

The sole purpose of this proposal is to hopefully <sup>1</sup>turn a non-farm dewing into a livable domaine for my children in the future. I have been in Ridgview for my whole life and have fears of relocating . My plan is very simple and cost effective. I plan to build up the land into a nice little family dwelling in the years to come. Starting with a shop .

I also would like to stick around to help out my dad and uncle as they are getting older. My uncle and aunt doesn't live on the farm but he still needs some stuff done possibly. I work as much as I possibly can doing everything a person should do for their parents. Ridgview is a fantastic place to be raised and also to grow old.

In closing , I hope you will take into consideration the reasons I want to develop and give me the go ahead to start digging. It's a process that I'm eagerly excited for, and willing to go fourth with what ever is necessary to obtain the permit.

Thank you for your time and efforts in this land change proposal.

Yours truly  
Jay Beebe.

2011 00-010

**MALHEUR COUNTY PLANNING DEPARTMENT**

**CONDITIONAL USE PERMIT APPLICATION**

**For Non-Farm Dwelling  
In the EFU, ERU or EFFU Zones**

A conditional use is an activity which is basically similar to the uses permitted in a zone but which may not be entirely compatible with the permitted uses. An application for a non-farm dwelling requires review to ensure that the proposed dwelling complies with non-resource dwelling criteria and may be made compatible with the permitted uses in the zone or other adjacent permitted uses which may be adversely affected.

**1. APPLICANT:**

Name: Jay Beebe Phone: 775-666-5358  
Address: 1392 Ridgeway Rd City: Adrain State: OR Zip: 97901

**DEED HOLDER OF THE SUBJECT PROPERTY:**

Name: Dan Beebe Phone: 208-989-7884  
Address: 1451 Ridgeway Rd City: Adrain State: OR Zip: 97901

**CONTRACT PURCHASER OR LESSEE OF THE SUBJECT PROPERTY:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**2. SPECIFIC DIRECTIONS TO SUBJECT PROPERTY:**

0.3 miles from the Adrain Elementary  
play ground (go south) there will be a  
road (Succor Creek) take that about 200 ft  
and turn left (that is the proposed spot)

**3. SPECIFIC DESCRIPTION OF PROPERTY:**

T 225 R 46E Sec(s). 20

ASSESSOR'S MAP NO.(S) 225 46E

TAX LOT NO.(S): 3400

COMPUTER REFERENCE NO.(S): 10942

SIZE OF PARENT PARCEL: 351.79

## **1. Applicant**

**Jay Beebe.            775-666-5358.            1392 Ridgeveiw rd Adrain or  
97901**

## **Deed holder**

**Don Beebe            208-989-7884. .            1451 Ridgeview rd Adrain or  
97901**

## **2.Directions from Adrain**

**8.3 miles after the playground at Adrain elementary is the first succor  
creek turn off.. take a right at that road. The sign says succor creek st  
park: then about two hundred ft take a left and that is the proposed  
drive way..**

## **3. Description of property**

**T22s. R46e. Sec 20**

## **Assesses map#**

**22s. 46e Map ref 10942**

## **Tax lot**

**3400**

## **Comp, reference #**

**10942**

## **Size of parent parcel**

**351.79**

4. GENERAL DESCRIPTION OF PROPERTY:

Current Use: (not used)

Topography: the place has slope and is uneven, there is a canal going thro the middle of the parcel and thro the adjacent parcel

Does it front as a public road? ☒ Yes ☐ No

Name of road: Hwy 201

● Attach a letter from the appropriate road district or State Highway Division

Does it front a private road? ☐ Yes ☒ No

Name of road: \_\_\_\_\_

What buildings are on the property? no buildings

Does the property have water rights attached to it? ☐ Yes ☒ No

● Attach a letter from the appropriate irrigation district addressing water rights

Means of water supply: the canal (if I get approved)

Means of sewage disposal: NONE

Is the parcel located within a rural fire protection district? ☒ Yes ☐ No

● Attach a letter from the appropriate fire protection district regarding the availability of fire protection for the parcel

What other improvements are on the property? None

5. Cite the section in the land use and development ordinance under which you are applying for a conditional use permit:

I'm apply for the permit under the same one that states the permit for a OR help can build it its reasonable

#### **4. Description of property.**

The land we are talking about has nothing on it except a canal going through it. .

The place has a few slops (hills) that make it mostly impossible to farm.

It's fronts the public road hwy 201. It also has no privet road fronting the property.

The land doesn't not have a current water right. We have spoken to the water districts and they are completely cool with a 1 acre transfer from the adjacent property owned by us (dad, Don Beebe)

We are also in the fire district of Adrain . I talked with George Martin and got a letter of acknowlagement.

There have been no upgrade or improvements to this land

5. This land is non farmable land so it should fall into that statute for being suitable for the family member to develop without disturbance.

6. GENERAL DESCRIPTION OF ADJOINING PROPERTY:

Identify any buildings or structures on the adjacent property and give their approximate distance from your property lines:

East is the Frijons, they have a shop and 3 sheds, 2 are Mobil. The West is a feed bunk and North of that is a farm dwelling.

Identify the current uses of adjacent property: East is a Non Farm dwelling. West is a Pasture with water lines, the North is also graze land with water rights. The South is identical to the part I'm applying for

7. PROVIDE PLOT PLAN (See attached example)

NON-FARM DWELLING CRITERIA

8. Effect on nearby resource lands standard: The dwelling or activities associated with the dwelling will not force a significant change in, or significantly increase the cost of accepted farming or forest practices on nearby lands devoted to farm use:

- a. Describe farm practices (not just the use) on surrounding lands devoted to farm or forest use: The ground in my area depends on gravity. Most Frying is done row crop. We have wild shaped fields so its important to have clean ditches & no trash. Some farms are able to have a couple pivots. The problem with that is they are costly to maintain. If water is pumped then there OK. Farm has been done the same way for years and probably won't change for a long time
- b. Explain why the proposed use (non-farm dwelling) will not force a significant change in those practices: I am only building a house and a shop (hopefully) I want my septic will be self completely contained and my trash will be disposed of properly. I wouldn't do anything to separate my Neighbors way of life or there value of land.

## **6. usage of adjoins property.**

The Fiugitions are to the east of the property. They have a house a shop and 3 out building that Artie mobile for storage.to the west ais a pasture that contains a feed bunker,a sprinkler system and a con deemed farm dewling)( I think the house is non livable) but to then south is a farm dewing occupied by the farm help.

## **7. Plot plan.**

## **8. Non-farmdwelling criteria**

- A. The ground in my area depends on snowpack for the most part of the irrigation. The fields depend on gravity for the proper use of water because of missed shaped fields. There is really not much use for pivots on most of the fields because its not cost efficient . The ditches must be maintained in order for farming to reside . So for the most part corrugated rows are the main source of irrigation.**
- B. I am only building a small home and a small shop for now(I plan on upgrades in the future.(with permits.) Realistically my building will have no impact on the value of life and land value. I will have power and a septic witch both will be done to state standers.**

↑ NORTH

map access

43 37 38 N 117 03 41 W 3 42 S



c. A lot or parcel, or portion of a lot or parcel, being unsuitable for one farm use does not mean it is unsuitable for all farm uses. Explain how the proposed site for the dwelling is unsuitable for all farm uses:

It is very uneven and slopes over 20°  
The cost to turn it into farmable ground  
would be ~~not~~ non efficient. The ground  
soil also has a lot of Alkaline which  
makes growing difficult

9. The "materially alter the stability" standard: The dwelling and/or partition will not materially alter the overall stability of the overall land use pattern of the area.

**Explanation:** Generally, the intent of the "materially alter" standard is to consider the cumulative impact of possible now non-farm dwellings and parcel, and new non-farm dwellings on existing lots and parcels in the area, and, if the application involves the creation of a new parcel for a non-farm dwelling, to also consider whether or not creation of the new parcel will lead to the creation of other non-farm parcels to the detriment of agricultural practices in the area.

- a. Identify and attach a map of the study area that includes at least 2,000 acres. Lands zoned for rural residential or other urban or non-farm use may not be included in the study area.

If a study area of less than 2,000 acres is selected, attach findings of fact supported by substantial evidence, explaining why the selected area is representative of the land use pattern surrounding the subject parcel and why it is adequate to conduct the required "cumulative impact analysis".

- b. List the broad types of farm uses (i.e. irrigated or non-irrigated crops, pasture, range, etc.) within the study area.

about 28 fields are being irrigated by  
either ditch or line. There are est  
24 parts that is not watered. Either  
lack of water rights or the land is  
unsuitable for crops

- c. List the number of existing dwellings within the study area. (Mark location of existing dwellings on the study area map)

Primary Farm Dwellings \_\_\_\_\_ Accessory Farm Dwellings \_\_\_\_\_

Non-Farm Dwellings: \_\_\_\_\_ Hardship Dwellings: \_\_\_\_\_

**C. Suitable reasons for developing.**

The land that we are working with is very uneven and mountainous. There are slopes pushing the 20 degree limit on grade. If it was to be leveled it would weaken the structure of the main hwy 201. The soil also is rich with alkaline and sodium that enables crops to grow.

9.

**A. Map study.**

**B. Types of farm use ( range, pasture, etc)**

About 28 fields are being irrigated by either ditch or line. There are est 24 parts that are not watered either lack of water rights or not cost effective. Some land is just not suitable to grow crops due to poor soil.

**C. # of dwellings.**

26

Main farm house.

15.

Not farming house.

3.

Hired guys house .

8

Hardships houses.

3

d. List the number of potential dwellings within the study area:

1. Potential Farm Dwellings 14
2. Potential Non-Farm Dwellings 3
3. Potential "Lot of Record" Dwellings \_\_\_\_\_

10. On those parcels where you conclude no potential dwelling(s) will be sited, describe why?

because of lack of room or its  
zoned to be non useable

11. Describe what the study area looks like now and what the study area will look like if all potential development occurs.

The area is hilly with some pretty steep  
slopes. the ground is nice and green  
in the spring and brown in the summer. I  
suspect it will look about the same  
except with some trees a yard and  
house or shop

12. Does the approval of potential non-farm and "lot of record" dwellings, together with existing non-farm dwellings within the study area, materially alter the stability of the overall land use pattern of the area? The stability of the land use pattern will be materially altered if the cumulative effect of the existing and potential non-farm dwellings will make it more difficult for the existing farms in the area to continue operation due to diminished opportunities to expand, the diminished opportunity to purchase or lease farmland such that the area will be destabilized and diminished opportunity to acquire water rights.

There will be no impact on the  
land. I have a big fast print and  
will continue to do so unless I get  
one heck of a bad idea (Joke) any way  
there will be no effect on my  
neighboring citizens. I am here to help  
all.

**9. #of dwelling in the area**

**19**

**1. Potentials farm dwellings**

**15**

**2. Potential non farm dwellings**

**3**

**3. "Lot of record"**

**1**

**10.      Parcels that concluded no potential dwellings and why**

**Because they were storage sheds and barns . And stuff. Not too much room and rules say dwelling is something you live in I think.**

**11. What the study area looks like and what it will look like after development.**

**The area is hilly with some steep Slopes . The ground is nice and green in spring and turns brown in summer. The area is going to remain the same after development because Im only building a small houses and small shop.**

**12    What about impact.**

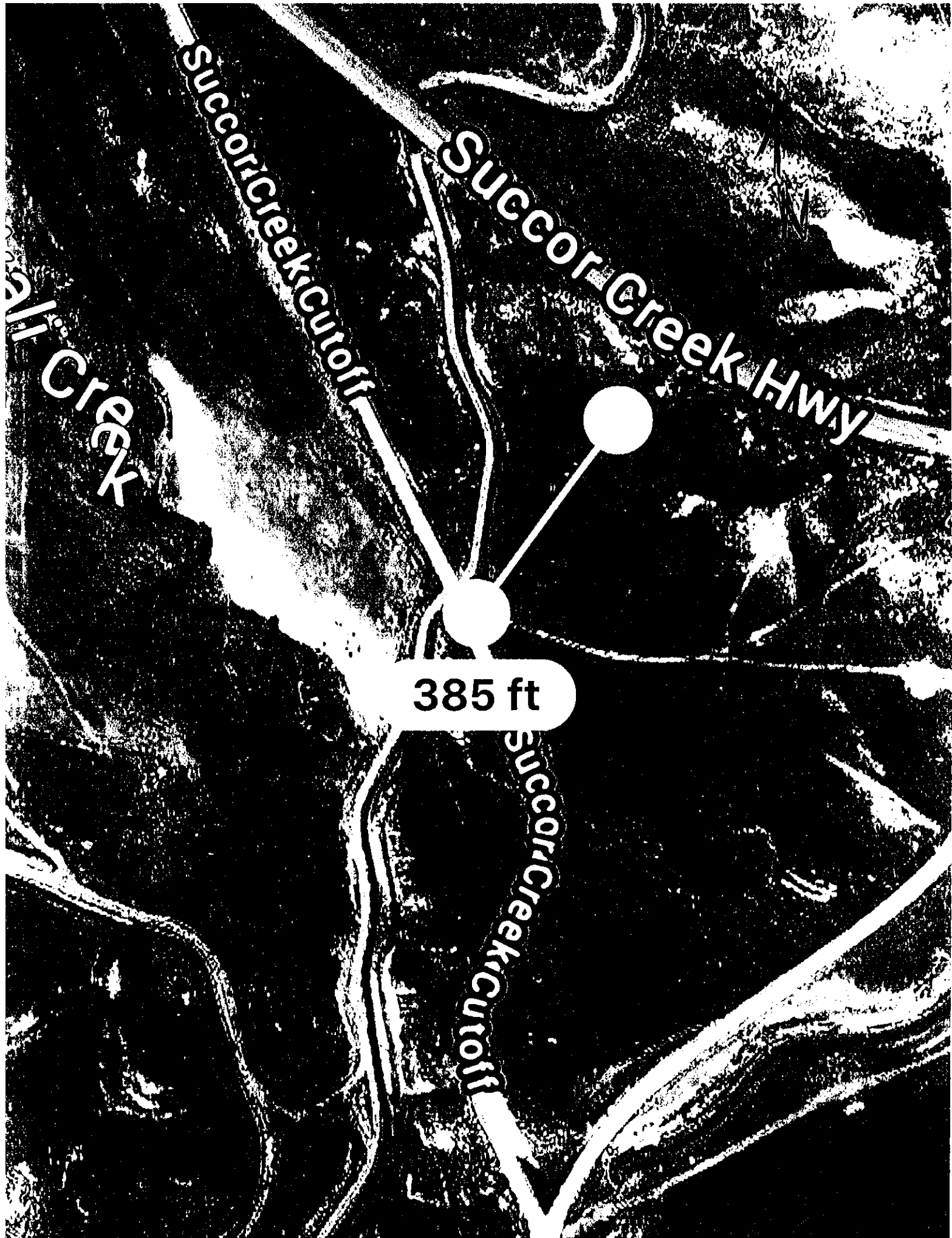
**There will be no impact to my neighbors or the profile of the land.I have a Fairly light footprint and will continue to do so. So there shall**

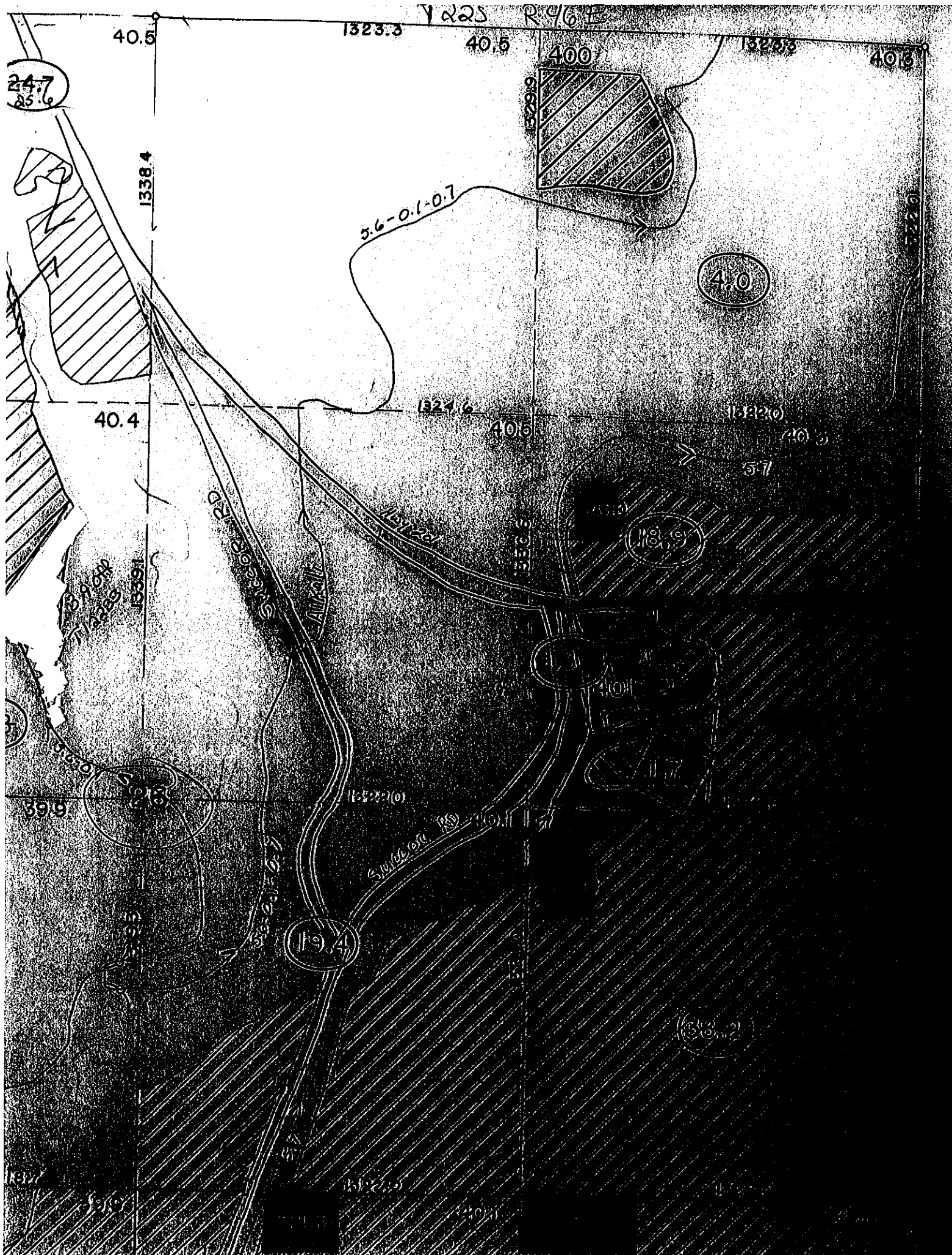
Succor Creek Cutoff

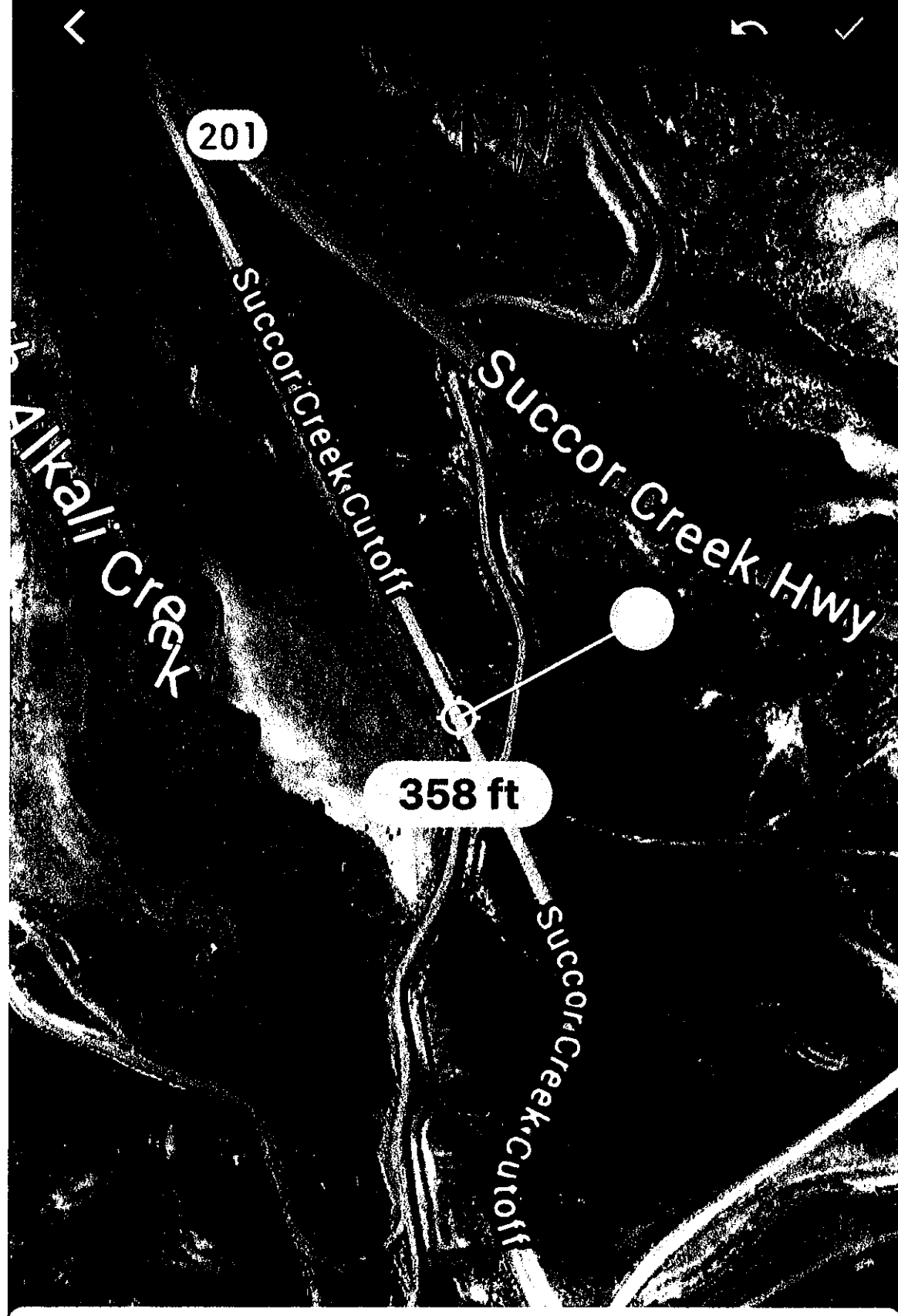
Succor Creek Hwy

385 ft

Succor Creek Cutoff







Distance ?

0.00 ft

+ Add Point

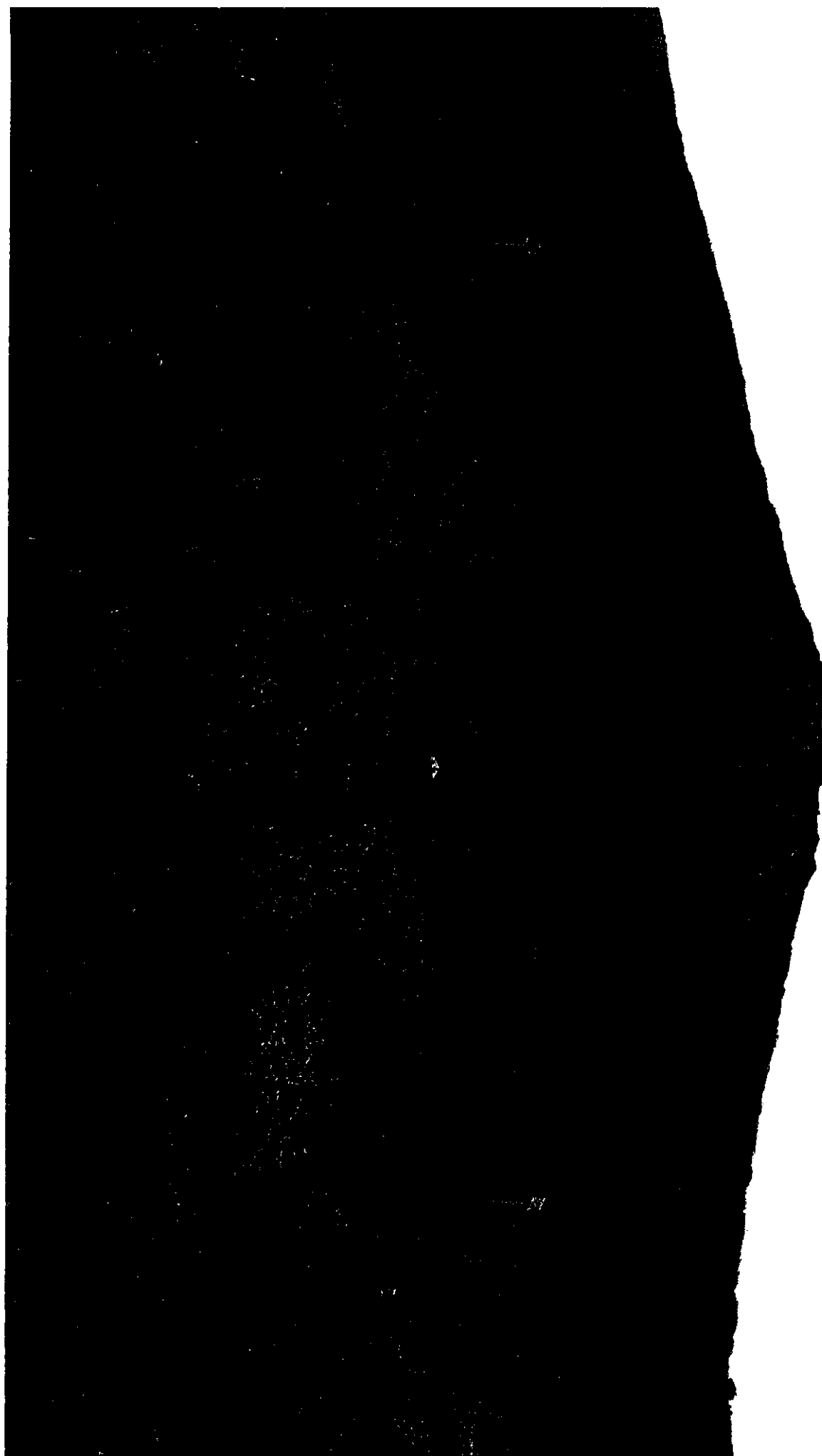
4,349 ft  
16.5 acres

Close

Clear



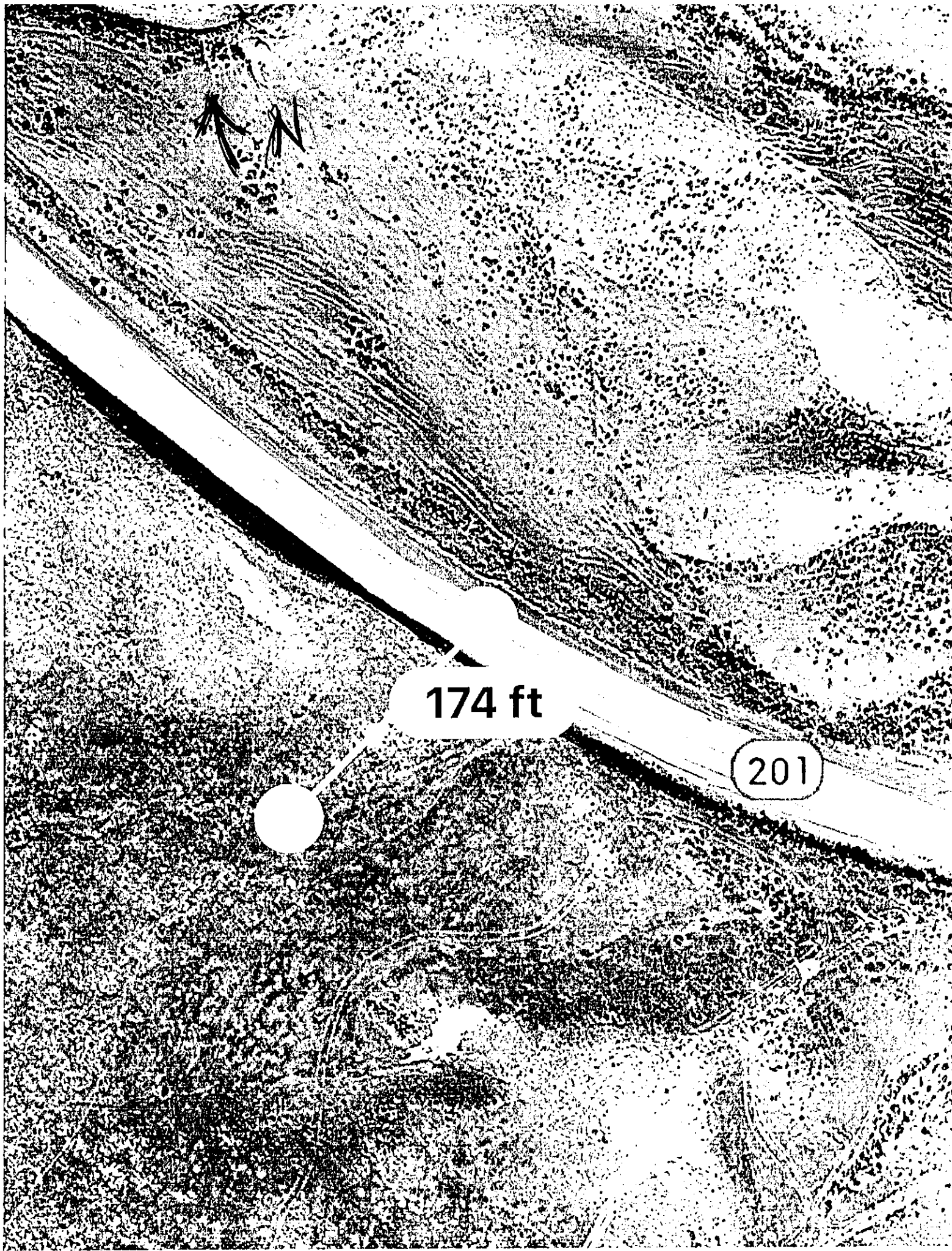








Google



174 ft

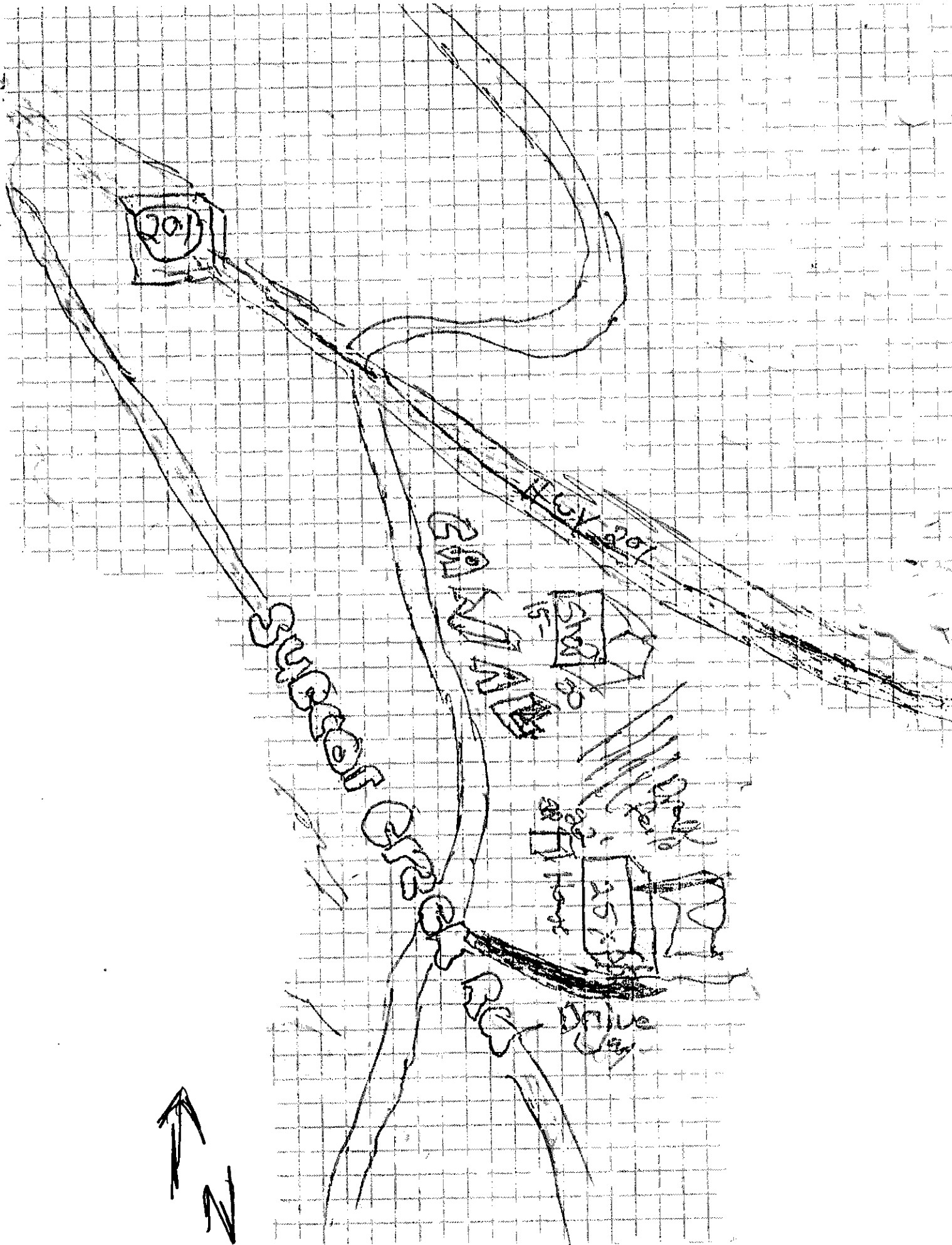
201











L Succor Creek Hwy

351 ft



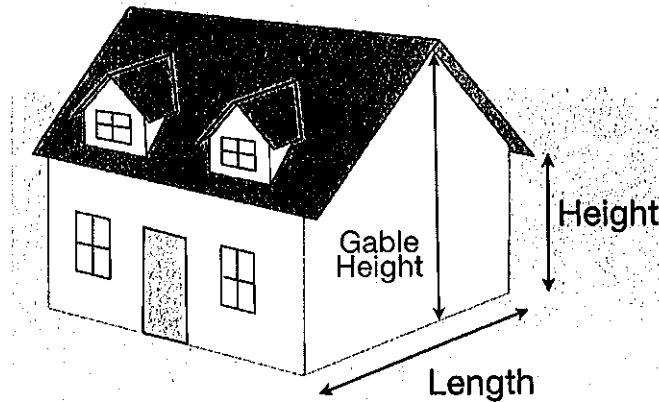


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# Home Builder Pro Calcs

## Siding

Estimate siding area including gable.



### Wall

Length: 25' 0"

Height: 96"

Gable Height: 14' 0"

### Siding

Wall Area: 275.00 ft<sup>2</sup>

Waste: 10 %

Siding Needed: 302.50 ft<sup>2</sup>

### Notes

For walls without a gable, set the Gable Height to 0.

Succor Creek H.  
Creek Run

POW

351 ft

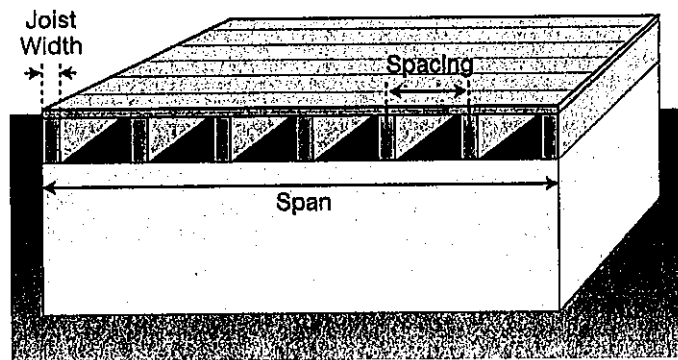


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# Home Builder Pro Calcs

## Joists - Qty & Spacing

Determine number of floor joists needed and spacing.



### Section

Span: 25 ft

Joist Width: 16"

Spacing: 16"

### Joists

Joists: 19

Actual Spacing:  $15 \frac{3}{4}$ "

### Notes

The number of joists include the two end joists.

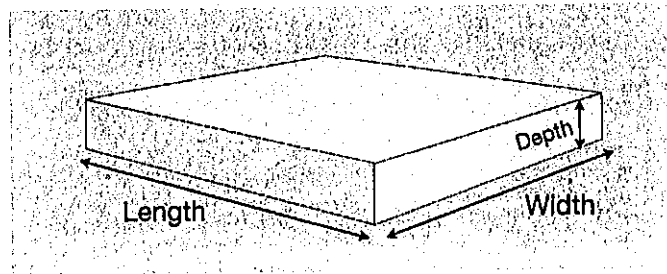


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# Home Builder Pro Calcs

## Concrete Rectangular Slab

Estimate amount of concrete for a rectangular slab.



### Slab

Length: 25' 0"

Width: 25' 0"

Depth: 6 in

### Concrete

Concrete: 11.57 yd<sup>3</sup>

Form Contact: 50.0 ft<sup>2</sup>

### Using Ready Mix Concrete

Units: per Cubic Yard

Cost per Units: \$115 USD

Cost: \$1,331.02 USD

### Using Pre-Mix Concrete Bags

Bag Size: 36.287383 kg

Cost/Bag: \$2.97 USD

Bags: 521

Cost: \$1,547.37 USD

### Notes

Concrete in a Pre-Mix Bag

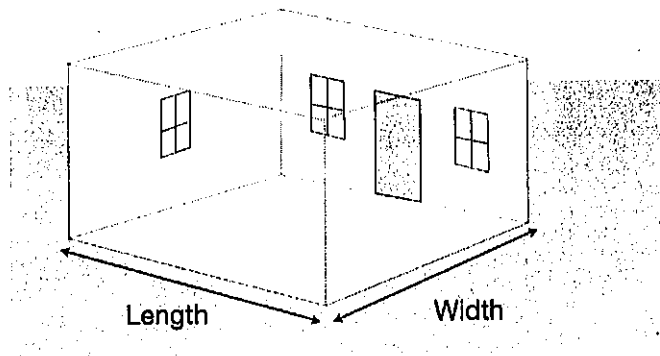


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# Home Builder Pro Calcs

## Tongue & Groove Flooring

Estimate amount of tongue and groove flooring.



### Area

Width: 25' 0"

Length: 25' 0"

Area: 625.00 ft<sup>2</sup>

### Flooring Size

Width: 12"

Linear Feet: 625 ft

### Flooring Needed

Area/Box: 100 ft<sup>2</sup>

Boxes: 7

Coverage: 700.00 ft<sup>2</sup>

### Cost

Cost/Box: \$50.00 USD

Cost: \$350.00 USD

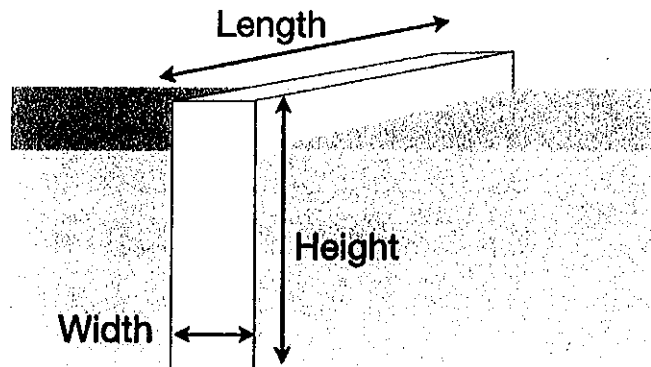


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# Home Builder Pro Calcs

## Concrete Footings

Estimate amount of concrete for a footing.



### Footing

Length: 25' 0"

Width: 1' 6"

Height: 4' 0"

Concrete: 5.6 yd<sup>3</sup>

Form Contact: 212.0 ft<sup>2</sup>

### Concrete Required

Footings: 4

Total: 22.2 yd<sup>3</sup>

Total Contact Area: 848.0 ft<sup>2</sup>

### Using Ready Mix Concrete

Units: per Cubic Yard

Cost per Unit: \$150.00 USD

Cost: \$3,333.33 USD

### Using Pre-Mix Concrete Bags

Bag Size: 60 lbs

Cost/Bag: \$9.00 USD

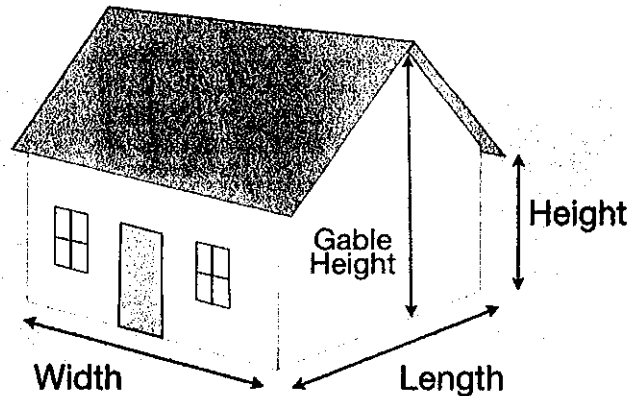


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# Home Builder Pro Calcs

## Exterior Paint

Estimate exterior and trim paint.



### House Dimensions

Length: 25' 0"

Width: 25' 0"

Height: 10' 0"

Gable Height: 20' 0"

### Doors & Windows

Single Doors: 1

Double Doors: 1

Assumes single doors at 20 square feet (1.86 sq meters) and double doors at 40 square feet (3.72 sq meters)

Small Windows: 6

Large Windows: 4

Assumes small windows 10 square feet (0.93 sq meters) and large windows at 25 square feet (2.32 sq meters)

### Paint Coverage

Wall Area: 1,030 ft<sup>2</sup>

Coverage: 300 ft<sup>2</sup>/gal

Surface condition, type of paint, and method of application are factors in determining paint area coverage.

