



# MALHEUR COUNTY

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

File Number: BRH-2025-007  
Application Fee: \$750<sup>00</sup>  
Received: \_\_\_\_\_

## BRH LAND DIVISION APPLICATION

### LANDOWNER INFORMATION

### APPLICANT INFORMATION Check box if same

Name: Jeffrey Roy Schlagel Name: \_\_\_\_\_  
 Address: 14615 Holland Rd. Address: \_\_\_\_\_  
 City/State/Zip: Ontario, OR 97914 City/State/Zip: \_\_\_\_\_  
 Phone: 208-921-1214 Phone: \_\_\_\_\_  
 Email: Jeffschlagel1@gmail.com Email: \_\_\_\_\_

### ORIGINAL PROPERTY INFORMATION

Township: 17 Range: 47 Section: 10 Tax Lot: 1100 Ref #: 6494 Acres: 4.93 Zoning: C-A1

Names and addresses of the lien holder/mortgage, if applicable

Names of the engineer or surveyor employed (to be employed) to make necessary surveys and prepare the legal descriptions of each new parcels/lots

### DETAILED SPECIFIC WRITTEN REQUEST:

*\*Indicate number of parcels to be created and their proposed sizes*

Wanting to split 5 acre lot into 2 lots. One being 3 acres and the other lot 2 acres

### TENTATIVE PLAN REQUIREMENTS:

*\*All proposed Border Region Housing (BRH) land partitions must adhere to ORS 92 and Malheur County Title 7. At a minimum, the following shall be submitted for review:*

C. Proposals for land partitioning in all zones other than those specified in subsection B of this section at minimum shall submit a tentative map for partitioning as provided below:

1. A vicinity map locating the proposed partitioning in relation to adjacent subdivisions, roadways and adjoining land use and ownership patterns. The map must include names of all existing roadways shown therein. (An assessor's tax lot map may be used for this item.)

2. A plan of the proposed partitioning on forms provided by the planning department, showing approximate tract boundaries and dimensions, the approximate area of each tract or parcel, locations of all easements, and the names, right of way widths and improvement standards of existing roads.

3. Names and addresses of the landowner, the applicant (if different), a mortgage if applicable, and the engineer or surveyor employed or to be employed to make necessary surveys and prepare the legal descriptions of each parcel to be created.

4. A statement regarding contemplated water supply, sewage disposal, fire protection and access.

5. North point, scale and date of map, and property identification by tax lot, section, township and range.

6. Statement regarding past, present and intended use of the parcels to be created, or the use for which the parcels are to be offered.

7. If a tract of land has water rights, [...]

8. Location of all existing buildings, canals, ditches, septic tanks and drainfields.

9. Location of any topographical feature which could impact the partition, such as canyons, bluffs, rock outcroppings, natural springs and floodplains. (Ord. 25, 3-2-1983; amd. 1989 Code)

10. For partitioning to accommodate legally existing dwelling site: [...] For all other partitions: intended route of proposed new road right of way necessary to provide frontage upon a public road or street for all parcels created and to serve lands beyond, and a legal description of that proposed right of way. Location of any proposed right of way shall be agreed to by the planning director after consultation with the county engineer and shall be consistent with the transportation system plan. Direct preliminary discussion with the county engineer is recommended.

11. Location, width, name, approximate location and approximate grade of all proposed rights of way.

12. The location and design of all proposed pedestrian and bicycle facilities, including accessways if required by this title or the zoning ordinance. (Ord. 125, 6-20-2000)

Provide a statement regarding contemplated water supply, sewage disposal, fire protection and access.

Water: With properly permitted well

Sewage Disposal: with properly permitted septic system

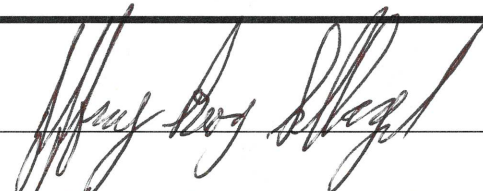
Fire Protection: From Payette County

Access: With driveway built to specs coming out onto Rolland Road


- An affidavit form, signed by the property owner, stating that the land proposed for rezoning has not been employed for farm use in the prior 3 years.
- A signed form from the applicable irrigation district certifying whether the land proposed for BRH rezoning has an irrigation water right.
- A letter from the applicable Rural Fire District confirming that the land proposed for rezoning has fire protection and including emergency access and fire protection requirements.
- Tax assessor records showing whether each proposed 2-acre homesite (parcel or lot) has been subject to farm tax deferral in the last three years.
- A signed form from the tax assessor stating that the land proposed for rezoning has not been assessed for purposes of open space under ORS 308A.300 to 308A.330, riparian habitat under ORS 308A.350 to 308A.383, wildlife habitat under ORS 308A.403 to 308A.430 or having a conservation easement under ORS 308A.403 to 308A.430 within the prior 10 years.
- A written narrative and evidence demonstrating that ***the area proposed for rezoning has not been actively farmed for three years prior to application submission***. In addition to the signed affidavit from the property owner, evidence should include aerial photographs, tax records, affidavits from abutting property owners, or other means acceptable to the Review Board.
- A written narrative and evidence to demonstrate that ***the area proposed for rezoning is not viable for reasonably obtaining a profit through farm use***. Expert testimony from experienced farmers, the Farm Bureau or the Oregon State University Extension Service may be considered by the Review Board in making its determination.
- A written narrative and evidence to demonstrate that ***the proposed rezoning, if approved, would not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use***. To address this criterion, the applicant must describe the accepted farming practices on abutting agricultural properties and explain why the proposed residential use will not force a significant change in such practices. In addition to the signed non-complaint agreement, the Review Board may consider geographic buffers between proposed dwellings and actively farmed agricultural land, such as intervening rural development, stream corridors, slope differentials, or dedicated roads as evidence towards meeting this this criterion.
- If natural hazards exist on land proposed for rezoning, the applicant has provided studies and recommendations for addressing the natural hazard identified at the pre-application conference.

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**SIGNATURES**

Property Owner(s):  Date: 7-9-25

Property Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Applicant(s):  Date: 7-9-25

Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_

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File Number: BRH-2025-007  
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## BRH REZONING APPLICATION

### LANDOWNER INFORMATION

### APPLICANT INFORMATION Check box if same

Name: Jeffrey Schlagel  
Address: 4615 Rolland Rd.  
City/State/Zip: Ontario, OR 97914  
Phone: 208-921-1214  
Email: Jeffschlagel1@gmail.com

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

### ORIGINAL PROPERTY INFORMATION

Township: 17 Range: 47 Section: 16 Tax Lot: 1100 Ref #: 6494 Acres: 4.93 Zoning: C-A1  
Address/General Location: \_\_\_\_\_

### BRH REZONING APPLICATION REQUIREMENTS:

Applications for BRH rezoning or associated land divisions will only be accepted if pre-clearance eligibility requirements are met.

\*The following shall be met for all rezoning applications:

If a land division is proposed, the applicant must complete the required partition or subdivision application and submit with this rezoning application.

BRH Pre-Clearance Map showing location of proposed homesites (parcels or lots) within the eligibility area.

\*This map demonstrates that the proposed lots/parcels for rezoning are:

1. Within the Border Region, Zoned EFU/ERU, privately-owned and within a Rural Fire District
2. Not classified as high value farmland as described in o ORS 195.300(10), except for subsections 10(c)B and 10(f)(E). [Note: all Class I-III soils in the Border Region are mapped by the state as High-Value Farmland.]; does not have a lower soil classification which, if irrigation, is classified as having Class III soil
3. Not within a designated critical groundwater area per ORS 537.730-740 or within an area where groundwater withdrawals are restricted by the Oregon Water Resources Commission
4. Not shown having a Point of Use permit by the Oregon Water Resource Department
5. Not within the 100-year floodplain as defined on Federal Emergency Management Agency maps and referenced in Malheur County Title 5, Chapter 2 – Flood Control

A scale drawing showing the location and dimensions of each proposed homesite within the eligibility area for the subject property and show the location of proposed structures on each 2-acre homesite (parcel or lot) and setbacks from proposed property lines. The drawing must comply with BRH zone development standards. (MCC 1-13-5-E). It is recommended that this drawing be prepared by a surveyor licensed in the state of Oregon.

A description of how access will be provided to the site from a public road, and how water and sanitation will be provided to each homesite. (See also partitioning and subdivision application requirements.)

Aerial photographs for the last 3 years showing the proposed homesites, remaining land under the same ownership, and all adjacent tax lots (including those directly across the road).

7-4-13: FIRE PROTECTION:

A. If the development or subdivision is not within an existing fire protection district, the subdivider shall make prospective buyers aware of that fact.

B. Fire hydrants connected with the public water supply shall be installed in all land divisions with central water supply.

C. Provisions for fire protection shall be made where forest or other vegetation is likely to constitute a fire hazard as follows:

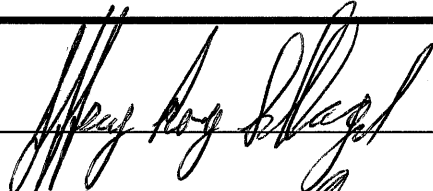
1. Fire Breaks: Fire breaks shall be provided as may be specified by the appropriate fire protection agency. Access roads may be used as fire breaks where provided at suitable locations.

2. Emergency Access: Two (2) or more improved all weather access points from the development, subdivision or major partition may be required by the commission for the purpose of fire protection egress and ingress to ensure public safety as may be specified by the appropriate fire protection agency. (Ord. 25, 3-2-1983; amd. 1989 Code; Ord. 125, 6-20-2000)

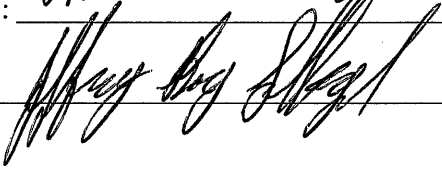
7-4-14: OTHER IMPROVEMENTS:

In addition to the improvements required by the provisions of this title, the subdivider may be required to provide other improvements because of specific features of the land, or the design of the subdivision or major partition. Improvements such as bridges, culverts and the fencing of watercourses, right of way and the creation of recreation areas and facilities may be required where necessary for health, safety and general welfare of residents of the subdivision or major partition. (Ord. 25, 3-2-1983; amd. 1989 Code; Ord. 125, 6-20-2000)

**SIGNATURES**

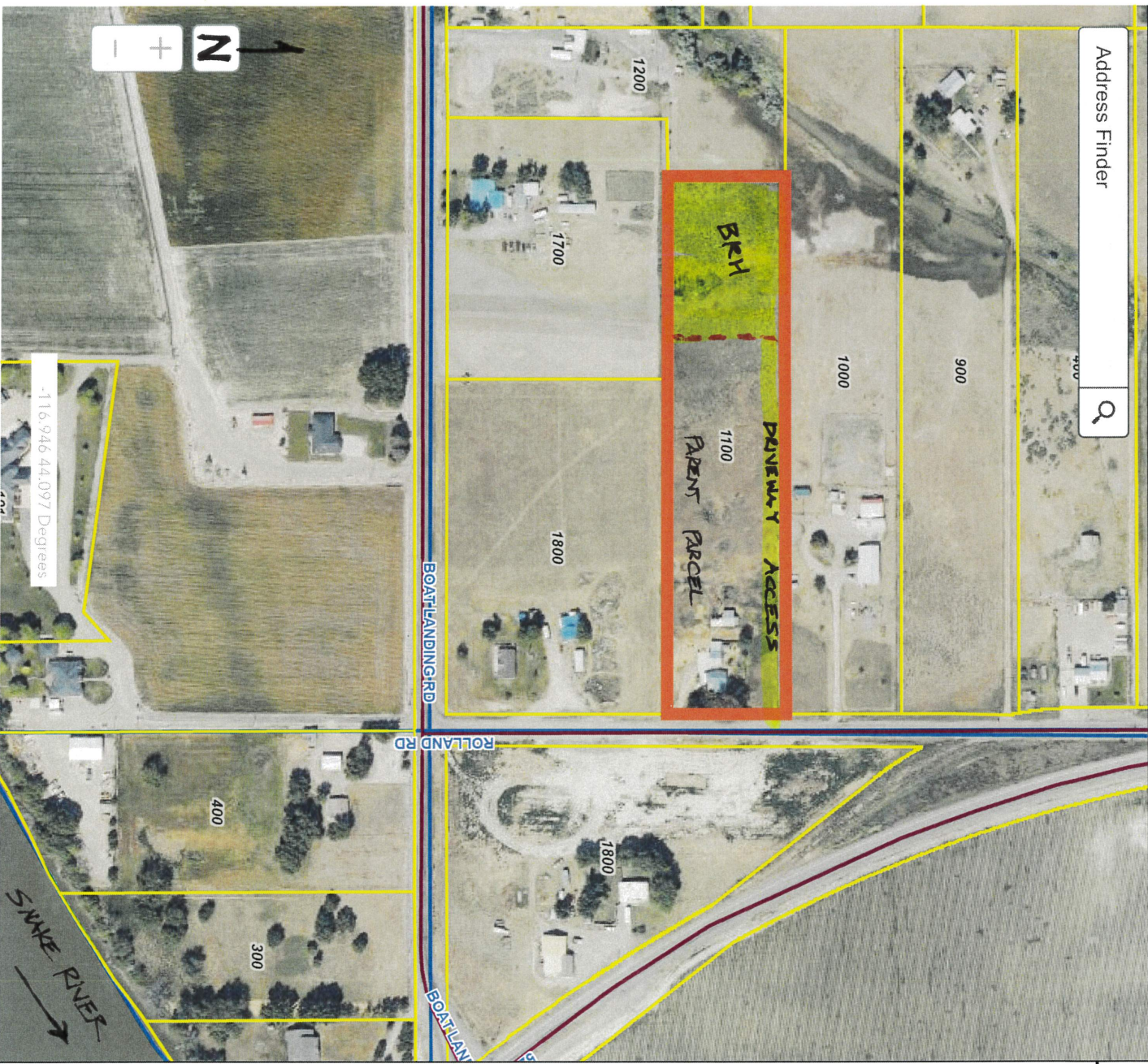
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Property Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Applicant(s):  Date: 7-9-25

Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Address Finder



Query

Tasks

Results

Reference Search\_Query result\_2

Displayed features: 1/1

SCHLAGEL, JEFF ETAL

MapNumber 17S47E10D

Taxlot 1100

MapTaxlot 17S47E10D01100

ORMap [More info](#)

SepticInfo [More info](#)

Assessor's Office [More info](#)

REF 6494

CONTRACTBU

ADD1 5321 W WYLLIE LN

ADD2 BOISE, ID

CITYSTATE 83703

ZIP 12

TCA 2,075.72

TAXES 4.93

TOTACRE 62,278

ASSLND 102,273

ASSIMP 138,590

MKIND 158,920

MKIMP 4615 ROLLAND RD

SITUSADD ONTARIO

CITY C-A1

ZONING 285,000

SLAMT 20240612

SLDATE N

SPLITCK

NOTES



\* NEIGHBOR APPLICANT (BRN-2025-008) REQUESTING A SHIPPED EXSEWER / DRINEWAY.

← BOAT LANDING ROAD →

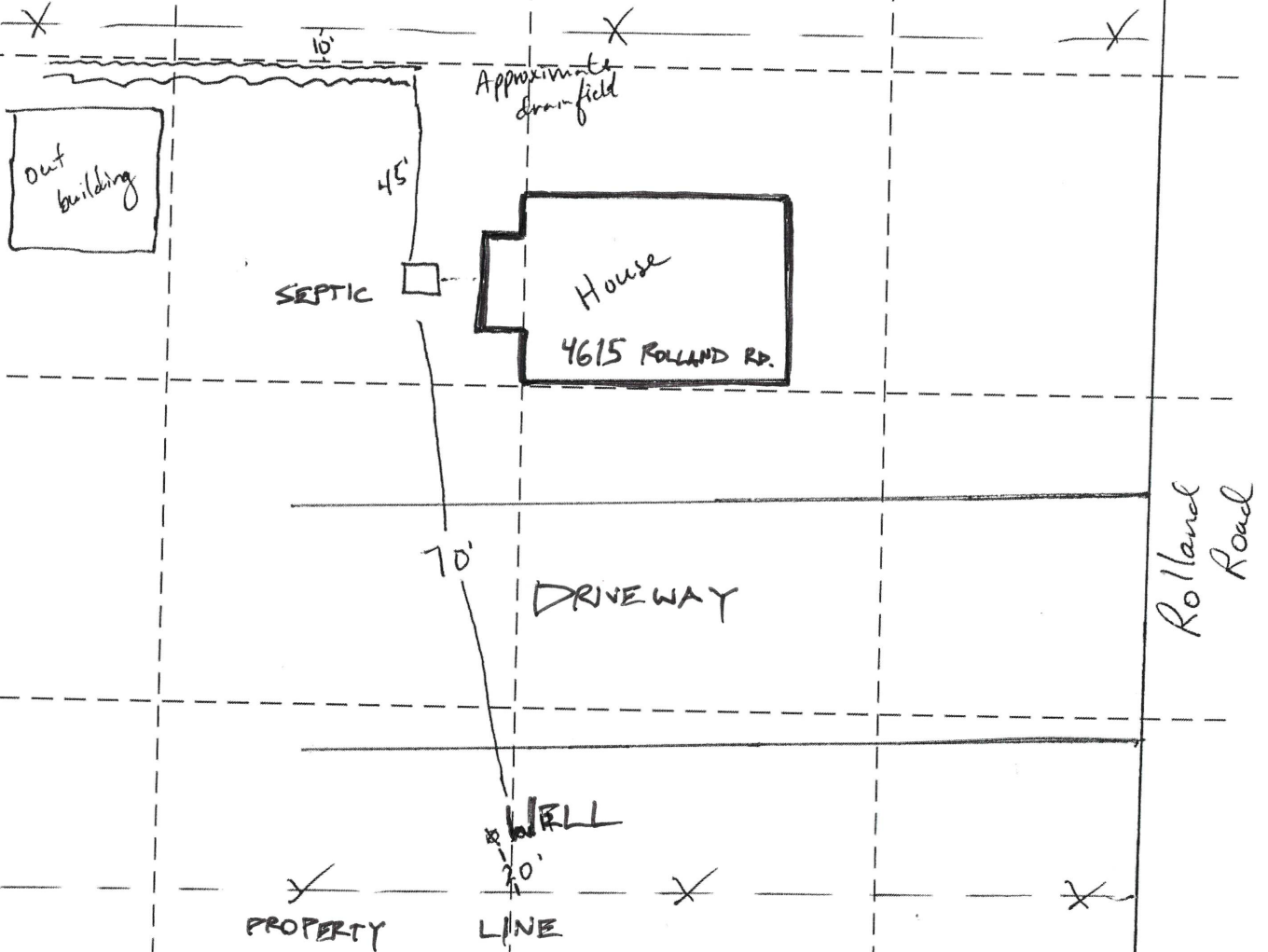
TAX REFERENCE: 6494

EVALUATOR: Eric Evans

APPLICANT: Harriet Myers

DATE: 1/26/09

TAX LOT 1100 PARENT PARCEL SEPTIC INFORMATION



\* Not to scale.

4615 Rolland Road, Ontario  
17-47-107-1100, Ref # 6494