

**Additional descriptive maps and pictures may be attached.*

EXHIBIT # 1

SIGNATURES:

Property Owner(s): Kathy Ryan Kathy Ryan Date: 8-15-26 8-15-26

Property Owner(s): LA Geesseus Kathy Ryan Date: 08-15-26 8-15-26

Applicant(s): LA Geesseus Date: 08-15-26

Applicant(s): _____ Date: _____

PLEASE NOTE: Before this application will be processed, you must supply all requested information and forms, and address all listed or referenced criteria. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Legal Parcel Deed/Land Use Action: _____	☐NO ☐YES
Previous Map and Tax Lot: _____ **Past Land Use Actions:** If yes, list file #(s) _____ _____ _____	☐NO ☐YES
Subject to previous conditions? **Assessor Property Class:** _____ **Zoning:** _____	☐NO ☐YES
Water Resources: Are there bodies of water or wetlands (seasonal or permanent) on property or adjacent properties? Describe (include setback distances): _____ ☐ Fish bearing ☐ Non fish bearing ☐ Seasonal Creek ☐ Irrigation ditch ☐ Wetland ☐ Pond/Lake ☐ Not identified *(Note: Check buffers. Different zones have different setback requirements that may require a more extensive permitting process.)*	☐NO ☐YES
Access: County or ODOT approach permit on file? ☐ NO ☐ YES, # _____	
Address: Address exists and has been verified to be correct? Address needs to be assigned after approval?	☐NO ☐YES ☐NO ☐YES
Fire District: _____	

MALHEUR COUNTY PLANNING DEPARTMENT

251 B Street West, #12 Vale, Oregon 97918 Phone (541)473-5185

CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN REQUEST

Applicant would like to partition off two parcels on the north side of Ontario Heights Road.
One parcel would be approximately 2.9 acres in the northwest corner of the property.
One parcel would be approximately 3.1 acres along the north boundary of the property.

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	**Length**	**Width**	**Height**	**Square Footage**
Dwelling	Unknown	Unknown	Unknown	Unknown
Driveway	Unknown	Unknown	Unknown	Unknown
Accessory Structure	Unknown	Unknown	Unknown	Unknown
Agricultural Structure	Unknown	Unknown	Unknown	Unknown
Other	Unknown	Unknown	Unknown	Unknown
EXISTING				
Dwelling	N/A	N/A	N/A	N/A
Accessory Structure				
Agricultural Structure				
Other				

Notice: The information provided here is for convenience ONLY. The records located at Malheur County Assessor's office are the one and only legal instruments for assessment purposes. Although reasonable attempts are made to maintain this information as accurate as possible, these documents are being provided as an informational convenience ONLY. Malheur County is not, in any way, liable for any inaccuracies, inconsistencies, errors, ommissions, or other deviations in these documents from the original copies maintained and filed at the Malheur County Assessor's Office, Vale, Oregon.

Date Web Site was last updated 8/14/2026

Value and tax information for tax year 2025

Ref#:7020_____Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC	ZONE
17S4730	100	0	15	551 FARM USE/ZONED/IMP	C-A1

OWNER:	CUSSINS, RUSSELL & LILLI ETAL
CONTRACT:	
ETAL(s):	REED, HUEY W
MAILING ADDRESS:	
	517 ONTARIO HEIGHTS RD
CITY/ST:	ONTARIO, OR ,97914

PROPERTY ADDRESS: 517 ONTARIO HEIGHTS RD ONTARIO

NOTES:
***ZONED FARM USE-POTENTIAL ADD TAX**
PHOTO# 378-277L

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	$545,580	
STRUCTURES	$237,740	
SUBTOT	$783,320	$169,392
TOTAL	$783,320	$169,392

PROPERTY TAX INFORMATION
Do not pay this amount! For current balance owing, contact our office.
Contact information may be found at this web page Tax Office

BASE TAX	$2,240.82
SPECIAL ASSESSMENTS	
AMBULNCE FEE	$16.00
TOTAL BASE TAX & SPECIAL ASSESSMENTS	$2,256.82

BUILDING DESCRIPTIONS

ROOM COUNT (For Structure #1 below)

NO OF FLOORS	LIV RM	KIT	DIN RM	FAM RM	BED RM	BATH	1/2 BATH	UTIL	OTHER	FP/ WS
2	1	1	1	1	3	2	0	1	3	1

STRUCTURES

#	BLDG CLASS	DESCRIPTION	MAIN SQ FT	UPPR SQ FT	BSMT SQ FT	YEAR BLT	YEAR APPR	MKT VALUE	RE-MDL
1	141	CLASS 4 SINGLE FAMILY DWELLING	2,725	0	852	1987	2024	$159,040	0
2	142	GARAGE ATTACHED	0	0	0	1987	2024	$28,110	0
3	132	GARAGE ATTACHED	0	0	0	1987	2024	$16,430	0
4	999	RESIDENTIAL MISC IMPROVEMENTS	0	0	0	0	2024	$9,000	0
5	300	DRC BUILDING	0	0	0	0	2024	$2,060	0
6	738	MANGERS	0	0	0	0	2024	$15,820	0
7	351	SITE IMPROVEMENT	0	0	0	0	2024	$0	0
8	350	PIVOT/WHEELINE ACCESSORIES	0	0	0	0	2024	$7,280	0

LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	0.00	FSD	FARM SITE DEV	-	$15,010
2	0.00	SS	SECOND SEPTIC	-	$7,750
3	0.50	FHS	FARM HOME SITE	-	$19,360
4	38.50	04	CLASS 4	-	$294,480
5	30.34	05	CLASS 5	-	$185,060
6	26.00	06	CLASS 6	-	$23,920
TOTAL	95.34				

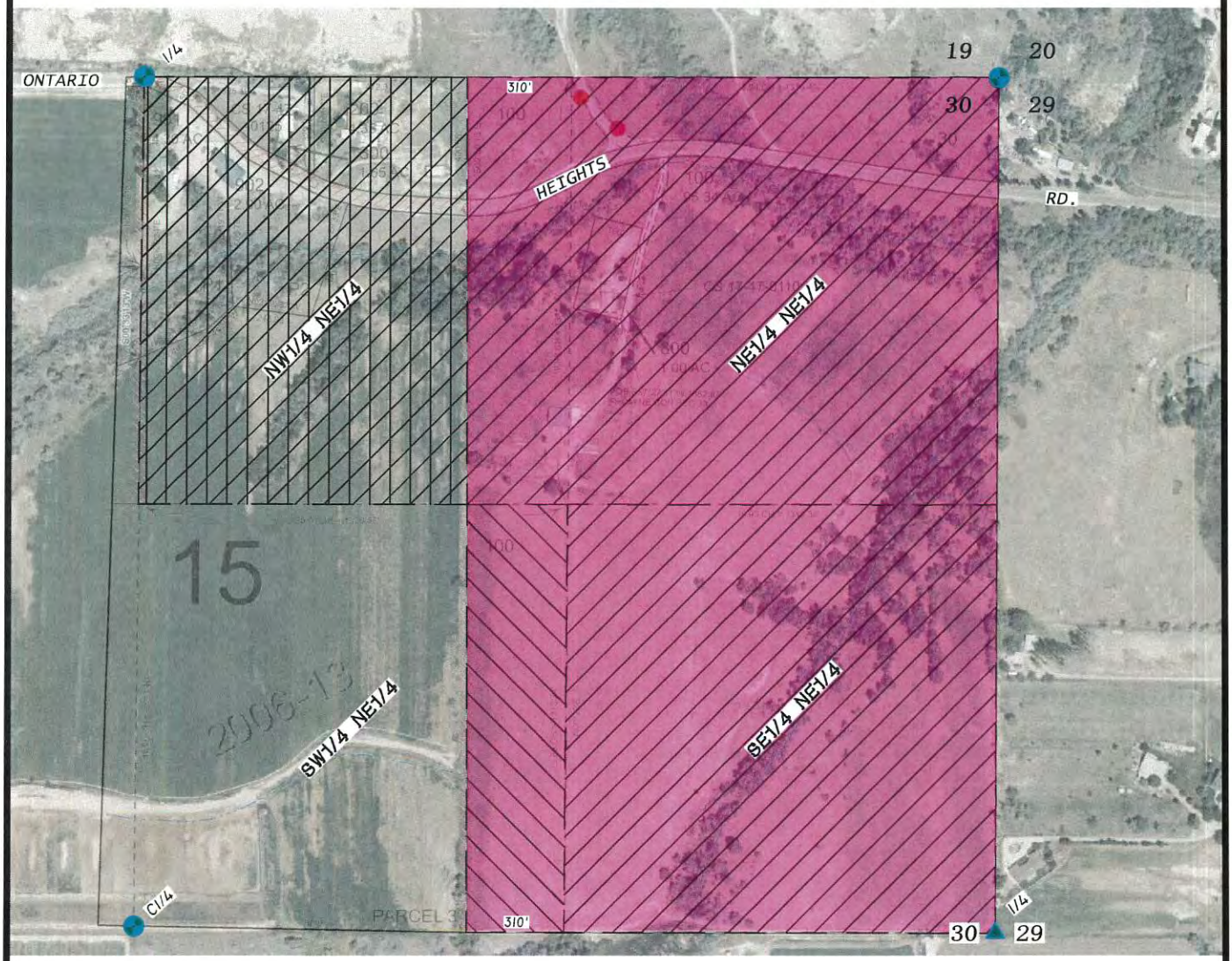
SALES

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	6/15/2020	$420,000	1	WD	20202089
2	6/06/2000	$85,000	1	MS	20003991

NEW SEARCH

CONDITIONAL USE PERMIT - DEED MAP

REF. #7020 (MAP #17S47E30,TL100)
WITHIN THE NE1/4 OF SECTION 30
TOWNSHIP 17 SOUTH, RANGE 47 EAST, W.M.
MALHEUR COUNTY, OREGON



DEEDS SHOWN ON THIS MAP:

#1942-6957; OWYHEE IRR. DIST. TO G.L. & B.W. WHITE

#1942-11512; F.A. & R.M. WHITE TO G.L. & B.W. WHITE

#1942-11513; G.L. & B.W. WHITE TO F.A. & R.M. WHITE

RESULTING PROPERTY (CURRENT CONFIGURATION)

N

0 500

SCALE: 1 INCH = 500 FEET

OWNER:
CUSSINS, R. & L.
REED, HUEY W.
517 ONTARIO HEIGHTS RD.
ONTARIO, OR 97914
ATTN: Huey Reed
917-673-6601

PREPARED BY:
ATLAS LAND SURVEYING
202 NE 9TH STREET
FRUITLAND, ID 83619
208-452-6462
Aug, 2026

174730, (7)
100/706

THIS SPACE RESERVED FOR RECORDER'S USE

MALHEUR COUNTY, OR
D-ST WD
Cnt=1 Pgs=2

2020-2089
06/15/2020 03:21:03 PM
$97.00

I, Gayle V. Trotter, County Clerk for Malheur County, Oregon certify that the instrument identified herein was recorded in the Clerk records.
Gayle V. Trotter - County Clerk

After recording return to:
Malheur County Title Company, Inc.
81 South Oregon Street
Ontario, OR 97914

Until a change is requested all tax statements shall be sent to the following address:
Russell W. Cussins, et al
519 Ontario Heights Rd.
Ontario, OR 97914

File No.:34115 E
Date: June 9, 2020

STATUTORY WARRANTY DEED

GEORGE L. WHITE, JR. AND JEAN E. BARBER, each as to an undivided one-half interest, Grantor, conveys and warrants to, **RUSSELL W. CUSSINS AND LILLI A. CUSSINS, husband and wife and HUEY W. REED, a single man, all not as tenants in common but with full right of survivorship, Grantee,** the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

Account No.: 7020 Code No.: 15 Map No.: 17S4730 Tax Lot No.: 100

This property is free from liens and encumbrances, EXCEPT:

Current general taxes, easements, restrictions and rights of way, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **$420,000.00** (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 12 day of June, 2020.

George L. White, Jr. Jean E. Barber

STATE Of OREGON County of Malheur)ss

On June 12, 2020, personally appeared before me, George L. White, Jr. and Jean E. Barber, who acknowledged to me that they executed the same as their voluntary act and deed.

OFFICIAL SEAL
DEBORAH L. JERMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1000330
MY COMMISSION EXPIRES MAY 20, 2024

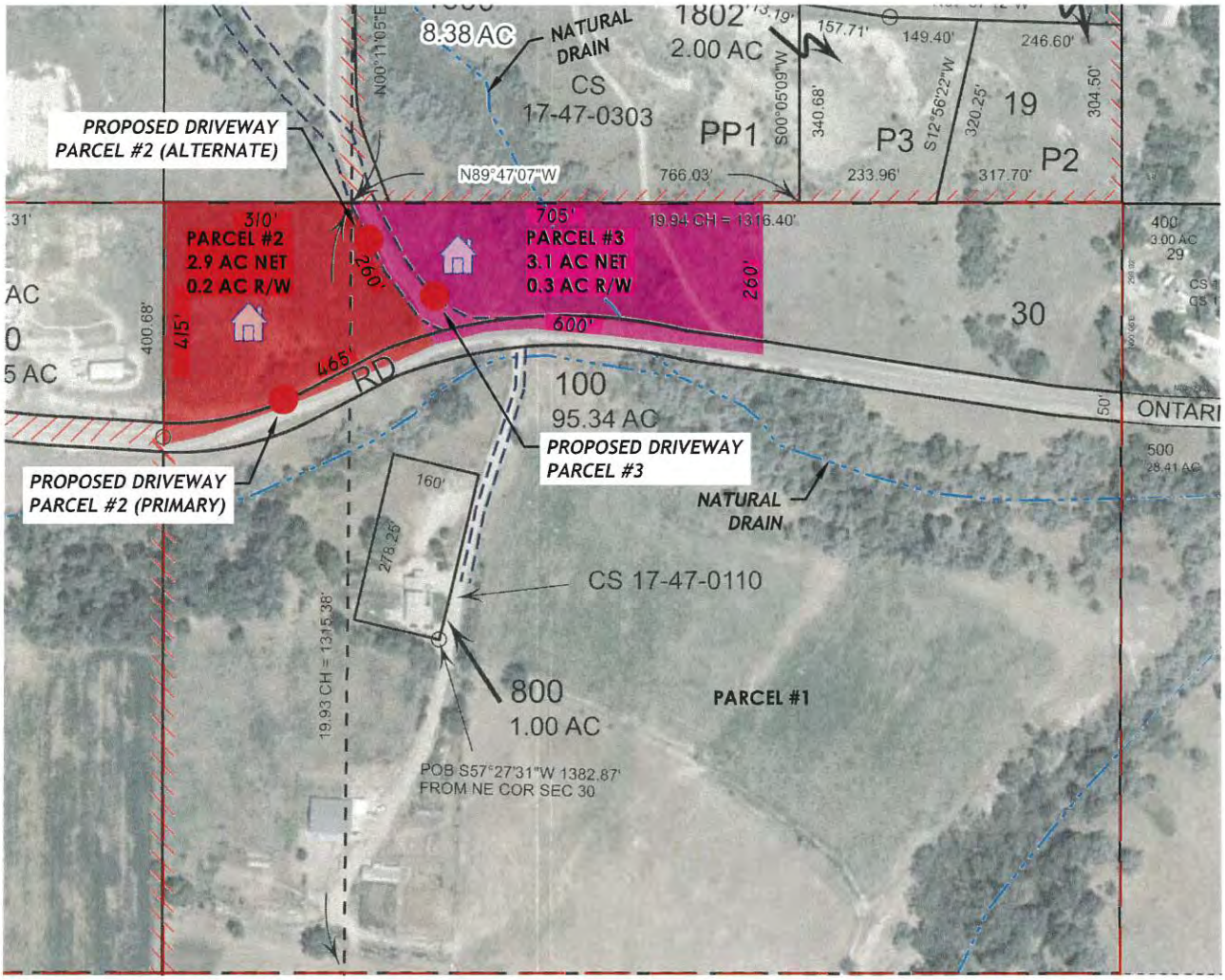
Notary Public for Oregon
My Commission Expires: 5-20-2024

EXHIBIT 'A'

Land in Malheur County, Oregon:
In Township 17 South, Range 47 East of the Willamette Meridian:
Section 30: E1/2 NE1/4 and the East 310 feet of the W1/2 NE1/4,
EXCEPTING THEREFROM the following described parcel:
A parcel of land in the NE1/4 NE1/4 described as follows:
Commencing at the Northeast corner of said NE1/4 NE1/4;
thence South 57° 27' 31" West, 1382.87 feet to the point of beginning;
thence North 76° 33' 24" West, 160.00 feet;
thence North 13° 26' 36" East, 272.25 feet;
thence South 76° 33' 24" East, 160.00 feet;
thence South 13° 26' 36" West, 272.25 feet to the POINT OF BEGINNING.

CONDITIONAL USE PERMIT - SITE PLAN

REF. #7020 (MAP #17S47E30,TL100)
WITHIN THE NE1/4 OF SECTION 30
TOWNSHIP 17 SOUTH, RANGE 47 EAST, W.M.
MALHEUR COUNTY, OREGON



NOTES:

POSSIBLE/LIKELY LOCATION FOR HOME/SEPTIC

- THERE ARE NO PROPOSED STRUCTURES AS PART OF THIS C.U.P.
- DRIVEWAY LOCATIONS (PARCEL #2)
  THE PRIMARY LOCATION FOR DRIVEWAY IS MIDWAY UP ONTARIO HEIGHTS ROAD, AT A NATURAL LOW POINT IN THE ROAD CUT ON THE NORTH SIDE OF ONTARIO HEIGHTS RD.
  SECONDARY LOCATION FOR DRIVEWAY IS OFF OF PAVED ROAD LEADING TO GRAVEL PIT.

N

300 0

SCALE: 1 INCH = 300 FEET

OWNER:
CUSSINS, R. & L.
REED, HUEY W.
517 ONTARIO HEIGHTS RD.
ONTARIO, OR 97914
ATTN: Huey Reed
917-673-6601

PREPARED BY:
ATLAS LAND SURVEYING
202 NE 9TH STREET
FRUITLAND, ID 83619
208-452-6462
May, 2026

CONDITIONAL USE CRITERIA – Malheur County Code (MCC) CHAPTER 6-6-7

1. The proposal must be consistent with the goals and objectives of the Comprehensive Plan and MCC.

2. Taking into account location, size, design and operational characteristics of the proposed use, describe how your proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses:

The parcels are each approximately 3 acres, allowing for a well, septic system, and replacement area. The surrounding area is a mix of agriculture (crops/pasture), gravel extraction, and various sized single family dwelling parcels (rural residential).

Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:

The proposed use for the two new parcels will be full time single family dwellings. No heavy equipment or machinery is anticipated on the new parcels. Vehicles/equipment consistent with single family use is expected.

Describe the number of people/employees/customers associated with the proposed use:

It is estimated that approximately 2-6 people will use the premises, consistent with single family use. The will be no employees (use will not be a business).

3. What are the existing developments and viewpoints of property owners in the surrounding area?

There have been two BRH parcels approved in the last two years adjacent to the property. Existing land use is single family dwellings surrounded by various sized ag parcels and a gravel pit. The current land is undeveloped and not utilized. There are no improvements on the property, so a new residence will be an improvement to the site/area.

4. The proposed use cannot exceed or significantly burden public facilities and services available to the area. Please describe the impact the proposed use will have on the following public facilities and services and provide letters from the appropriate entities:

Roads: Existing roads are in place. Access will be off of Ontario Heights Road. Minimal traffic impact is expected from single family dwellings. Letter from Road District is forthcoming.

Fire & Police Protection: Effect on fire an police protection is minimal. See attached letter from Malheur Rural Fire District.

Sewer & Water: No public facilities will be impacted. Individual well and on-site septic system is anticipated.

Electrical & Telephone: Effect on electrical and telephone will be minimal. Individual lines can be installed from existing infrastructure.

Solid Waste Disposal: Effect on solid waste disposal will be minimal. Single family dwelling is no a significant contributor to solid waste capacity.

5. What effect will the proposed use have on the stability of the community's social and economic characteristics?
No negative impact is anticipated. Approval of this permit will allow two family units to live in the community, thereby strengthening the social characteristics of the area. Additional family units will bolster and strengthen the economic characteristics of the area.

6. Demonstrate that the proposed use will not interfere with traditional fish and wildlife use of habitats determined critical or sensitive in the fish and wildlife habitat protection plan for Malheur County.
The home locations for the two parcels would be on open, bare ground, and will likely not adversely affect fish and wildlife habitat. The area is outside of sage grouse core area and outside of game winter range habitat.

7. How will the proposed use increase setbacks of structures to reduce possibilities of overshadowing adjoining property, noise, odor or night lighting nuisances during development and operation?
The proposed use (single family dwelling) is approximately 400 ft., and over a hill, from the nearest home residence. Heights of structures and area lighting will be consistent with single family residence. Noise, odor, and light nuisances will remain consistent with the characteristics of the area.

8. What are the proposed landscaping improvements for the visual benefit of the subject site and for the improved appearance of the neighborhood and County?
Typical rural landscaping is anticipated, consisting of grass, trees, bushes, flowers, etc. Fencing is anticipated to be vinyl, wood, or barbed wire fencing. No business signage or industrial type landscaping/improvements are anticipated.

9. The location and size of driveway access points and right of way widening and improvement for present and future traffic circulation consistent with the adopted County road standards or the standards of the appropriate road district and the access management standards ofthe Malheur County Transportation System Plan.
The northwest parcel could be challenging to access, with the existing cut in the county road. On the northwest parcel, the driveway access is planned to be located on the middle part of the parcel, to reduce the need for a steep driveway. The driveway for the northeast parcel is planned to be located on an existing access road to the gravel pit. No right-of-way widening for Ontario Heights Road is anticipated.

10. What is the proposed visual screening of the outdoor waste and storage areas?

There are no proposed screening for the outdoor waste and storage areas, as it will be used for residential purposes only.

11. What efforts will be in place to control and focus the outdoor lighting to avoid glare being directed beyond property limits?

Lighting will be consistent with single family dwelling requirements, which are consistent with adjoining properties and area lighting characteristics. Main lighting will be from a pole mounted yard light, which has minimal glare beyond its immediate vicinity.

12. Demonstrate how the proposed use will not significantly increase the cost of, or force a significant change to, accepted farm or forest practices on surrounding lands devoted to or available for farm and forest use.

Describe the agricultural uses (orchards, wheat, grazing, etc.) that are within 0.25 miles of the proposed development. How will the proposed development interact with surrounding agriculture uses?

The proposed use will not have an impact on farming practices in the area. The single family dwelling site will not damage, deplete, or take away any existing farm or forest use. There is no farming or forest use currently being undertaken on the property. The is no farming directly adjacent to the proposed parcels.

The area is surrounded by different agricultural uses include grazing, wheat, corn, alfalfa, onions, and sugar beets, all being irrigated by pivot, flood, sprinkler, and furrow irrigation methods. The proposed use will not interfere with the surrounding agricultural uses.

NON-RESOURCE DWELLING and NON RESOURCE PARTITION –
Malheur County Code (MCC) 6-6-8-1 and (MCC) 6-6-8-2

1. Describe how the proposed dwelling and the creation of the proposed partition(s) is compatible with farm uses and is consistent with ORS 215.243: This creates two parcels from lands that have no resource value. The lands have no water rights and are not viable productive farm parcels. The parcels do not block or interfere with modes or routes used for transportation for farming implements, materials, activities, or products

2. Will the proposed dwelling and creation of the proposed partition(s) interfere seriously with accepted farming practices on adjacent lands and what conditions exist to avoid this problem? There are no farming practices immediately adjacent to the proposed non-farm parcels. The parcels do not block or interfere with modes or routes used for transportation for farming implements, materials, activities, or products.

3. Will the proposed dwelling/partition be situated on generally unsuitable land for the production of farm crops or livestock considering the terrain, adverse soil or land conditions, drainage and flooding, location and size of tract:
   ☐ No, if yes:
   - Is the proposed parcel only as large as necessary to accommodate the use and provide any buffer area needed to ensure compatibility with adjacent agricultural uses? The parcels are sized large enough (3 acres) to accommodate a dwelling, well, septic system and accessory structures, and at the same time provide a buffer to nearby ag lands. The parcels are also sized to encompass non-productive ag lands and put them to residential use, a more beneficial use for the land.

- Is the proposed parcel located on land with predominantly low productivity V-VII soils not suited for agricultural use and is large enough to accommodate the use and provide any buffer area needed to ensure compatibility with adjacent agricultural uses? How so? Soils type include Owyhee silt loam (unit 25E class 6c (non-irrigated)), Poden silt loam (unit 26, class 6c (nonirrigated)), Virtue silt loam (unit 35B and 35D, class 6c (nonirrigated)), and Xeric Torriorthents (unit 36F, class7s). Agricultural uses are

4. In what ways will the proposed partition avoid conflict with and have no significant adverse impact on:
   - the quality of farm or range land: The proposed partition will not impact area farm land. The proposed 3 acre parcels have no history of agricultural/farm production.
   - the watersheds: The proposed parcels will become developed, allowing water run-off to be better managed, reducing erosion.
   - fish and wildlife habitat: The area is outside of sage grouse core area and outside of game winter range habitat.
   - soil and slope stability: The parcels are on mild slopes (2% - 5%) to very steep (20% - 60%) Development of these parcels will aid in the management of run-off and soil erosion, having a net positive impact on soil slope and stability.
   - air and water quality: The proposed use (single family dwelling) has minimal adverse impact on air and water quality. No significant adverse impact is expected.
   - outdoor recreation areas: The parcels are not suitable for outdoor recreation and the parcels do not experience any public recreation. No significant adverse impact is expected.

5. Will the proposed partition be created for an existing dwelling or for preserving a historical dwelling? There is no existing dwelling. It will create two new parcels suitable for single family residential use. There is no historical dwelling being preserved.

NON-RESOURCE DWELLING – Malheur County Code (MCC) 6-6-8-1

1. Describe how the proposed dwelling is compatible with farm uses and is consistent with ORS 215.243:
There is currently no farm use on the existing property, and it is bare ground. The proposed use (single family dwelling) is consistent with the characteristic of the surrounding area.

2. Demonstrate that the dwelling will not interfere seriously with accepted farming practices on adjacent lands:
The proposed use (single family dwelling) is consistent with the characteristic of the surrounding area. No farming is practiced on immediately adjacent lands. Access to the parcels will be on dedicated driveways or directly to public roads.

3. Demonstrate that the dwelling will be situated on generally unsuitable land for the production of farm crops or livestock considering the terrain, adverse soil or land conditions, drainage and flooding, location and size of tract:
The proposed dwelling site is situated on ground not currently under production for farm crops The land is too steep and dry (no water rights) to farm. The parcel size is too small (3 acres each) to support productive agricultural uses.

4. Demonstrate that the dwelling will not materially alter the stability of the overall land use pattern of the area, by conducting the **"Cumulative Impacts Analysis"**.
   A. What are the types of soils that have been identified within the study area? Soils type include Owyhee silt loam (unit 25E class 6c (non-irrigated)), Poden silt loam (unit 26, class 6c (nonirrigated)), Virtue silt loam (unit 35B and 35D, class 6c (nonirrigated)), and Xeric Torriorthents (unit 36F, class7s))

   B. What are the types and numbers of existing dwellings that have been identified within the study area?

Primary Farm dwellings	_____	Non-farm dwellings	_____
Farm hand/labor dwellings	_____	Hardship dwellings	_____

   C. What are the types of farm use occurring in the study area (row crops, pasture, range land, feed crops)? _____
The study area contains a mixture of dry range land and irrigated crop production. Lands in the study area are irrigated via furrows, center pivots, wheel lines, hand lines, and gated pipes. Primary crops are onion, potatoes, sugar beets, wheat, alfalfa, and corn. Watered livestock pastures also occur in the study area.

D. What are the number of potential "lot of record" dwellings and non-farm dwellings within the study area?

Lot of Record dwellings _____ Non-farm dwellings _____

E. What are the number of parcels larger than the minimum lot size that may be divided to create new parcels for non-farm dwellings? _____

F. On the parcels where you concluded no potential dwelling(s) will be sited, describe why? _____

The parcels are high class farm soils and heavily irrigated lands currently in farm production.

One parcel is also a gravel pit currently in operation.

G. What dwelling development trends have been identified within the study area since 1993? _____

Development trends are farm dwellings being split off from farm parcels to become non-farm dwellings. Zoning regulations for farm use land have not allowed densification of land development.

Also, Border Region Housing has been implemented to allow 2.00 acre tracts within non-farmable lands.

H. What are the findings of fact that describe the existing land use pattern of what the study area looks like now?

Lands to the north include an operational gravel pit, pasture, farmland, and rural residential housing. Lands to the east include small tract residential parcels with no large scale ag use. Lands to the south and west include small to large acreage tracts with agricultural usage.

I. What are the findings of fact that describe what the study area would look like if all the potential development occurs? Due to the large parcel sizes of the majority of the parcels within the study area, if all potential development occurs, it would have limited impact on the area as a whole. There are pockets of land that have smaller parcels accessed through different streets/roads. These areas would not experience a negative impact due to their remote locations, relative to the two new parcels.

J. Determine that the proposed dwelling will not materially alter the stability of the overall land use pattern of the study area. Does the cumulative impact of the existing and proposed non-farm dwelling and the potential new non-farm dwellings within the study area make it more difficult for the existing farms in the study area to continue operation due to diminished opportunities to expand, acquire water rights, purchase or lease farmland, such that the area will be destabilized, impeding normal production practices or crop and livestock due to increased population and associated activities? Farm use dwellings and low density rural residential tracts predominate the land use pattern of the study are. The land is currently unused and has no water rights, so it does not diminish opportunities to expand, acquire water rights, or purchase or lease farmland. Access to the tracts will be via short, direct driveways to existing roads, and not through active farm ground. Since the parcels are not adjacent to, or impede access to, existing farm ground, the proposed dwellings should not destabilize the character of farm practices in the study area.