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1681 Hwy 201  
Adrian, OR 97901

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Malheur County Planning Department  
251 B Street West, #12  
Vale, Oregon 97918

To be submitted for record and read to the Malheur County Planning Department:

My name is Larry Price and I am writing to make comment on Jeffrey and Amber Downie's petition for deferred replacement dwelling: Planning Department File No. 2020-03-011. I own farm property to the south of the Downie property. I have resided in this area for 64 years. If this petition is granted, it will change the intended use of the farm ground since it is zoned CA-1 exclusive farm use. Our business, Price Seed Farms, LLC has custom farmed this property, Jeffrey and Amber Downie place, for 4 out of the last 5 years. This property has a pressurized water sprinkler system with water rights. Having a house within 100 ft. of our farm ground would impact both parties as we spray at night for our alfalfa seed production.

Jeff's description of the Eastman house is not accurate. My first recollection of this riverfront property was in 1966 or 1967 when I was 10 or 11 years old. I was hunting along the riverbank with my father, Kenneth Price, when he pointed out the Eastman dirt house location. It was about a 10x15 ft dug-out dirt impression. Weeds were growing up in the area where the house had been. There was no roof or structural sidewalls as it was a house dug in the dirt. There were no power poles to it when I saw it. My dad described it as a dug-out, cave-like house with a makeshift roof. I have walked across this area several times since and I never saw a house there. Mr. Downie claims it was functioning as a house in the late 1950's. If they had been living there in the late 1950's, why is it that there was nothing to see except dirt and weeds in the mid 1960's? Here is what I do know about the Eastman property. They built a structure with living quarters in 1/3 of a building with windows, a door and a stove with a stove pipe also containing a two-stall garage or storage. They moved into this structure in 1939. This building still exists and in 1946 the Eastman's built a house next to this structure; both are still occupied and now owned by Tammy Hutchings. These structures are located west of Hwy 201 across from the property in question. These were all owned by the Eastman family at one time.

My opinion is there is no evidence for declaring this property as a Deferred Replacement Dwelling.

Respectfully submitted,

Larry D. Price

EXHIBIT #

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