

Malheur Co. Planning Dept.

3/18/22

To Whom It May Concern:

I am re-applying for a Conditional Use Permit. I have had a Conditional Use Permit granted before, but they expired.

I would like to put a dwelling, a manufactured home, &/or a shop on my property.

Sincerely,

Carl Trumbo

There are no water rights on the property.

The property is on Boat Landing Road in Ontario - between 222 and 218 Boat Landing Road residences.



MALHEUR COUNTY

251 B Street West, #12 Vale, Oregon 97918

PLANNING DEPARTMENT

Phone (541)473-5185

File Number: _____

Application Fee: _____

Date Received: _____

Date Deemed Complete: _____

CONDITIONAL USE APPLICATION

LANDOWNER INFORMATION

Name: Carol Treum
Address: 1657 Pennington Drive
City/State/Zip: Ontario OR 97914
Phone: 541-216-8001
Email: _____

APPLICANT INFORMATION ☐ Check box if same

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

PROPERTY INFORMATION

Township: 17 Range: 47 Section: 1D Tax Lot: _____ Ref #: _____ Acres: _____ Zoning: _____
Address: TBD
Current use: Fruit trees Use of surrounding properties: homes
Proposed use: _____ 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: Boat Landing Road

LEGAL PARCEL STATUS

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

*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): Carol Truino Date: 3/18/2022

Property Owner(s): _____ Date: _____

Applicant(s): Carol Truino Date: 3/18/22

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

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: _____	



MALHEUR COUNTY

PLANNING DEPARTMENT

251 B Street West, #12 Vale, Oregon 97918

Phone (541)473-5185

CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN REQUEST

permission to put a house or manufactured home on it, &/or a garage/shop

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Dwelling	48	27		1067 sf
Driveway				
Accessory Structure	40	30		1200 sf
Agricultural Structure				
Other				
EXISTING				
Dwelling				
Accessory Structure	14	10	well house	
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:

surrounding properties have dwellings on them

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

NA

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

none

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

dwellings, barns, shops, pastures
row crop on other side of road w/ a dwelling
& out building on it as well.

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:

none

Fire & Police Protection:

none

- I already pay fire dues

Sewer & Water:

I have a well

Electrical & Telephone:

tie in to

- already there

Solid Waste Disposal:

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

None

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.

I protect wildlife. NO interference with any.

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?

Already dwelling on surrounding properties - no effect

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?

Lawn, Flowers

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.

stay the same

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

Don't know what this means

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

no outdoor lighting

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?

as stated above, dwellings surrounding the property already exist
No effect on farming practices

Last Updated 01/28/2020

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:

consistent with current practices
no effect

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

there are no farming practices adjacent to
this property

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:

This Land is not in a flood zone
It does not have irrigation rights
It is not suitable for farm use

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?

clay, alkali, hard pan

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

Primary Farm dwellings

Non-farm dwellings

several in Quail Cove &
on Bartley road

Farm hand/labor dwellings

0

Hardship dwellings

0

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

row crop across the road, dwelling that
have small pastures

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

Lot of Record dwellings _____ Non-farm dwellings _____

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? 0

F. On the parcels where you concluded no potential dwelling(s) will be sited, describe why? _____

only only parcel

G. What dwelling development trends have been identified within the study area since 1993? _____

None that I know

H. What are the findings of fact that describe the existing land use pattern of what the study area looks like now?

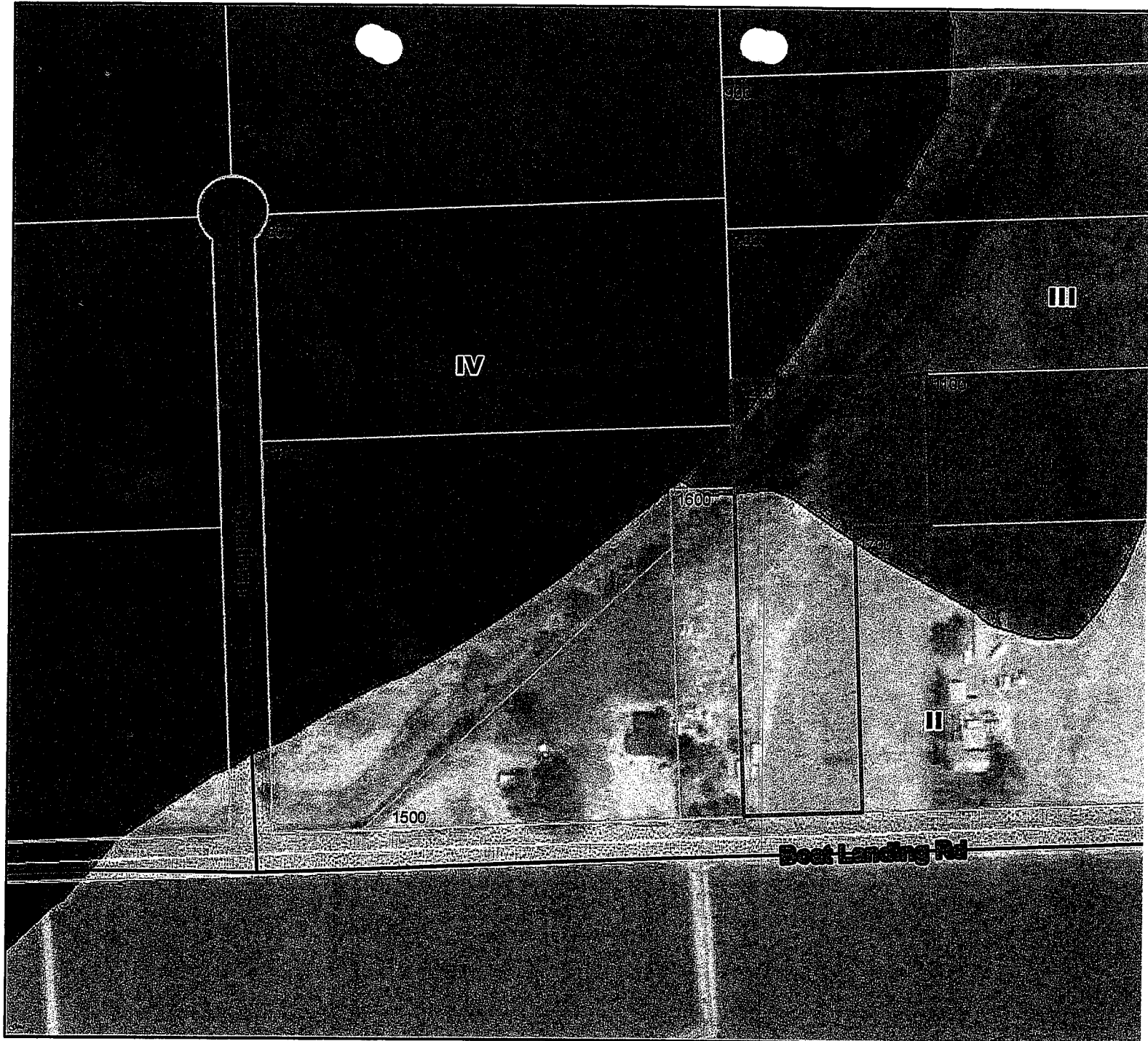
Same as it has been - no changes
except a couple new house put on
neighboring properties several years ago.

I. What are the findings of fact that describe what the study area would look like if all the potential development occurs? None, excepted one dwelling

- 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?

*The surrounding area
The property ~~is~~ already subdivided many
years ago. Nothing is being changed.*

Last Updated 02/27/2020

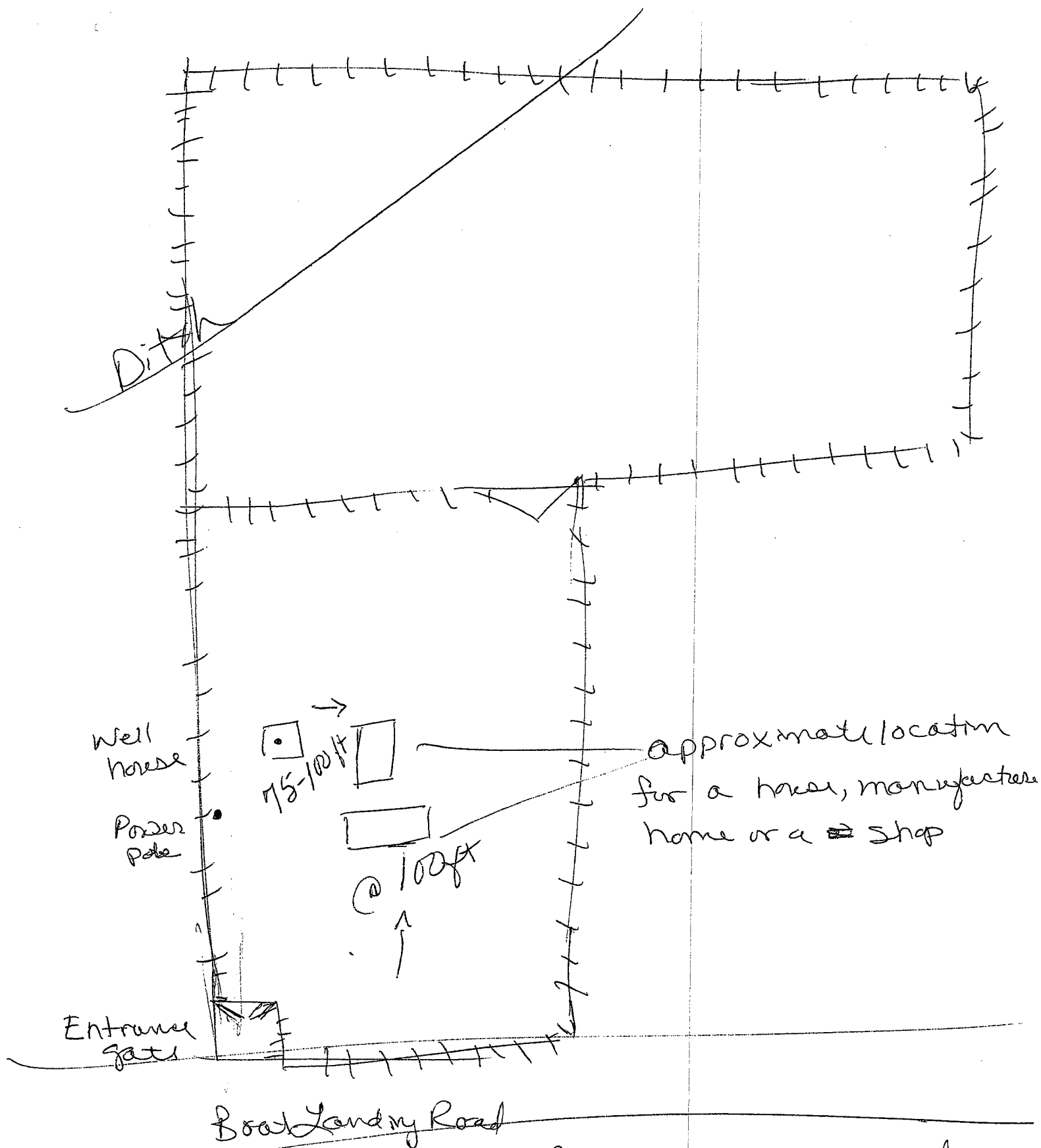


Soil Class



Soil Map

Hemphill_Ref# 6497



I have fenced & crossed fenced
the entire property