

STAFF REPORT

Planning Department File No. 2021-08-009

CONDITIONAL USE APPLICATION FOR ONE NON-FARM DWELLING

Planning Commission Meeting Date: September 23, 2021

1. **APPLICANT:** Shawn & Megan Rice
1896 Graham Blvd
Vale OR 97918
2. **OWNER OF RECORD:** Shawn & Megan Rice
1896 Graham Blvd
Vale OR 97918
3. **PROPOSED ACTION:** Conditional Use approval for one non-farm dwelling.
4. **PROPERTY IDENTIFICATION:** Tax Lot 1002, T18S, R44E, Sec. 21; Assessors Map 18S44E21; Malheur County Reference #20151.
5. **PROPERTY LOCATION AND DIRECTIONS:** From Vale, go West on Graham Blvd for 4 miles, just past Greenfield Rd. The property is north of Graham, accessed via existing easement, just north of 2124 Graham Blvd, in Vale OR.
6. **ZONING:** Exclusive Farm Use (C-A1).
7. **PARCEL SIZE:** The parcel is 10.00 acres.
8. **PARCEL USE:** Vacant land, non-irrigated.
9. **SURROUNDING USE:** Some of the surrounding properties to the east are employed in farm use; the rest of the adjoining parcels have single family dwellings on them and have land used as pastures.
10. **ACCESS:** Graham Blvd. (see Exhibit 2 and 3)
11. **SANITATION REQUIREMENTS:** A DEQ approved sanitation system would be required.
12. **FIRE PROTECTION:** The parcel is within the Vale Rural Fire Protection District. (see Exhibit 1).

13. NATURAL HAZARDS: None.

14. WATER RIGHTS: The property currently has no water rights.

15. SOIL TYPE: The majority of the soils on the property are class IV, with a portion to the south west of the property covered in soils VI. The entire subject site of the proposed dwelling is non-irrigated.

16. ZONING HISTORY: In 2006, the subject parcel was partitioned off from the adjoining tax lot 1000 (Malheur Co. Ref. #13385), along with the property directly north – tax lot 1001 (Malheur Co. Ref. #20150) through a conditional use permit for two non-farm dwellings and two non-farm partitions (CUP #2006-07-029). Partition Plat No. 07-06, recorded instrument no. 2007-958 (Exhibit 3). While the partition was executed in 2007, the non-farm dwelling was never built and the 4-year permit, along with the granted 2-year extension, had since expired (expiration date: 08/2012).

The parcel has been disqualified from the farm use special assessment for tax purposes, as of 2008.

GENERAL CONDITIONAL USE CRITERIA

MCC 6-6-7 - GENERAL CRITERIA TO EVALUATE SUITABILITY: In considering the suitability of proposed conditional uses, the Planning Commission shall base its decision upon the following criteria:

- A. Comprehensive Plan goals and policies, as applicable.
- B. Specific plan recommendations

Proposed Finding: MCC 6-6-8-1 regulates the conditional use process for a non-farm dwelling.

- C. Existing development and viewpoints of property owners in the surrounding area.

Proposed Finding: Letter notice was sent to adjoining landowners on September, 1st 2021 and published in the Argus Observer on September, 1st 2021. No comments were received.

- D. Availability of services and utilities.

Proposed Finding: The parcel is located within the Vale Rural Fire Protection District. All services and utilities are available.

- E. The effect of the proposed use on the stability of the community's social and economic characteristics.

Proposed Finding: The proposed dwelling will have no negative effect on the farming/ranching practices that would interfere with the stability of the community's social and economic characteristics.

- F. It does 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.

Proposed Finding: The proposed dwelling is not located in an area that contains fish or wildlife deemed critical or sensitive, and will not interfere with traditional fish and wildlife.

G. General Criteria

1. Increasing setbacks of structures to reduce possibilities of overshadowing adjoining property, noise, odor or night lighting nuisances.

Proposed Finding: The proposal is to build a house on this parcel. The closest existing dwelling, is at least 300 ft. away, all the rest of the existing homes are more than 1,000 ft. away from the proposed development site. The proposed residence will not overshadow adjoining property. This criterion is met.

2. Landscaping improvements for the visual benefits of the subject site and for the improved appearance of the neighborhood and County.

Proposed Finding: The proposed dwelling will not deteriorate the appearance of the neighborhood. This criterion is met.

3. Location and size of driveway access points and right-of-way widening and improvement for present and future traffic circulation and safety.

Proposed Finding: The subject parcel has an easement for access off Graham Blvd. No new access must be obtained (see attached Exhibit 2). A new driveway will need to be constructed in compliance with the requirements of the Vale Rural Fire Protection District (see attached Exhibit 1). The driveway must be an all-weather surface that has 20' unobstructed width and 13'6" unobstructed vertical clearance. Any access road must include an improved turnaround on roads greater than 150' in length and not exceed a grade of 10%. If the road is greater than 500' in length, minimum access road width is 26'. The driveway must also be capable of supporting live loads of at least 75,000 lbs. The driveway angle of approach/departure cannot be less than the design limitations of the Fire Department apparatus.

4. Visual screening of outdoor waste and storage areas.

Proposed Finding: The proposed development is for a dwelling. Outdoor waste storage will be minimal. This criterion is met.

5. Control and focusing of outdoor lighting to avoid glare being directed beyond property limits.

Proposed Finding: Control of outdoor lighting will not be necessary.

6. Special criteria listed below, as applicable:

H. Allowance of Certain Uses: A use allowed under Section 6-3A-3 of this Title shall be approved only where it is found that the use will not:

1. Force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or
2. Significantly increase cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use. (Ord. 86, 12-7-1993)

Proposed Finding: This home will not have any impact to any current use in the area. The proposed non-resource dwelling will not force significant change in accepted farm or forest practices on surrounding lands devoted to farm use, nor significantly increase the cost of accepted farm practices.

SPECIFIC CONDITIONAL USE CRITERIA

MMC 6-6-8-1 - NONRESOURCE DWELLINGS IN EFU, ERU OR EFFU ZONES:

A. The use:

1. Is compatible with farm uses and is consistent with ORS 215.243; and

Proposed Finding: The granting of this application will not result in loss of natural resources, and the amount of open land used for agriculture use will not change. Therefore, the proposed use is compatible with farm use.

2. Does not interfere seriously with accepted farming practices on adjacent lands; and

Proposed Finding: The proposal is for a non-farm. Due to the location of the proposed building site and the distance to other existing developments, this will not interfere seriously with the accepted farming practices on adjacent land.

3. Does not materially alter the stability of the overall land use pattern of the area; and

Added by OAR 660-033-130(4)(a)(D) - June 1, 1998: In determining whether a proposed non-farm dwelling will alter the stability of the land use pattern in the area, a county shall consider the cumulative impact of possible new non-farm dwellings and parcels on other lots or parcels in the area similarly situated. To address this standard, the county shall;

- i. Identify a study area for the cumulative impacts analysis. The study area shall include at least 2000 acres or a smaller area not less than 1000 acres, if the smaller area is a distinct agricultural area based on topography, soil types, land use pattern, or the type of farm or ranch operations or practices that distinguish it from other adjacent agricultural areas. Findings shall describe the study area, its boundaries and the location of the subject parcel within this area, why the selected area is representative of the land use pattern surrounding the subject parcel and is adequate to conduct the

analysis required by this standard. Lands zoned for rural residential or other urban or non-resource uses shall not be included in the study area.

- ii. Identify within the study area the broad types of farm uses (irrigated or non-irrigated crops, pasture or grazing lands), the number, location and type of existing dwellings (farm, non-farm, hardship, etc.), and the dwelling development trends since 1993. Determine the potential number of non-farm / lot-of-record dwellings that could be approved under subsections (3)(a), (3)(d) and section (4) of this rule, including identification of predominant soil classifications, the parcels created prior to January 1, 1993, and the parcels larger than the minimum lot size that may be divided to create new parcels for non-farm dwellings under ORS 215.263(4). The findings shall describe the existing land use pattern of the study area including the distribution and arrangement of existing uses and the land use pattern that could result from approval of the possible non-farm dwellings under this subparagraph:
 - iii. Determine whether approval of the proposed non-farm / lot-of-record dwellings together with existing non-farm dwellings will materially alter the stability of the land use pattern in the area. The stability of the land use pattern will be materially altered if the cumulative effect of existing and potential non-farm dwellings will make it more difficult for the existing types of farms in the area to continue operation due to diminished opportunities to expand, purchase or lease farmland, acquire water rights or diminish the number of tracts or acreage in farm use in a manner that will destabilize the overall character of the study area.
4. Is 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.

- B. As a condition of approval, the owner is required to allow the following statement to be entered into the chain of title for the non-farm parcel: (the use of a straw-man may be necessary):

“The property herein described is situated in or near a resource (farm or ranch) zone, where the intent is to encourage agricultural use and minimize conflicts with non-resource uses. Non-resource residents may be subjected to common, customary and accepted farm and ranch practices that are conducted in accordance with federal and state laws but ordinarily and necessarily produce noise, dust, smoke and other impacts. The grantees, including their heirs, assigns and lessees, by the recording of this statement, and in return for allowing a non-resource dwelling on this property, hereby accept the potential impacts of accepted farm and ranch practices as normal and necessary and part of the risk of establishing a dwelling in this area, and grantee acknowledges the need to avoid activities that conflict with nearby resource uses.” Evidence shall be provided showing the lot or parcel upon which the dwelling is proposed to be located has been disqualified for valuation at true cash value for farm use under ORS 308.113.

Proposed Finding: The non-resource dwelling will be located on land that is not high-valued farm land (soils class IV and VI) and has had not water rights.

OTHER PROPOSED FINDINGS OF FACT

The applicant has submitted additional proposed findings of fact in the conditional use application.

PROPOSED CONDITIONS OF APPROVAL

1. The following statement must be entered into the chain of title for the new non-farm dwelling parcel: (Subject parcel is tax lot #1002, Section 21, T18S, R44E, Assessor's map 18S44E21. Malheur County Reference #20151).

“The property herein described is situated in or near a resource (farm or ranch) zone, where the intent is to encourage agricultural use and minimize conflicts with non-resource uses. Non-resource residents may be subjected to common, customary and accepted farm and ranch practices that are conducted in accordance with federal and state laws but ordinarily and necessarily produce noise, dust, smoke and other impacts. The grantees, including their heirs, assigns and lessees, by the recording of this statement, and in return for allowing a non-resource dwelling on this property, hereby accept the potential impacts of accepted farm and ranch practices as normal and necessary and part of the risk of establishing a dwelling in this area, and grantee acknowledges the need to avoid activities that conflict with nearby resource uses.”

2. Adequate firebreaks shall be constructed and maintained to minimize danger from potential wildfire.
3. A new driveway must be built in accordance with the International Fire Code, as prescribed by the Vale Rural Fire Chief.
The driveway must be an all-weather surface that has 20' unobstructed width and 13'6" unobstructed vertical clearance. Any access road must include an improved turnaround on roads greater than 150' in length and not exceed a grade of 10%. If the road is greater than 500' in length, minimum access road width is 26'. The driveway must also be capable of supporting live loads of at least 75,000 lbs. The driveway angle of approach/departure cannot be less than the design limitations of the Fire Department apparatus.
4. This approval is valid for four years from the date of this order. Substantial action must be taken within this time period or the approval will lapse.

EXHIBITS

Exhibit 1: Letter from Vale Rural Fire Department

Exhibit 2: Letter from ODOT

Exhibit 3: Partition Plat No. 07-06, recorded instrument no. 2007-958