



MALHEUR COUNTY

251 B Street West, #12 Vale, Oregon 97918

PLANNING DEPARTMENT

Phone (541)473-5185

File Number: 2026-07-008

Application Fee: \$200⁰⁰

Date Received: 7/13/2026

Date Deemed Complete: _____

CONDITIONAL USE APPLICATION

LANDOWNER INFORMATION

Name: K3, LLC
Address: 451 Thayer Dr.
City/State/Zip: Ontario OR 97914
Phone: 208-739-1676
Email: lance@ck3llc.net

APPLICANT INFORMATION ☐ Check box if same

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

PROPERTY INFORMATION

Township: 17S Range: 47E Section: 29 Tax Lot: 1103 Ref #: 20249 Acres: 2.16 Zoning: C-RR
Address: Not assigned
Current use: Vacant residential lot Use of surrounding properties: Residential
Proposed use: Residential Duplex Permitted subject to section: 6-3C-3
Water source: Private Well Sewage disposal method: (2) Private septic
Are the wetlands/water waterways on your property? ☒ No ☐ Yes (description): _____
Do you own neighboring property? ☐ No ☒ Yes (description): Residential
Name of road providing access: Thayer Dr.

LEGAL PARCEL STATUS

Partition: _____ Subdivision: Bar-O Ranch Estates Subdivision
or Most Recent Pre- 09/04/1974 Deed #: _____ Date Filed: _____
Current Deed #: 2026-002250 Date Filed: 6/29/2026

*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): K3, LLC (R/ Jane King) Date: 7/13/2026
Property Owner(s): K3, LLC (R/ Jane King) Date: 07/13/2026
Applicant(s): Jane King Date: 7/13/2026
Applicant(s): C. King Date: 07/13/2026

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): _____ ☐ Fish bearing ☐ Non fish bearing ☐ Seasonal Creek ☐ Irrigation ditch ☐ Wetland ☐ Pond/Lake ☐ 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? ☐ NO ☐ YES, # _____ Address: Address exists and has been verified to be correct? Address needs to be assigned after approval? Fire District: _____	☐ NO ☐ YES ☐ NO ☐ YES ☐ NO ☐ YES ☐ NO ☐ YES ☐ NO ☐ YES ☐ NO ☐ YES
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MALHEUR COUNTY PLANNING DEPARTMENT

251 B Street West, #12 Vale, Oregon 97918 Phone (541)473-5185 Fax (541)473-5140

CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN REQUEST

Request approval to construct a residential duplex dwelling on an existing 2.16AC rural residential parcel. The project will consist of two, 2-bedroom single-story dwelling units with attached garages separated by a code compliant fire-rated wall. The development will utilize an existing well, electrical service & driveway, an approved septic will be obtained. The intent is to provide long-term housing, including housing suitable for older adults.

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Dwelling	100'	40	Standards 8' walls	2400
Driveway	200	18	n/a	n/a
Accessory Structure	10	10	Standard 8' walls	100
Agricultural Structure	n/a	n/a	n/a	n/a
Other	none			
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:

Area is zoned residential there are existing rental properties in the area County Code 6-3C-3 allows duplex by conditional use.

Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:
Duplex use is the same as house use, same hours, no special equipment.

Describe the number of people/employees/customers associated with the proposed use:
Maximum occupancy is two residents per dwelling unit.

3. What are the existing developments and viewpoints of property owners in the surrounding area?
All adjoining property owners have been contacted none are opposed.

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: Duplex Residential traffic comparable to a single-family home. No significant impact to existing County Roads

Fire & Police Protection: Residential use only. No significant increase in demand beyond normal residential service.

Sewer & Water: Served by a private well and approved on-site septic system. No public facilities required.

Electrical & Telephone: Service provided by Idaho Power specifically for a duplex no significant expansion of existing facilities is require.

Solid Waste Disposal: Normal residential garbage collection. No additional burden beyond a typical residence.

5. What effect will the proposed use have on the stability of the community's social and economic characteristics?
None. Residential rental property exists in the area and is well accepted.

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.

The lot is an approved lot within an approved subdivision the density is no more than what could be built and occupied.

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?

The proposed dwelling will comply with all required setbacks. Residential use will not create unusual noise, odor, or lighting impacts beyond those associated with a typical single-family residence

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?

Standard landscaping is planned.

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.

Access is from an existing residential driveway on Thayer Drive. Traffic generated by the duplex will be comparable to a typical residential use.

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

Regular residential trash cans will be set out on garbage day near the driveway

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

Exterior lighting will be residential in nature and directed downward to avoid glare beyond the property limits.

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?

N/A

The proposed residential duplex will not interfere with nearby agricultural uses.



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GENERAL APPLICATION

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DETAILED SPECIFIC WRITTEN REQUEST:

**Indicate proposed use and intent of the application*

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SIGNATURES:

Property Owner(s): K-3, LLC (By Jane King) Date: 6/29/2026
Property Owner(s): K-3, LLC By CK Date: 06/29/2026
Applicant(s): Jane King Date: 6/29/2026
Applicant(s): CK Date: 06/29/2026