

Donald S Beebe
1451 Ridgeview Rd
Adrian, OR 97901

January 25, 2022

Malheur County Planning Department
251 B Street West, #12
Vale, OR 97918

To Whom It May Concern:

I am submitting this application for a Conditional Use Permit for property located at or near 1451 Ridgeview Rd. The ground is currently not desirable for production ground. This application is being resubmitted to replace the previously approved CUP file no. 2019-06-016 a few years ago for a single non-farm parcel and non-farm dwelling. I wish to change that to two non-farm parcels and non-farm dwellings. This division will help make the parcels smaller and easier to manage.

I have attached pertinent documents for your consideration, and I am available to answer any questions you might have about this property and my plans.

Thank you for your consideration.

Directions from Vale:

Take Lytle Blvd and OR-201 S about 30 miles to Succor Creek Cutoff
Turn Slight Right on Succor Creek Cutoff and go about 1500 feet to subject property

This letter hereby grants anyone on the Malheur County Planning & Zoning Commission and any other persons from Malheur County permission to enter the property I own at or near 1451 Ridgeview Rd for the purpose of granting a Conditional Use Permit for my proposed project.

Sincerely,

Donald S. Beebe

The sole purpose of this proposal is to hopefully turn a non-farm dwelling into a livable domain for my children in the future. I have been in Ridgview for my whole life and have fears of relocating. My plan is very simple and cost effective. I plan to build up the land into a nice little family dwelling in the years to come. Starting with a shop.

I also would like to stick around to help out my dad and uncle as they are getting older. My uncle and aunt doesn't live on the farm but he still needs some stuff done possibly. I work as much as I possibly can doing everything a person should do for their parents. Ridgview is a fantastic place to be raised and also to grow old.

In closing, I hope you will take into consideration the reasons I want to develop and give me the go ahead to start digging. It's a process that I'm eagerly excited for, and willing to go fourth with what ever is necessary to obtain the permit.

Thank you for your time and efforts in this land change proposal.

Yours truly
Jay Beebe.



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: DONALD S BEEBE
Address: 1451 RIDGEVIEW RD
City/State/Zip: ADRIAN OR 97901
Phone: _____
Email: _____

APPLICANT INFORMATION Check box if same

Name: JAY BEEBE
Address: 1392 RIDGEVIEW RD
City/State/Zip: ADRIAN OR 97901
Phone: 775-666-5358
Email: jaybeebe_nv@yahoo.com

PROPERTY INFORMATION

Township: 22 S Range: 46 E Section: 26 Tax Lot: 3400 Ref #: 10942 Acres: 140.72 Zoning: C-A1
Address: 1451 RIDGEVIEW RD, ADRIAN, OR 97918
Current use: 559 FARM USE/ZONED/M H Use of surrounding properties: C-A1
Proposed use: 559 FARM USE/ZONED/M H Permitted subject to section: MCC 6-6-8-1 & 6-6-8-2
Water source: WELL Sewage disposal method: SEPTIC & DRAINFIELD
Are the wetlands/water waterways on your property? No Yes (description): _____
Do you own neighboring property? No Yes (description): _____
Name of road providing access: Old Succor Creek Highway

LEGAL PARCEL STATUS

Partition: N/A Subdivision: N/A
or Most Recent Pre- 09/04/1974 Deed #: Book 81 Page 240 Date Filed: _____
Current Deed #: 2016-1238 Date Filed: 04/14/2016

**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): Donald S. R... Date: _____

Property Owner(s): _____ Date: _____

Applicant(s): _____ Date: _____

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 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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CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN EQUEST

Recognize that the NE1/4 of Section 26 is a discrete land unit at approximately 140.72 acres. Then we wish to partition two (2) non-farm parcels each for non-farm dwellings. Both proposed parcels are currently vacant and will be planned for new non-farm dwellings. Both parcels do not have water rights. The ground is rangeland with some sagebrush and have mostly class VIII soils. One parcel will be about ~ 4.7 gross acres and the other about ~ 15 gross acres.

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Dwelling	50	27	8	1404
Driveway	300	14		4200
Accessory Structure	25	25	8	625
Agricultural Structure				
Other				
EXISTING				
Dwelling				none
Accessory Structure				none
Agricultural Structure				none
Other				none

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:
They will be consistent with the surrounding area as both are not in farm production.

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

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

3. What are the existing developments and viewpoints of property owners in the surrounding area?
Next door to the East is an existing home site across from the Succor Creek Road and Canal. They are uphill and out of sight. The proposed parcels are bounded by the highway, county roads, and canals.

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: Existing county roads are Succor Creek Road and the Cut-off Road (for Succor Creek Road)

Fire & Police Protection:
Adrian City/Rural Fire District

Sewer & Water: On site septic and well

Electrical & Telephone: Power and telephone are available alongside the proposed parcels.

Solid Waste Disposal: Owner will contract with garbage removal or self-deliver to landfill.

5. What effect will the proposed use have on the stability of the community's social and economic characteristics?
There are no foreseeable potential impacts but a possible addition of a family single residence availability which could 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.
Dry ground (class 8 soil). There are no known fish and wildlife critical habitats on the subject parcel; and there are no known potential impacts.

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 no increase of activities or operation beyond the minimal use of a family dwelling and parcel. Existing dwellings are not visible from the proposed home sites.

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 small residential landscaping not to exceed 0.5 acres surrounding the home.

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 proposed home sites are accessible for the Cut-off Road for Succor Creek Road.
The landowner and or successors will abide by the recommendations from the County Road Department and Rural Fire Department.

**NON-RESOURCE DWELLING and NON RESOURCE PARTITION –
Malheur County Code (MCC) 6-6-8-1 and (MCC) 6-6-8-2**

1. Describe how the proposed dwelling and the creation of the proposed partition(s) is compatible with farm uses and is consistent with ORS 215.243: The parcels are currently non-productive ground.

2. Will the proposed dwelling and creation of the proposed partition(s) interfere seriously with accepted farming practices on adjacent lands and what conditions exist to avoid this problem? The proposed parcels are currently non-productive ground because of adverse soil conditions and no water rights exist for the property for irrigation.

3. Will the proposed dwelling/partition 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:

No, if yes:

- Is the proposed parcel only as large as necessary to accommodate the use and provide any buffer area needed to ensure compatibility with adjacent agricultural uses? n/a

- Is the proposed parcel located on land with predominantly low productivity V-VII soils not suited for agricultural use and is large enough to accommodate the use and provide any buffer area needed to ensure compatibility with adjacent agricultural uses? How so? Yes. The parent parcel is non-productive.

4. In what ways will the proposed partition avoid conflict with and have no significant adverse impact on:

- the quality of farm or range land: Soils are unsuitable for farming and the rangeland consist of sagebrush and some high slopes with few low slopes.

- the watersheds: No known watersheds. Uphill and opposite side of county road and stream channel.

- fish and wildlife habitat: No known watersheds.

- soil and slope stability: Existing ground is rangeland and non-productive. There are some high slopes with few low slope areas with potential dwelling sites.

- air and water quality: There are no known potential impacts on air and water quality.

- outdoor recreation areas: Succor Creek State Park

5. Will the proposed partition be created for an existing dwelling or for preserving a historical dwelling? No. The proposed parcels are vacant.

6. 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? The majority of the soils in
on the proposed parcels are class VIII and non-productive. However, immediately
adjacent to the subject parcels, there are a variety of soils of class I, II, IV.

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

Primary Farm dwellings	<u>28</u>	Non-farm dwellings	<u>7</u>
Farm hand/labor dwellings	<u>1</u>	Hardship dwellings	<u>0</u>

C. What are the types of farm use occurring in the study area (row crops, pasture, range land, feed crops)? _____
80% row crops. 20% rangeland.

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

Lot of Record dwellings	<u>3</u>	Non-farm dwellings	<u>18</u>
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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? 9

F. On the parcels where you concluded no potential dwelling(s) will be sited, describe why? Most are zoned
agricultural use only and most other rangeland are too far off for development. Others are
less than the minimum parcel sizes.

G. What dwelling development trends have been identified within the study area since 1993? The surrounding
area is largely farmland with small portions of outlying areas consisting of rangeland.

A few building permits have been permitted in the last few years.

H. What are the findings of fact that describe the existing land use pattern of what the study area looks like now? Current land use is focused on agricultural production with row crops and grazing with minimal housing and development. Current house 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? Should the potential development occur, there would be minimal impact on production ground as potential home sites would presumably be placed on areas that have no production. Additionally, there should not be any net loss of land currently actively employed in farming activity.

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? There are no foreseeable impacts on the stability of production in the area. The new vacant parcel will be sited nearby an existing county road without changes or an significant increase to impacting the existing conditions nearby.
