



MALHEUR COUNTY

251 B Street West, #12 Vale, Oregon 97918

PLANNING DEPARTMENT

Phone (541)473-5185

kelsie.havater@malheurco.org
marc berg

File Number: 2024-09-019
Application Fee: 200-
Date Received: 9/23/2025
Date Deemed Complete: 9/23/2025

CONDITIONAL USE APPLICATION

LANDOWNER INFORMATION

Name: Mark and Debbie Telman
Address: 2307 Pleasanton St.
City/State/Zip: Caldwell, Idaho 83605
Phone: 208-250-9700
Email: datelman@msn.com

APPLICANT INFORMATION ☒ Check box if same

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

PROPERTY INFORMATION Map taxlot: 19546 E 11

Township: 19S Range: 46E Section: 11 Tax Lot: 3901 Ref #: _____ Acres: 4.9 Zoning: _____

Address: _____

Current use: Ag Use of surrounding properties: Residential/ag

Proposed use: Residential or dwelling 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: Echo Rd.

LEGAL PARCEL STATUS

Partition: 2010-02 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.

1. Conditional Use for Non-farm Dwelling Application

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SIGNATURES:

Property Owner(s): Debbie A. Tolman Date: 8-25-25

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	NO YES
Deed/Land Use Action: _____	
Previous Map and Tax Lot: _____	
Past Land Use Actions: If yes, list file #(s) _____	NO YES
Subject to previous conditions? _____	NO YES
Assessor Property Class: _____ Zoning: _____	
Water Resources: Are there bodies of water or wetlands (seasonal or permanent) on property or adjacent properties? _____	NO YES
Describe (include setback distances): ☐ Fish bearing ☐ Non fish bearing ☐ Seasonal Creek ☐ Irrigation ditch ☐ Wetland ☐ Pond/Lake ☐ 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? ☐ NO ☐ YES. # _____	
Address: Address exists and has been verified to be correct? _____	NO YES
Address needs to be assigned after approval? _____	NO YES
Fire District: _____	



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CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN REQUEST

We wish to build atleast one single family home. Lot is sloped with no water rights and alkali soil. Cannot serve as ag necessarily. We may end up spitting it apart of spit. we would like to build on both if this is approved but atleast wanta build one.

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway				
Accessory Structure				
Agricultural Structure				
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:

Property is bordered on 2 sides by Homes. Ag use not an ideal fit due to slope/alkali soil. No water rights

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

Residential/ag use only

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

2 people, married.

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

No objections.

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: No impact

Fire & Police Protection: No impact will provide after preliminary decision as a condition

Sewer & Water: Septic - will get permit following decision as a condition. ~~Sho~~ Should not be an issue. Install septic.

Electrical & Telephone: No impact, No phone, power pole existing.

Solid Waste Disposal:

Trash service Available.

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

No impact.

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.

No impact. Secluded and surrounded by residential.

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?

Will not impact.

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?

improved visual appearance through landscaping features planting.

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.

county road exist. Echo Rd.

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

Garbage service used with provided cans.

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

NA

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?

maybe some limited grazing. No impact.

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:

Acres of land between dwelling and nearest farm ex.

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

Home surrounded by residential on 2 sides. Ag on one side but distance from ag lot is great.

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:

Alkali soil / No irrigation or water rights, extreme
slope!