

Narrative: Non-Farm Use (Past Three Years)

The subject property has not been actively employed for farm use within the past three years prior to application submission. The property has remained vacant and has not been utilized for crop production, livestock grazing, or any other form of commercial agricultural activity during this time period.

A review of aerial imagery from the past three years demonstrates no evidence of farming practices, including the absence of row cropping patterns, irrigation activity, or maintained agricultural fields. The vegetation appears natural and unmanaged, further supporting the conclusion that the land has not been actively farmed.

In addition to aerial evidence, the property owner has provided a signed affidavit confirming that the land has not been used for farm purposes within the required timeframe.

Based on the consistent lack of agricultural activity, both through visual evidence and owner verification, the subject property meets the criteria of not being actively employed for farm use for the past three years.

EXHIBIT # 7

Narrative: Farm Use Viability

The subject property is not viable for reasonably obtaining a profit through farm use. The parcel is limited in size and lacks the scale necessary to support commercial agricultural operations that would generate a sustainable income.

In addition to its limited size, the property does not have the infrastructure typically required for productive farming, such as established irrigation systems, agricultural improvements, or active soil management. The absence of these features further reduces the feasibility of conducting profitable agricultural activities.

Surrounding land use patterns also contribute to the lack of farm viability. The area includes a mix of rural residential properties and smaller parcels, which limits the ability to operate larger-scale farming equipment and reduces the practicality of agricultural production.

Based on these factors, including parcel size, lack of infrastructure, and surrounding development patterns, the subject property is not reasonably capable of generating a profit through farm use and is better suited for residential development.

Narrative: Impact on Surrounding Farm and Forest Practices

The proposed rezoning will not force a significant change in accepted farm or forest practices on surrounding lands devoted to agricultural or forest use. The subject property is located within an area characterized by a mix of rural residential and limited agricultural uses, and the introduction of a single residential dwelling is consistent with existing land use patterns in the area.

Accepted farming practices on nearby properties may include activities such as operation of agricultural equipment, application of fertilizers or pesticides, irrigation, and livestock management. The proposed residential use will not interfere with these practices, as the property is adequately separated from actively farmed lands by distance, existing parcel configurations, and surrounding development.

In addition, geographic buffers such as intervening parcels, roadways, and natural spacing between properties reduce the likelihood of conflict between the proposed residential use and nearby agricultural activities. The placement of the proposed dwelling will be designed to maintain reasonable setbacks from adjacent properties, further minimizing any potential impact.

The property owner acknowledges that standard agricultural practices may occur on nearby lands and agrees not to file complaints regarding accepted farming or forest operations.

Based on these factors, the proposed rezoning will not force a significant change in accepted farm or forest practices in the surrounding area.

Access, Water, and Sanitation Description

Access to the subject property (Parcel 1801) is provided via a pre-existing easement connecting to a public road. The easement is currently established and provides adequate access for residential use.

Water service for the proposed dwelling will be provided by a new well to be installed on the property in accordance with all applicable state and county requirements.

Sanitation for the proposed dwelling will be provided by a new septic system to be installed and approved through Malheur County Environmental Health in accordance with all applicable regulations.