

9/15/2020

Dear Malheur County Planning Commission,

On behalf of the adjacent property owners effected by Vaughn and Jennifer Ellsworth's conditional use application, it's our understanding that they are looking to build on their property near Adrian. We appreciate this opportunity to express our collective concerns regarding their plans. Over the past several years, we have all noticed on multiple occasions their cattle and horses have gotten out and into our fields, crops and yards. It has been a nuisance to contact the Ellsworth's to remove their animals from our property and we are often left with manure and damage to deal with.

After extensive review of the Ellsworth's conditional use application, we are not in support of their current plans to partition their property with 2 building sites, one of which would be accessed via Emerald Slope Road. We've listed below multiple reasons as to why we are opposed to their initial access plans.

1. The current easements across adjacent properties does not allow access to the proposed 2-acre lot located on the northern boundary of the Ellsworth's property. Adjacent land owners would not consider providing easements for the proposed access point of Emerald Slope Rd.
2. The proposed location of the 2-acre lot located on the northern boundary, is located to close to the Ready family residence, it could possibly obstruct views and create conflict between neighbors depending on the activities taking place at either residence. This is a VERY rural area and no reason to locate the building site in such proximity to other residences.
3. Currently the private driveway extension to Emerald Slope road was only established to provide access across the Martin Family property for the Ready's and the Perkins. The increased traffic on this extension would require additional top surface to reduce dust and noise to an acceptable level.
4. The proposed road placement for the lot located on the northern boundary is an abandon Owyhee irrigation district lateral right of way, these right of way's were not intended for access of personal property.
5. Due to the steep inclines and very sandy soils the proposed road placement for the 2-acre site on the north boundary would be highly erodible and a risk of soil movement further down Snively Gulch, possibly disturbing the Old Adrian City dump site.
6. Currently the Ellsworth family is accessing their property off Highway 201 via Snively Gulch Road across the Old Adrian City landfill. The current social trail/driveway that has been established over the past few years has removed all the vegetation from the cap and creating potential risk for erosion of the site closure established by the state of Oregon. Any consideration of this as an access point for the proposed 2-acre lot located on the northern boundary would be against the environmental requirements for the perseveration of the final closure at the site.

Our Proposal: Based on our concerns, we would be supportive of the Ellsworth family creating one 2-acre lot with a building site on the southern edge of tax lot 800. The access for this residence would be via Snively Gulch Road after required easements and improvements to that road are made.

Thanks for understanding and considering the neighbors concerns with this application for conditional use.

Tim and Kris Martin

Eric and Jennifer White

Mike and Jackie Ready

Herold and Joan Perkins