August 14, 2026

Cover Letter re: Conditional Use Permit Application for C-A1 zoned lands, Non-Farm Partition

Owner/Applicant: Russell & Lilli Cussins and Huey W. Reed

Property Address: 517 Ontario Heights Road, Ontario, OR

Ref. #: 7020

Tax Lot/Map: 100/17S47E30

To Whom it May Concern:

This cover letter and following materials are for a requested Conditional Use Permit for a Non-Farm Partition on C-A1 zoned resource lands in Malheur County. The property in question is currently owned by Russell and Lilli Cussins and Huey W. Reed. It is split by Ontario Heights Road, with approximately 10 acres being north of the road and 85 acres south of the road.

The portion of the property south of Ontario Heights has been farmed for at least 40 years (based on historical aerial photos), and will continue to be farmed by the current owners. There is no plan to change the agricultural status and use of the property south of Ontario Heights Road.

This application applies to the creation of two non-farm partition parcels on the north side of Ontario Heights Road. This area is unsuitable for agricultural production due to the lack of water rights, soil types, and topography. There are no other changes proposed or associated with this application. By partitioning off the property, it will allow owners to market the property and make it a livable, viable part of the community.

We appreciate the opportunity to provide this application for your review and look forward to working with you as we move forward towards its approval. If you have any questions, please do not hesitate to email or call.

Sincerely,

Huey W. Reed
aintnobodykinginthiscountry@gmail.com
208-559-0622

EXHIBIT # 2