



MALHEUR COUNTY

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

File Number: BRH-2026-013
Application Fee: \$750.00
Received: 4/28/2026

BRH REZONING APPLICATION

LANDOWNER INFORMATION

Name: Schaffel Family LLC
Address: _____
City/State/Zip: _____
Phone: 541-561-8699
Email: info@goldvalleyloghomes.com

APPLICANT INFORMATION ☐ Check box if same

Name: Hank Schaffel
Address: 1790 SW 11th St
City/State/Zip: Hermiston, OR 97838
Phone: 541-561-8699
Email: info@goldvalleyloghomes.com

ORIGINAL PROPERTY INFORMATION

Township: 17S Range: 46E Section: 25 Tax Lot: 900 Ref #: 6849 Acres: 87.98 Zoning: EFU
Address/General Location: CANYON TWO ROAD (EAST OF SAGE ROAD)

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 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.)

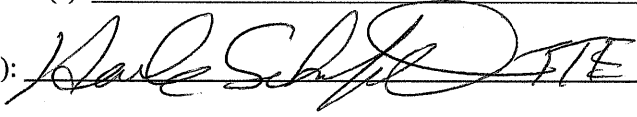
☐ Aerial photographs for the last 3 years showing the proposed homesites, remaining land under the same ownership, and all adjacent tax lots (including those directly across the road).

- ☐ 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 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.

SIGNATURES

Property Owner(s):  Date: 4/22/26

Property Owner(s): _____ Date: _____

Applicant(s):  Date: 4/22/26

Applicant(s): _____ Date: _____



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BRH LAND DIVISION APPLICATION

LANDOWNER INFORMATION

Name: Schaffeld Family LLC
Address: _____
City/State/Zip: _____
Phone: 541-561-8699
Email: info@goldvalleyloghomes.com

APPLICANT INFORMATION ☐ Check box if same

Name: Hank Schaffeld, Trustee
Address: 1790 SW 11th St.
City/State/Zip: Hermiston, OR 97038
Phone: 541-561-8699
Email: info@goldvalleyloghomes.com

ORIGINAL PROPERTY INFORMATION

Township: 17S Range: 46E Section: 25 Tax Lot: 900 Ref #: 6849 Acres: 87.90 Zoning: EFU

none

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

Mike Springer - Benchmark Land Surveying 541-620-0676

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*

Partition one 2-acre parcel for single family residence

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:

Well to be drilled

Sewage Disposal:

Septic system to be designed + approved

Fire Protection:

Property is located within the rural fire protection District

Access:

shared driveway with 2-acre parcel that Jim Schaffeld is currently developing

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:

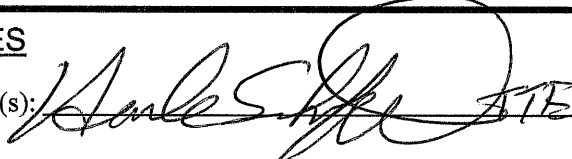
1. Fire Breaks: Fire breaks shall be provided as may be specified by the appropriate fire protection agency. Access roads may be used as fire breaks where provided at suitable locations.

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)

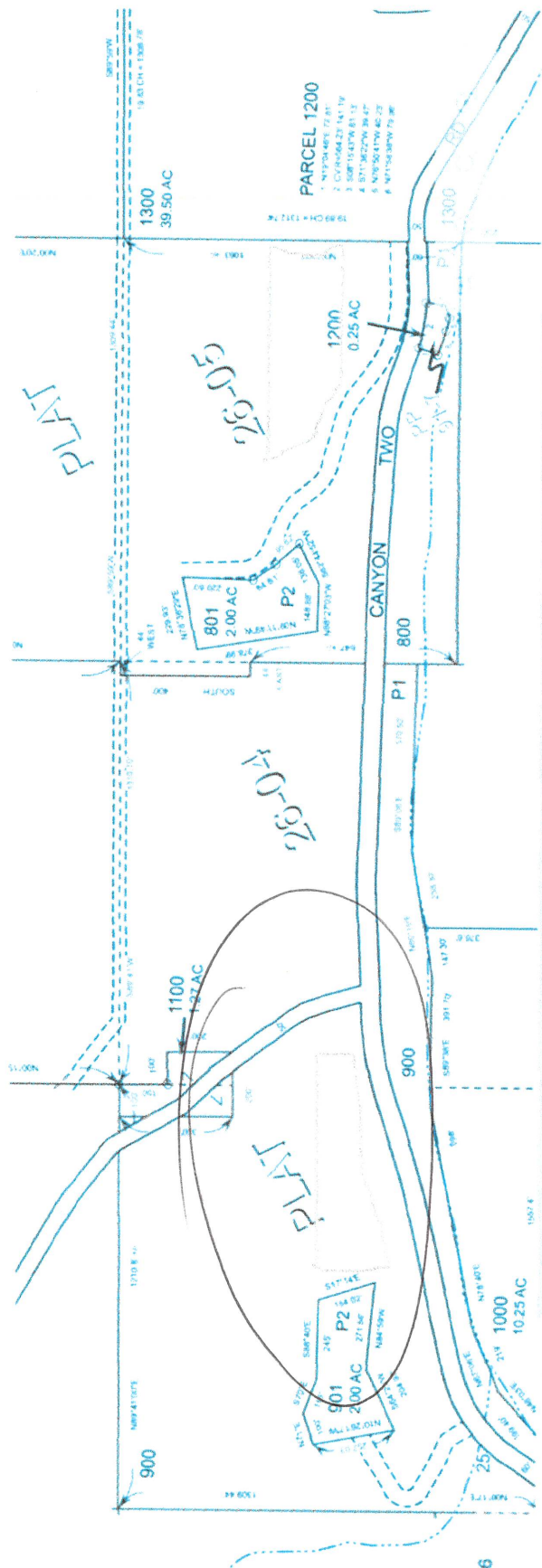
SIGNATURES

Property Owner(s):  HSE Date: 4/22/26

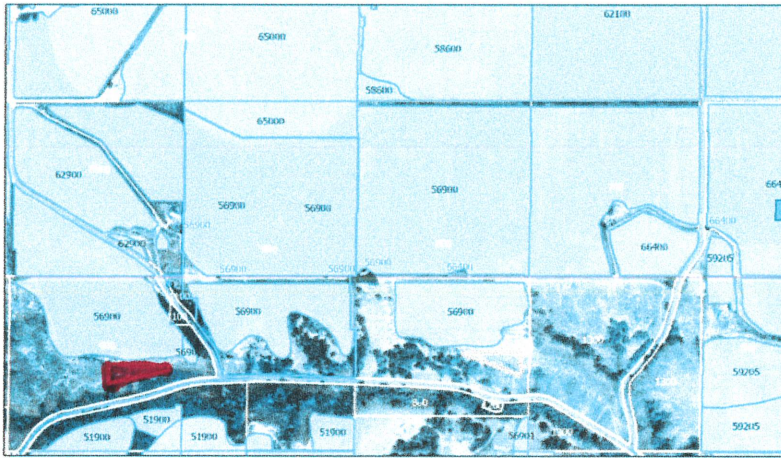
Property Owner(s): _____ Date: _____

Applicant(s):  HSE Date: 4/26/26

Applicant(s): _____ Date: _____



Schaffeld Family LLC - Parcel #56900



1/4/2024, 11:05:00 AM

Place of Use Place of Use (Certificate) • Exist POI
 Primary 75691 Exist POU
 All Other Certificates Taxlots



For reference purposes only. This map is not for official use.