

Travis and Alison Williams

PO Box 117

Caldwell ID 83606

May 24, 2021

Malheur County Planning & Zoning Dept.

251 B Street

Vale OR 97918

To Whom It May Concern:

We are submitting this application for a Conditional Use Permit for TBD Greenfield Rd (corner of Greenfield and Alder). The ground is currently growing sagebrush and is not useful as production ground.

We have attached pertinent documents for your consideration and we are available to answer any questions you might have about this property and our plans.

Thank you for your consideration.

Sincerely;

Travis Williams

May 24, 2021

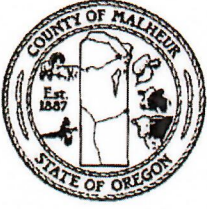
Directions from Vale:

From Graham Blvd, turn right onto
Alder Rd. Proceed 1 mile to Greenfield Rd and turn left. Property is on the left.

May 24, 2021

This letter hereby gives anyone on the Malheur County Planning & Zoning Board and any other persons from Malheur County permission to enter the property we own on Greenfield Rd and Alder for the purpose of granting a Conditional Use Permit for our proposed project.

Alison and Travis Williams.



MALHEUR COUNTY PLANNING DEPARTMENT

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

File Number: _____
 Application Fee: _____
 Date Received: _____
 Date Deemed Complete: _____

CONDITIONAL USE APPLICATION

LANDOWNER INFORMATION

Name: Travis & Alison Williams
 Address: PO Box 117
 City/State/Zip: Caldwell ID 83606
 Phone: 208-697-3028
 Email: travmwill@hotmail.com

APPLICANT INFORMATION Check box if same

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

PROPERTY INFORMATION

Township: 18S Range: 44E Section: 24 Tax Lot: 100 Ref #: 13517 Acres: 7 Zoning: C-A1
 Address: TBD Greenfield (corner of Greenfield and Alder)

Current use: Vacant sagebrush Use of surrounding properties: pasture, crops, cattle
 Proposed use: Home site Permitted subject to section: _____
 Water source: Well Sewage disposal method: Septic

Are the wetlands/water waterways on your property? No Yes (description): _____

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

Name of road providing access: Greenfield Rd

LEGAL PARCEL STATUS

Partition: _____ Subdivision: N/A

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

Current Deed #: 2021-2278 Date Filed: 05/14/2021

**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): [Signature] Date: 5-22-21

Property Owner(s): Alison Williams Date: 5-22-21

Applicant(s): [Signature] Date: 5-22-21

Applicant(s): Alison Williams Date: 5-22-21

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 Deed/Land Use Action: _____ Previous Map and Tax Lot: _____ Past Land Use Actions: If yes, list file #(s) _____ _____ Subject to previous conditions? _____ 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.) 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? _____ Fire District: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES
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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

We are requesting a CUP to allow us to set a brand new 2635 square feet home (manufactured) and a stick built garage and separate shop.

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Dwelling	68'	40;		2635
Driveway	1000'	12'		
Accessory Structure	24'	36'	8'	864
Agricultural Structure	60'	40'	18'	2400
Other				
EXISTING				
Dwelling				
Accessory Structure				
Agricultural Structure				
Other				

CONDITIONAL USE CRITERIA – Malheur 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:
The proposal is for a single family dwelling only. It will be compatible with the surrounding area as it will not take any farm ground out of production.

Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:
It will be for residential use only.

Describe the number of people/employees/customers associated with the proposed use:
2 adults, 3 children

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

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: Access will be via a county-maintained road, off Greenfield Rd. A letter with comments has been requested from the Vale Road District and all recommendations will be followed.

Fire & Police Protection: This proposed project is within Vale Fire District and that department has committed to provide fire coverage. See attached letter from the Vale Fire District.

Sewer & Water: Will install a new septic system approved by DEQ. A well is already existing on the property.

Electrical & Telephone:

Power and telephone are already available on the property or in the adjacent roadway, so there will be no additional impact.

Solid Waste Disposal: We will contract with the City of Vale for garbage removal.

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

There will be positive impact on the social and economic characteristics of the area because this additional family will add to the economic stability in 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.

There will be no impact on fish and wildlife habitat because there are no adjacent waterways to the property, and wildlife on the 7 acres is minimal.

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?

There will be minimal construction noise during the construction of this project that will affect the one dwelling that is adjacent to this property. Noise and lighting at night will be the minimal use of a family, there will be no activities or operation that will cause a nuisance.

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?

There will be typical residential landscaping immediately surrounding the home to include trees, shrubs and lawn, and some grazing area for a small number of animals for personal use by the family.

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.

Access point will be off Greenfield with a single approach with minimum impact to existing traffic. The driveway and its placement will follow recommendations from Vale Fire District to meet International/Oregon Fire Code requirements as stated in their letter regarding this project (see attached letter). We will also follow recommendations from the Vale Road District and a letter from them with comments has been requested.

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

This development is for a single family dwelling and outdoor waste will be minimal. The project includes a 24x36 garage and a 40x60 shop that will allow for storage, and that will limit any outside storage of things.

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

Lighting will be downlights, but no lighting should affect any property adjacent to this; there is only one dwelling adjacent and it is not in a direct line of sight for lighting purposes

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?

This dwelling will not have any impact on any current use in the area. No activities will conflict with adjacent agricultural activities.

NON-RESOURCE DWELLING – Malheur County Code (MCC) 6-6-8-1

1. Describe how the proposed dwelling is compatible with farm uses and is consistent with ORS 215.243:

The proposed dwelling will not impact agricultural production because it is currently non-productive ground.

2. Demonstrate that the dwelling will not interfere seriously with accepted farming practices on adjacent lands:

This home will not have any impact to any current use in the area. No activities will conflict with grazing or farming practices, and it will utilize a current road.

3. Demonstrate that the dwelling will be situated on generally unsuitable land for the production of farm crops or livestock considering the terrain, adverse soil or land conditions, drainage and flooding, location and size of tract:

The dwelling will be situated on land unsuitable for agricultural production because of:

1. Adverse soil conditions - there is gravel under some of it that isn't suitable for production

2. Soil conditions are best suited for sagebrush, not agricultural production ground.

3. The parcel was permanently removed from farm use in 2020.

4. There are no water rights to the property for irrigation.

4. Demonstrate that the dwelling will not materially alter the stability of the overall land use pattern of the area, by conducting the "Cumulative Impacts Analysis".

A. What are the types of soils that have been identified within the study area?

Class IV: 11A, 11B, 11D

B. What are the types and numbers of existing dwellings that have been identified within the study area?

Primary Farm dwellings 13 Non-farm dwellings 68

Farm hand/labor dwellings 3 Hardship dwellings

C. What are the types of farm use occurring in the study area (row crops, pasture, range land, feed crops)?

Row crops, pasture, feed crops, feed yards.

D. What are the number of potential "lot of record" dwellings and non-farm dwellings within the study area?

Lot of Record dwellings 5 Non-farm dwellings 7

E. What are the number of parcels larger than the minimum lot size that may be divided to create new parcels for non-farm dwellings? 3

F. On the parcels where you concluded no potential dwelling(s) will be sited, describe why? Parcels smaller than sizes allowed for splitting.

G. What dwelling development trends have been identified within the study area since 1993? Dwellings since 1983 have mainly been in the farthest part of the SE corner of the study area that has been subdivided into small lots. Building permits in the rest of the area have been minimal.

H. What are the findings of fact that describe the existing land use pattern of what the study area looks like now? Currently land use is focused on agricultural production with feed crops, row crops, feed yards and grazing in the surrounding area, with minimal housing or development pressure. Current houses are owned/occupied by owners/operators of surrounding production ground.

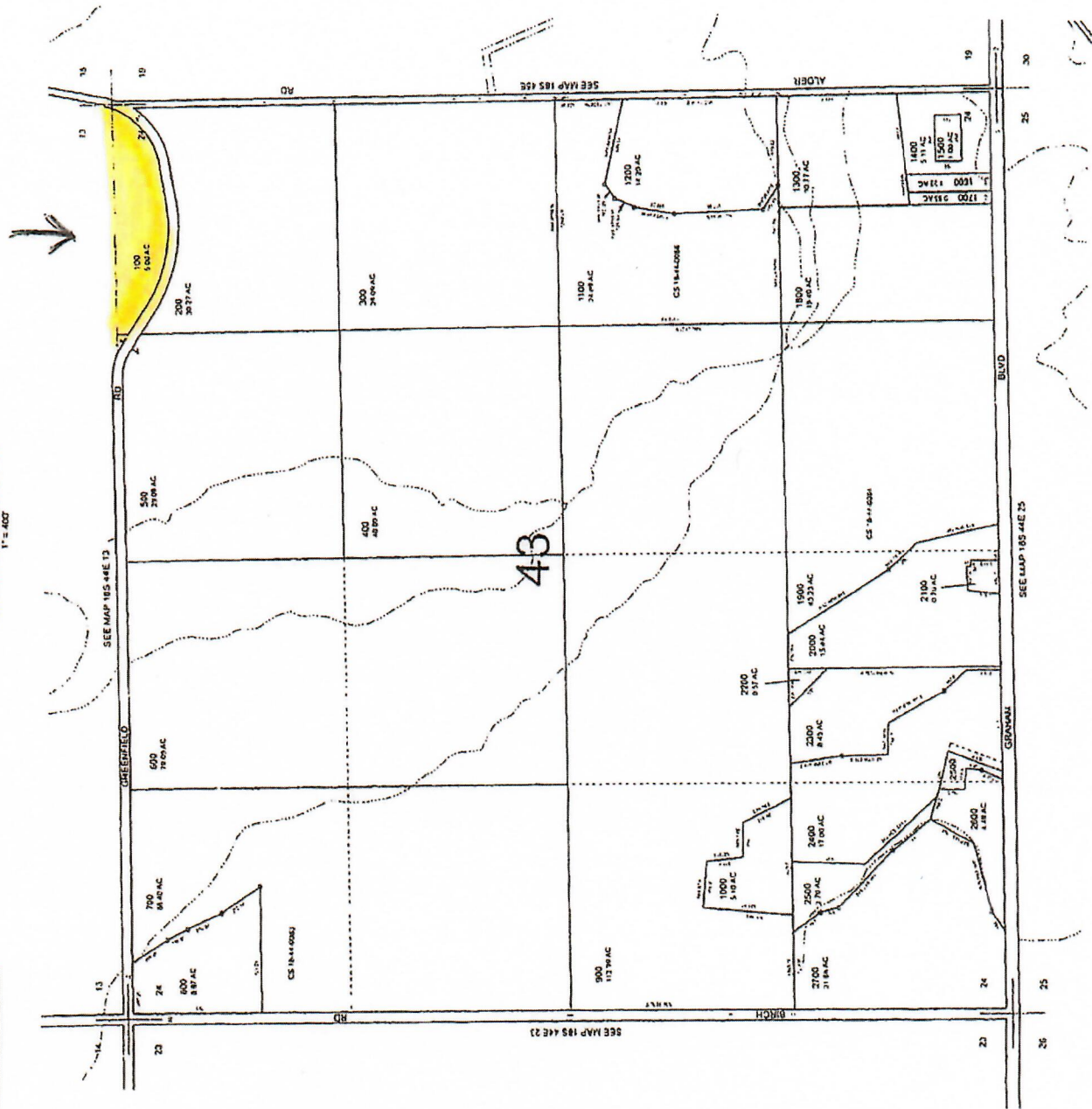
I. What are the findings of fact that describe what the study area would look like if all the potential development occurs? If all the current development occurs, there would be minimal impact on the production ground surrounding the proposed dwelling. The potential homesites that would be available would presumably be placed on areas that are less productive than others.

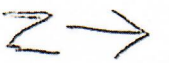
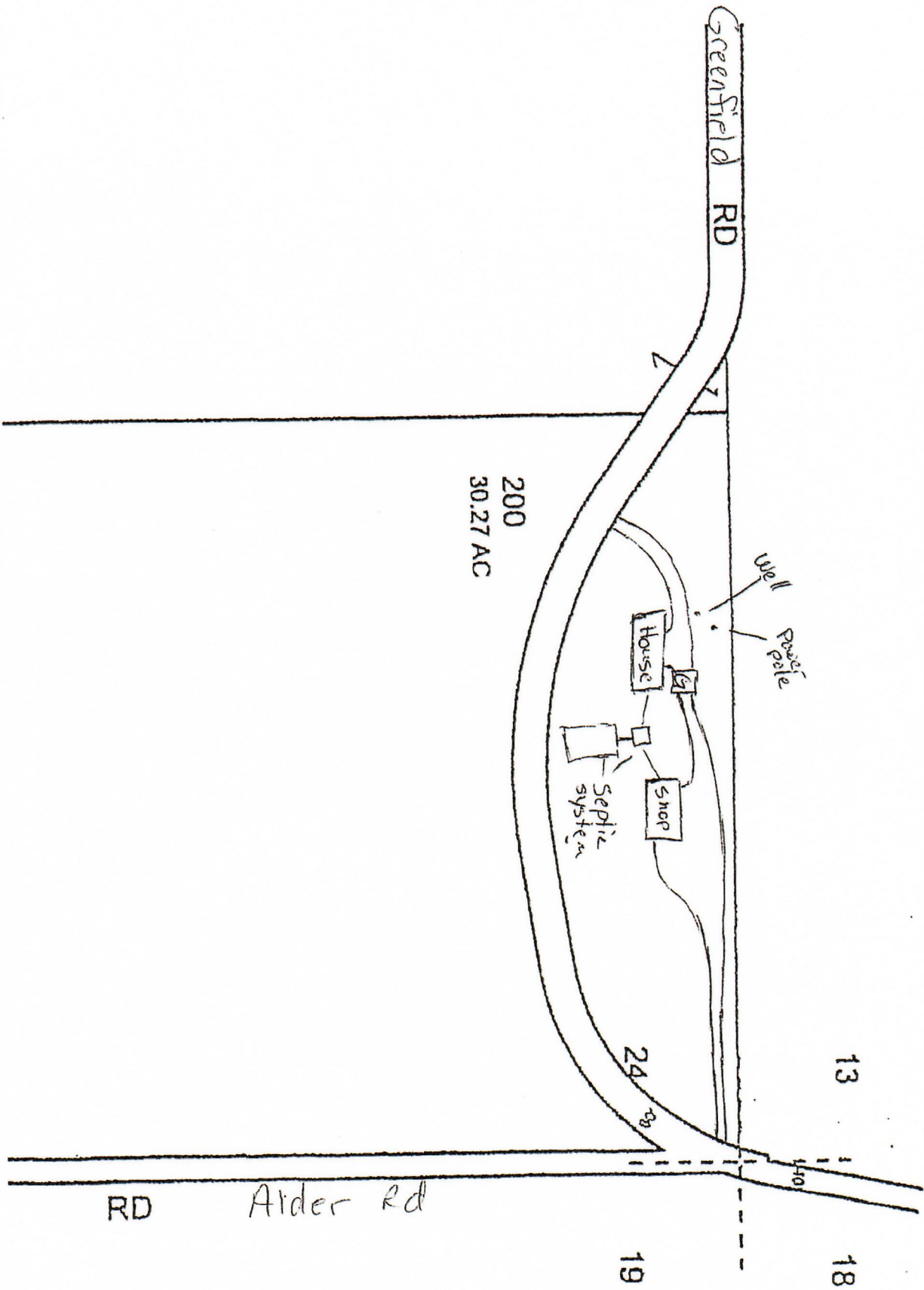
J. Determine that the proposed dwelling will not materially alter the stability of the overall land use pattern of the study area. Does the cumulative impact of the existing and proposed non-farm dwelling and the potential new non-farm dwellings within the study area make it more difficult for the existing farms in the study area to continue operation due to diminished opportunities to expand, acquire water rights, purchase or lease farmland, such that the area will be destabilized, impeding normal production practices or crop and livestock due to increased population and associated activities? No, there is no impact to the stability of the agricultural production in the local area due to the proposed dwelling site. Activities and increased population will be very minimal and have no impact on surrounding production ground and its activities.

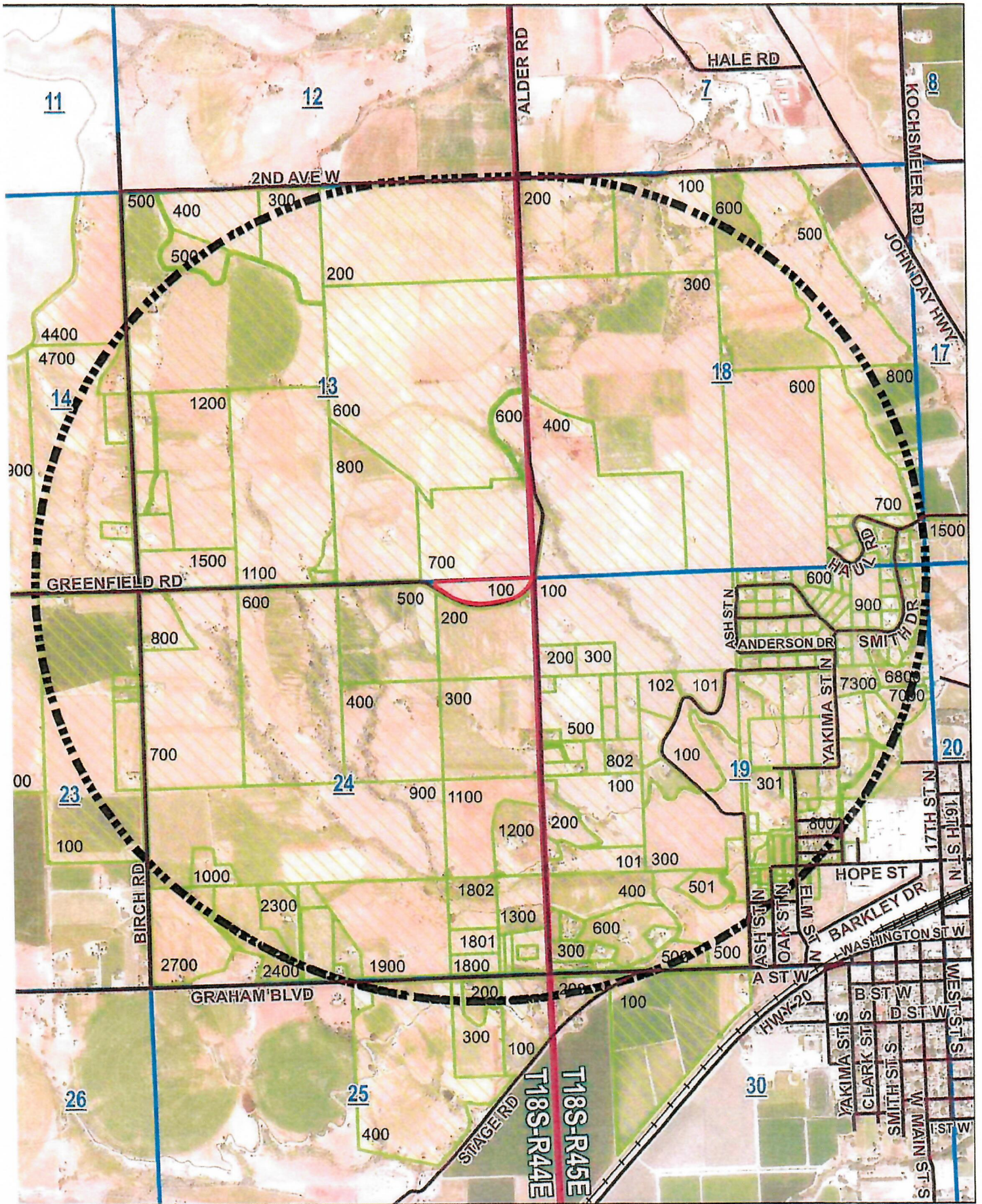
SECTION 24 T.18S. R.44E. W.M.
MALHEUR COUNTY
1" = 400'



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



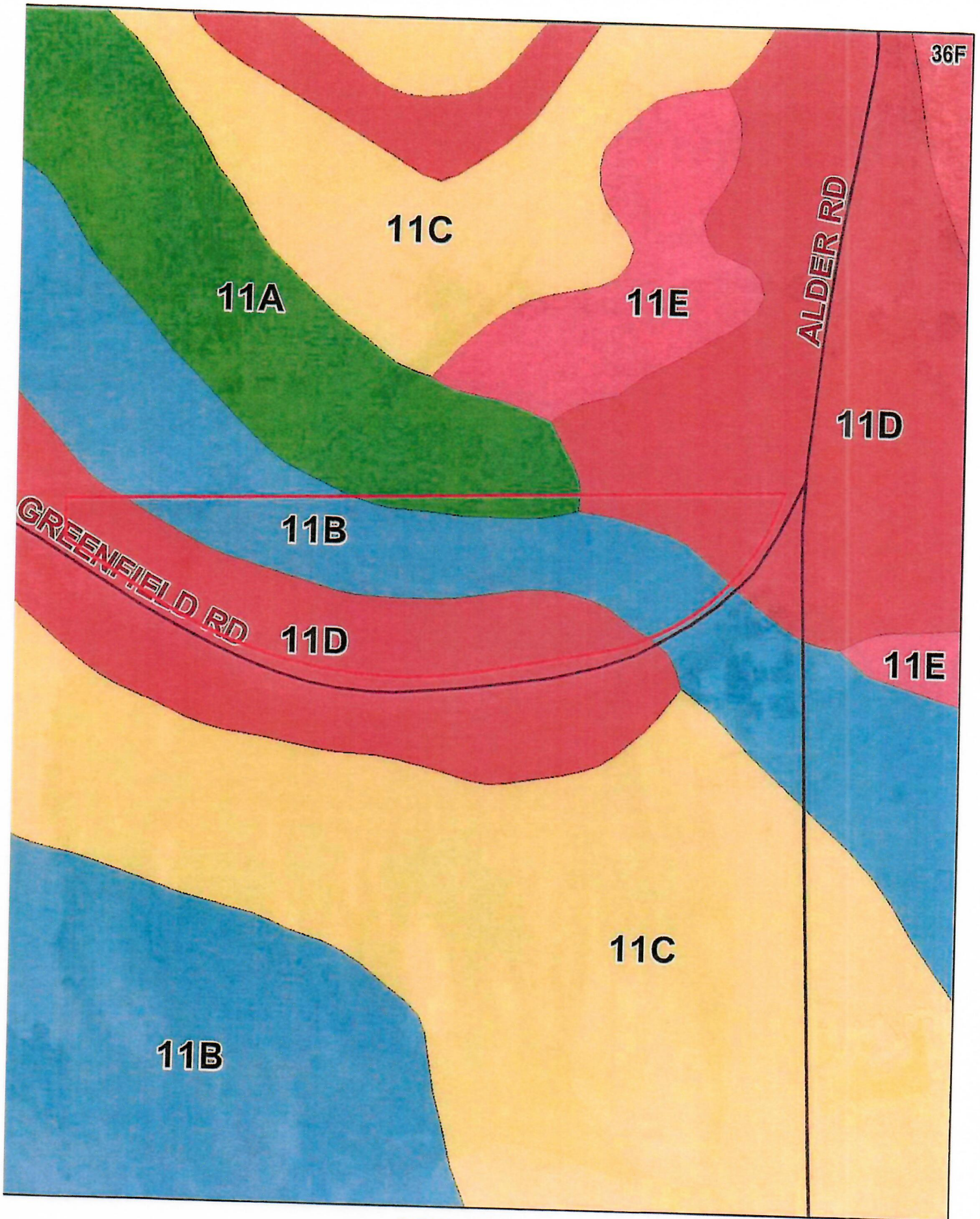




- Sections
- Township & Range
- Prop Owners w/n 1MileRad from Johnson_13517
- Johnson_13517
- 1MileRadius

1Mile Radius Map

Map is prepared for assessment purposes only



SOIL MAP
Johnson 40547

Map is prepared by [unclear]