



MALHEUR COUNTY

PLANNING DEPARTMENT
251 B Street West, #12 Vale, Oregon 97918 Phone (541)473-5185 Fax (541)473-5140

File Number: 2020-04-014
Application Fee: \$200
Date Received: 4-28-2020
Date Deemed Complete: 4-28-2020

CONDITIONAL USE APPLICATION

LANDOWNER INFORMATION

Name: LISA KITTEL
Address: 1751 SYRINGA RD
City/State/Zip: ADRIAN, OR. 97901
Phone: (208) 495-4045
Email: LISA.KITTEL@GMAIL.COM

APPLICANT INFORMATION ☒ Check box if same

Name: LISA KITTEL + RYAN THOMAS
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

PROPERTY INFORMATION

Township: 22S Range: 46E Section: 3 Tax Lot: SW 1/4 NE 1/4 Ref #: 10850 Acres: 40 Zoning: _____
Address: 1751 SYRINGA RD, ADRIAN, OR. 97901
Current use: HAY, RESIDENTIAL Use of surrounding properties: FARMING
Proposed use: HORSE TRAINING (IN ADDITION TO CURRENT USES) Permitted subject to section: _____
Water source: WELL, GIBSON Sewage disposal method: SEPTIC
Are the wetlands/water waterways on your property? ☐ No ☒ Yes (description): GIBSON DRAIN RUNS ALONG N. BORDER
Do you own neighboring property? ☒ No ☐ Yes (description): _____
Name of road providing access: EASEMENT THROUGH NEIGHBORING PROPERTY, ACCESSED OFF SYRINGA RD

LEGAL PARCEL STATUS

Partition: _____ Subdivision: _____
or Most Recent Pre- 09/04/1974 Deed #: _____ Date Filed: _____
Current Deed #: 33344 4AM? Date Filed: 12/3/2019

*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.

SIGNATURES:

Property Owner(s): Wesley D. Kettel Date: 4/24/2020

Property Owner(s): _____ Date: _____

Applicant(s): Wesley D. Kettel Date: 4/24/2020

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: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES
Previous Map and Tax Lot: _____	
Past Land Use Actions: If yes, list file #(s) _____	<input type="checkbox"/> NO <input type="checkbox"/> YES

Subject to previous conditions?	<input type="checkbox"/> NO <input type="checkbox"/> YES
Assessor Property Class: _____ Zoning: _____	
Water Resources: Are there bodies of water or wetlands (seasonal or permanent) on property or adjacent properties? Describe (include setback distances): _____ <input type="checkbox"/> Fish bearing <input type="checkbox"/> Non fish bearing <input type="checkbox"/> Seasonal Creek <input type="checkbox"/> Irrigation ditch <input type="checkbox"/> Wetland <input type="checkbox"/> Pond/Lake <input type="checkbox"/> Not identified (Note: Check buffers. Different zones have different setback requirements that may require a more extensive permitting process.)	<input type="checkbox"/> NO <input type="checkbox"/> YES
Access: County or ODOT approach permit on file? <input type="checkbox"/> NO <input type="checkbox"/> YES, # _____	
Address: Address exists and has been verified to be correct? Address needs to be assigned after approval?	<input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES
Fire District: _____	



MALHEUR COUNTY PLANNING DEPARTMENT

251 B Street West, #12 Vale, Oregon 97918 Phone (541)473-5185 Fax (541)473-5140

CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN REQUEST

SEE ATTACHED PAGE

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway				
Accessory Structure				
Agricultural Structure				
Other POLE BARN	160'	25'	16'	4000
MAREMOTEL	130'	25'	14'	3250
EXISTING				
Dwelling	65'	58'	20'	2468'
Accessory Structure	40'	40'	15'	1600'
Agricultural Structure				
Other				

Lisa Kittel & Ryan Thomas
1751 Syringa Rd
Adrian, OR. 97901
(208) 495-4045

Malheur County Conditional Use Permit Request

Our proposed buildings are an open-front pole barn and a "Mare Motel" type shed row for use in our horse training and sales business.

The pole barn would measure 25' x 160' feet and would contain 10 12'x20' horse pens and an area for tack, saddling, and veterinary care. The height is 16' on the north side and 12' on the south, making a 2:12 roof pitch. This barn was originally at a different location and has been disassembled.

The mare motel would sit perpendicular to the pole barn, forming an L-shape around our cutting pen (a square arena for training horses on cattle). This structure would be 25'x130' and consist of a roof covering a row of 11 horse pens and a small covered pen for working colts. It would be 14' on the east side and 10' on the west.

For the sake of context, it might be helpful to describe our arena and our business. We're currently working on a pipe fence outdoor arena measuring 150'x300'. It will have roping boxes, cattle pens, and colt pens off the north side. This arena, plus the cutting pen previously mentioned and an eventual round pen, will be the home of our horse training and sales operation. All our fences will be pipe with either pipe rails or no-climb wire. Please see attached plan.

Ryan trains horses with a focus on the Reined Cowhorse events. His business is entering its third year after he spent more than a decade working for some of the top trainers in the industry. Lisa trains horses for resale and has the goal of making just a handful of exceptional geldings each year. She also is a graphic designer and builds websites, primarily for customers in equine and agricultural industries. We are proud of the businesses we have built and are excited to be a part of the Big Bend community. We have a small herd of cows and 18 acres of hay ground on this property. We are focused on growing our assets and keeping our business diverse.

Our 40 acre property is in 18 acres of alfalfa. We have water rights through the Riverside irrigation district for 25 acres, plus rights to any water that comes through our property via the Gibson Drain. It has an existing home, several sheds, and a shop. We're working hard on hauling off junk, steel, getting the weeds under control, and generally tidying the place up.

Directions to property from Adrian: head south out of town on Hwy 201. Turn right to cross the bridge. Keep right to continue onto Big Bend Rd. In one mile, turn right onto Redtop Rd. Take the first left on Syringa Rd. Driveway is on the right in a half mile. Mailbox has house number 1751. The proposed building site is on the right after the cornfield.

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 use.

Our property is surrounded by farm ground. There are no homes visible from the area where we'd like to put the barns. We think a tidy horse training facility with steel pipe fence and lots of trees looks nicer than the field of kochia and goat heads we started with, but there really isn't anyone nearby to see our improvements! We believe adding barns to our horse training facility would have very little effect on the surrounding area and none at all on the neighbors' ability to keep farming.

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

We have no plans to light our outdoor arena, so we'll mainly be working during daylight hours. We'll use a skid steer to feed and move hay and clean stalls. The proposed buildings will be used to house horses and to calve heifers, as needed.

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

We currently have one employee. This could potentially increase to our businesses grow over the coming years, but is very unlikely to ever exceed three. Our business includes lessons for customers with horses in training, but our barns and facility will not be open to the public. Generally, we have 2-3 customers come see or ride their horses in the space of a week on an appointment/invite-only basis.

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

This area is mainly agricultural. Our nearest neighbor has a dog kennel and two barns, but otherwise it is mainly farming and some grazing surrounding us.

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:

Roads: While we will have clients come see their horse or get a riding lesson, we also will personally not be driving nearly as much. We currently train out of a barn in Meridian, and generally have to take two vehicles every day. Removing ourselves from the road most days would likely balance out our occasional customers.

Fire and Police Protection: Our mare motel will be made of oilfied pipe and tin. The pole barn does have wood (microlam) trusses and some lumber inside, so it could potentially catch fire. However, as new construction with to-code wiring, LED lighting, and no hay storage, it seems unlikely to pose a risk. Theft is the only foreseeable issue that police may have to be involved with. The new barns are not visible from our home, so we're planning to have storage unit type doors for our tack that remain locked when we're not using them and to install a driveway sensor that chimes at the house when vehicles pull in. We may choose to implement cameras as well.

Sewer and Water: The water source is a private well. The house is on a septic system. The proposed buildings will use the well water but will not have toilets to require a septic system.

Electrical and Telephone: There is adequate cell service at site. We would like to have LED lighting in the proposed buildings, so we'll need to either add new electrical service or tie into the current service.

Solid Waste Disposal: We compost our manure and use it on site in gardens and hay fields. As for trash, we may need to size up our current trash bin from Ontario Sanitary Services.

5. What effect will the proposed use have on the stability of the community's social and economic characteristics?

We believe that a horse training facility is a great way to bring outside money into the community without bringing lots of outside people. For example, Lisa sold three horses totaling \$30,000 last year. One went to Arizona, one went to Utah, and the other to California. Ryan's business provides a service to customers needing horses trained, not a product to sell. Most of his customers are from outside the area. We'd be adding business and cash flow to the community while making very minimal change to the overall character 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 proposed use does not overlap any waterways, drainages, or wetlands.

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 buildings are 180' from the closest property line. No homes are visible from the site. We do not expect to significantly add to noise, odor, or lighting nuisances.

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?

We'll be planting trees, flowering vines, and shrubs along the east fence of the outdoor arena and will be adding trees on the south side of the pole barn to provide summer shade. Our business depends on keeping a tidy place for pictures and promotional videos of horses and client visits so we'll be focused on weed control, dust and odor management, and overall appearance. The site was formerly a dry grazing pasture that was full of kochia and goatheads with pieces of a concrete canal being used as feed bunks. We believe our facility will be a much-improved appearance.

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 of the Malheur County Transportations System Plan.

The current driveway/access is an easement through the neighboring property. It's wide enough to permit farm equipment. Since our proposed use will not require any vehicles larger than highway legal and should not significantly increase traffic, no widening or changing of the access will be necessary.

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

As mentioned, manure will be composted in piles and spread on our hay fields and gardens. Waste will be contained in a dumpster or container with regular pickups. Storage will be in the sheds and shop already existing on the property.

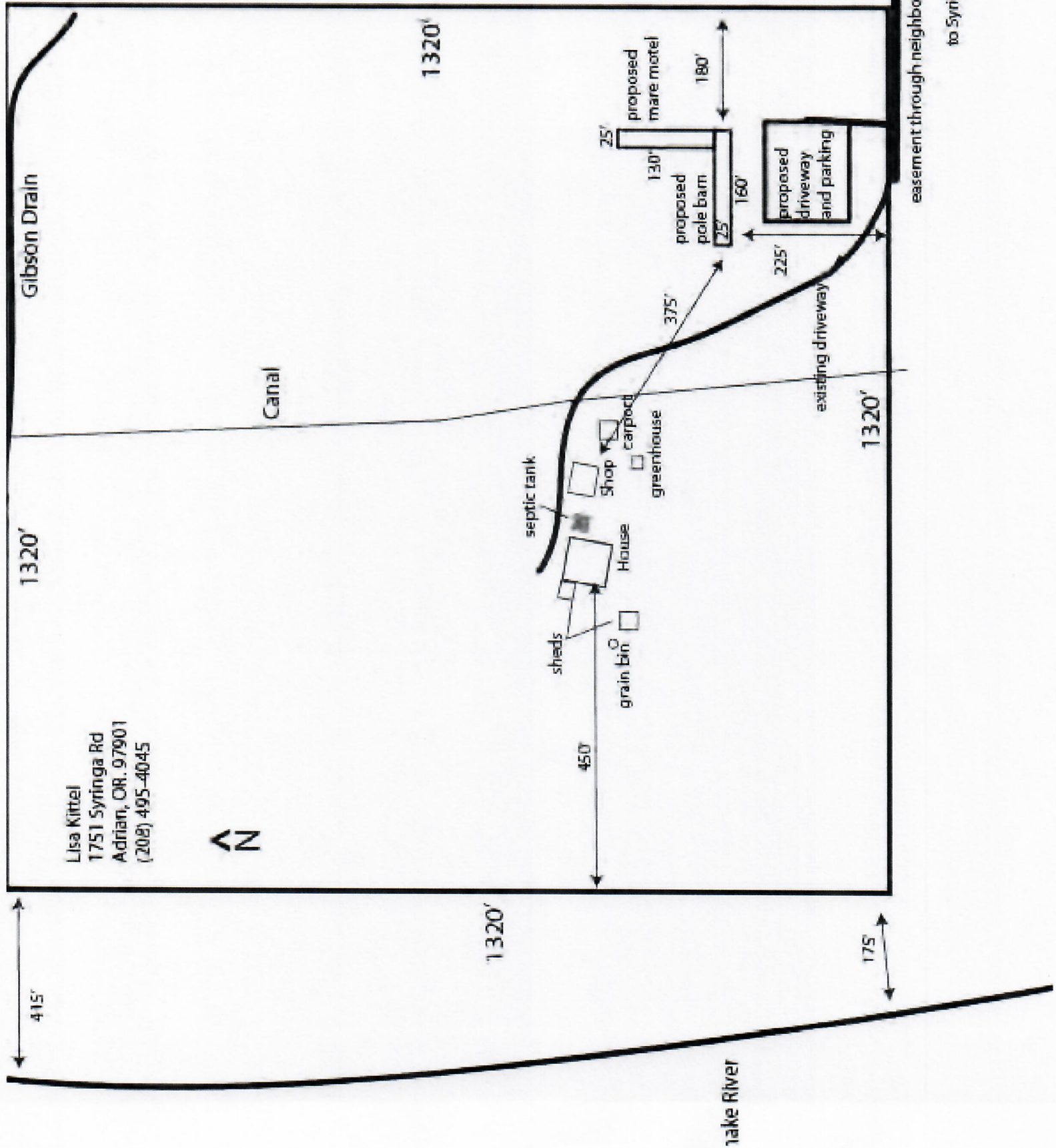
11. What efforts will be in place to control and focus outdoor lighting to avoid glare being directed beyond the property?

Lights over horse stalls will be on timers and will turn off by 10 pm. Because both proposed buildings have at least one open side, no lighting will be necessary on the exterior of the buildings.

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 that are within 0.25 miles of the proposed development. How will the proposed development interact with surrounding agricultural uses?

Neighboring properties to the north, south, and east are farmground. There is a neighbor to the east that has a dog kennel and a couple barns with lots of horses. The area is mostly farmground with some pasture grazing. We foresee no negative impact at all on the farm practices of surrounding lands. Better weed control along the east border may even be beneficial for our neighbor's crops.



Lisa Kittel
1751 Syringa Rd
Adrian, OR. 97901
(208) 495-4045



to Syringa Rd

easement through neighboring property is access/driveway

I, Lisa Kittel, property owner at 1751 Syringa Rd., give permission for the Malheur County Planning Commission to enter the property for site visits relating to the Conditional Use Permit Application submitted on 4/28/2020.

Lisa N Kittel



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

AmeriTitle

70 SW 3rd Avenue

Ontario, OR 97914

Until a change is requested all tax statements shall be sent to the following address:

Lisa Diane Kittel

Subject property

File No. 333444AM

READ AND APPROVED

LDK

STATUTORY WARRANTY DEED

Henry Clay Taylor, as Successor Co-Trustee of the Donna D Taylor Family Trust

Grantor(s), hereby convey and warrant to

Lisa Diane Kittel,

Grantee(s), the following described real property in the County of Malheur and State of Oregon free of encumbrances except as specifically set forth herein:

Land in Malheur County, Oregon, as follows:

In Twp. 22 S., R. 46 E., W.M.:

Sec. 3: SW1/4 NE1/4.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

22S4603 1000 Ref. # 10850

The true and actual consideration for this conveyance is ~~\$375,000.00~~ *0.00*

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any: