

MALHEUR COUNTY PLANNING DEPARTMENT

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

File Number: 2021-02-026
Application Fee: \$200
Date Received: 2-22-2021
Date Deemed Complete: 2-22-2021

CONDITIONAL USE APPLICATION

LANDOWNER INFORMATION

Name: Verle Unruh
Address: 401 Juniper Rd
City/State/Zip: Ontario Or 97914
Phone: 507-993-1185
Email: verle@tripleufarms.com

APPLICANT INFORMATION

Check box if same

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

PROPERTY INFORMATION

Township: 16S Range: 47E Section: 20 Tax Lot: 7600 Ref#: _____ Acres: 155.5 Zoning: C A1+

Address: 401 Juniper Rd Ontario Or 97914

Current use: Farm Use of surrounding properties: Farm

Proposed use: meat Processing Permitted subject to section: _____

Water source: Well Sewage disposal method: septic tank and field lines

Are the wetlands/water waterways on your property? No Yes (description): small pond 1/2 mile west

Do you own neighboring property? No Yes (description): _____

Name of road providing access: Juniper Rd

LEGAL PARCEL STATUS

Partition: _____ Subdivision: _____

or Most Recent Pre- 09/04/1974 Deed #: _____ Date Filed: _____

Current Deed #: 13-4846 Date Filed: Nov. 12-2013

*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): Verle Howard Date: 2-18-21

Property Owner(s): Denise K. Lusk Date: 2-19-21

Applicant(s): Verle Howard Date: 2-18-21

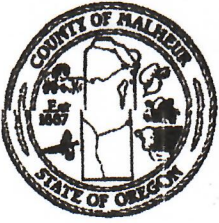
Applicant(s): Denise K. Lusk Date: 2-19-21

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:	<input type="checkbox"/> NO <input type="checkbox"/> YES
Deed/Land Use Action: _____	
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?	<input type="checkbox"/> NO <input type="checkbox"/> YES
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	
<i>(Note: Check buffers. Different zones have different setback requirements that may require a more extensive permitting process.)</i>	
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?	<input type="checkbox"/> NO <input type="checkbox"/> YES
Address needs to be assigned after approval?	<input type="checkbox"/> NO <input type="checkbox"/> YES
Fire District: _____	



CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN EQUEST

Meat Processing Plant on farm for pastured chickens
 Bed and Hogs ect Proposed project will involve others
 as we plan to be able to do more than just ours
 This plant will be a USDA approved operation

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway				
Accessory Structure				
Agricultural Structure				
Other Processing building	60	40	16' sidewalls	2400
Storage area	60	20	Lean-to off of main	1200
EXISTING				
Dwelling				
Accessory Structure				
Agricultural Structure				
Other				

CONDITIONAL USE CRITERIA – Maheur County Code (MCC) CHAPTER 6-6-7

1. The proposal must be consistent with the goals and objectives of the Comprehensive Plan and MCC.
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 uses:

We are ~~designing~~ designing a meat processing plant for chickens
Beef and Hogs on small scale so as to be able to slaughter our
own that are for sale plus Meatire Pastures and if time, custom

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

We plan an 8 hr five days a week total of 40 hours
equipment used would be typical Slaughter, cutting and packaging
tools

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

will take 3+ but not more than 10 people to operate
some for Triple Farms and Meatire Pastures + custom to individuals

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

Closest residence is about 1200 ft to west and as
~~the~~ view will not be seen from neighbors

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 and provide letters from the appropriate entities:

Roads:

Using existing road and driveway

Fire & Police Protection:

letter from fire is attached

Sewer & Water:

Private septic system different from house

Electrical & Telephone:

Planning 3 Phase electrical panels

Solid Waste Disposal: Bones and Hides will receive denaturant and hauled to land fill will haul ourselves

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

The purpose of meat processing is to get good quality meat to home owners via deliveries, stores, restaurants

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.

not near any fish stream and plan water sewage

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?

Closest dwelling is 1200 feet to North
NONE

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?

quality building with gravel yard and assume shrubs in front of building

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 Transportation System Plan.

The building site is on existing farm yard site

Letter from Road district is attached

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

back side of building where it cannot be seen from entry side or any neighbors as the hills block view

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

N/A

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.

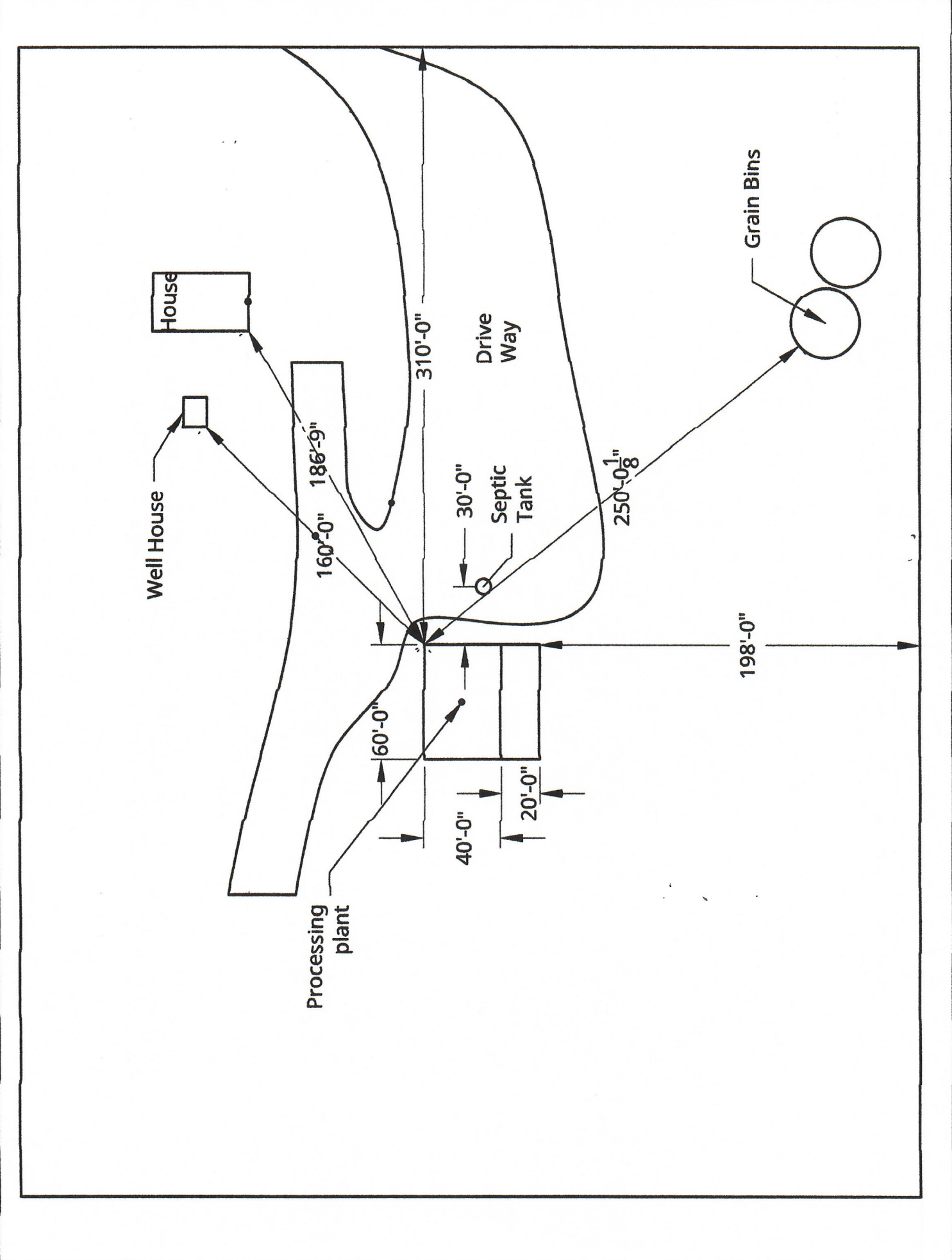
Describe the agricultural uses (orchards, wheat, grazing, etc.) that are within 0.25 miles of the proposed development. How will the proposed development interact with surrounding agriculture uses?

~~land~~ We are practicing Regenerative Farming on our place ~~which~~ is approx 80 tillable acres land East of us we rent and land South is hillside pasture ground

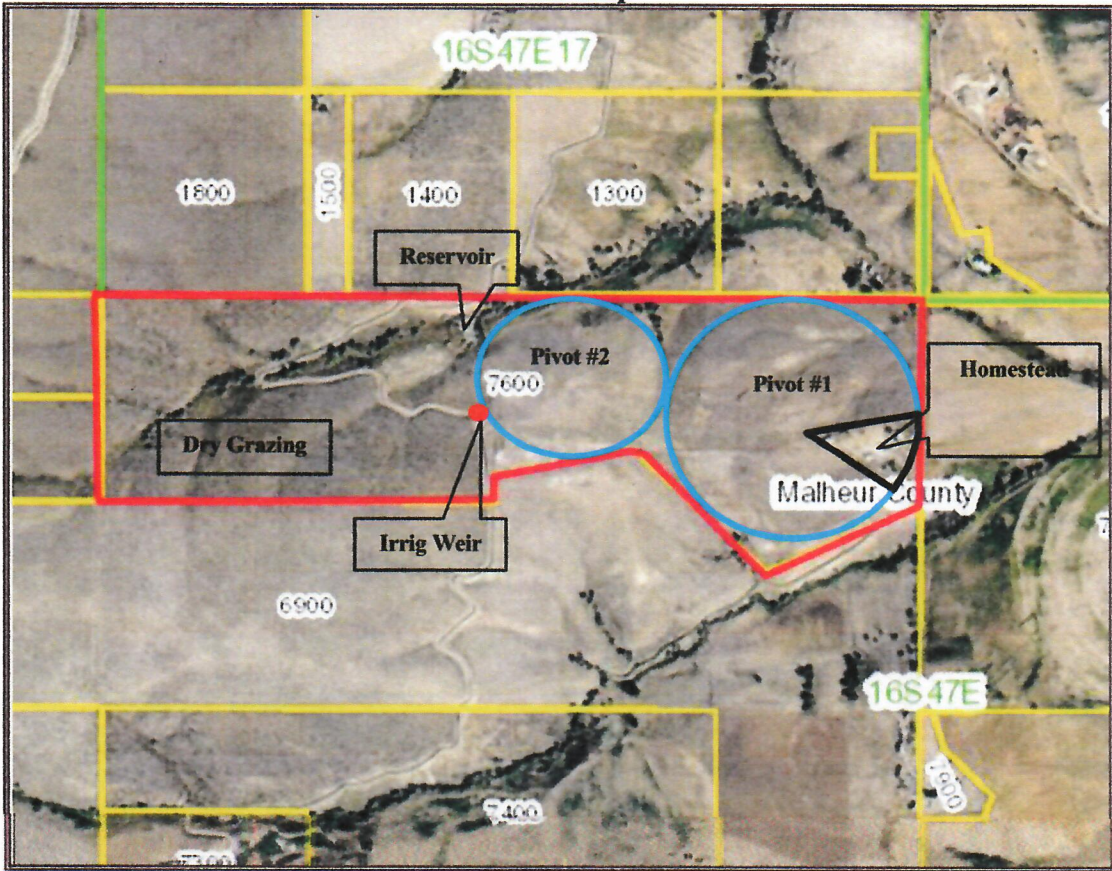
We raise hay and grain

B

A



Aerial Map



** Approximations Only*

Access is via Juniper Road, a graveled county road of which the Subject has adequate frontage. The Subject is rated as having 47% (of total acreage) irrigated farmland with the ability to grow most crops common to the area if properly. About 68± acres is irrigable via water from the Owyhee Irrigation District via two pivots. Additional corner acreage exists that will be irrigated via handlines. The remaining land is virtually drygrazing or hunting (recreational) land. Below is a land segregation estimate.

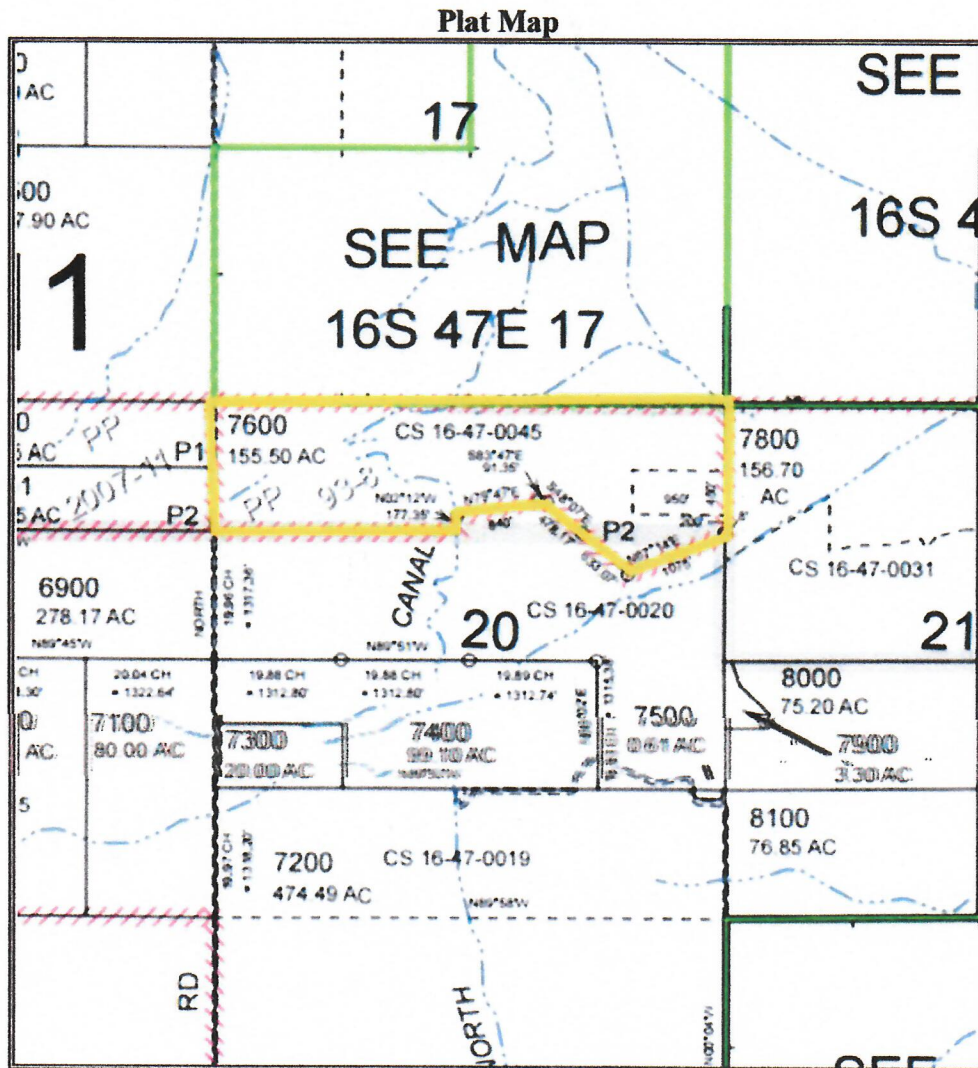
155.50 Gross Acres	
74± Acres	Irrigated
76.5± Acres	Dry-Recreational Land
5± Acres	Waste, Ditches, Roads

SITE ANALYSIS

Knowledge of the subject parcel, its physical and locational nature provides the framework for an effective comparison to other land parcels that have sold. The impact of existing road frontage, for example, can have a significant impact upon the cost to develop. Finally, the locational nature of the subject including proximity to employment centers, schools and other service centers, as well as the quality and quantity of surrounding developments can be significant factors in the eventual price and demand for homes and the underlying value of the land. Following is a brief summary of the characteristics of the subject parcels.

Configuration and Size

The Subject assignment is comprised of one tax parcel with a total of 155.50± gross acres. I refer the reader to the Plat Map provided by the title company and the following aerial.



**Approximation Only*

JESS PAYNE APPRAISAL SERVICE

Address: 401 Juniper Road, Ontario, OR