



MALHEUR COUNTY

251 B Street West, #12 Vale, Oregon 97918

PLANNING DEPARTMENT

Phone (541)473-5185

File Number: 2026-27-005

Application Fee: \$ 200

Date Received: 7/7/2026

Date Deemed Complete: _____

CONDITIONAL USE APPLICATION

LANDOWNER INFORMATION

Name: Klassy Property's LLC
Address: 2935 W. 2050 S.
City/State/Zip: Aberdeen, ID
Phone: _____
Email: _____

APPLICANT INFORMATION ☐ Check box if same

Name: Cameron Skeen/Bullett Onion, LLC
Address: 603 Three Rivers Way
City/State/Zip: Fruitland, ID 83619
Phone: 208-559-0622
Email: cameron@bulletonion.com

PROPERTY INFORMATION

Township: 16S Range: 47E Section: 23 Tax Lot: 9900 Ref #: 6324 Acres: 122.82 Zoning: C-A1
Address: 5046 201 HWY ONTARIO, OR 97914
Current use: Single Family Residential & Agricultural Use of surrounding properties: Agricultural
Proposed use: Single Family Residential & Agricultural Permitted subject to section: 6-6-8-1; 6-6-8-2
Water source: Existing potable water well Sewage disposal method: individual site septic system
Are the wetlands/water waterways on your property? ☐ No ☒ Yes (description): _____
Do you own neighboring property? ☒ No ☐ Yes (description): _____
Name of road providing access: 5046 Hwy 201 is accessed via and existing private driveway

LEGAL PARCEL STATUS

Partition: N/A Subdivision: N/A
or Most Recent Pre- 09/04/1974 Deed #: Bk. 99, p. 432 (Inst. #1955-16297) Date Filed: 03/28/1955
Current Deed #: 2026-0805 Date Filed: 03/06/2026

*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): [Signature] Date: 07/07/2026

Property Owner(s): _____ Date: _____

Applicant(s): [Signature] Date: 7-7-26

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? 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.)	☐ NO ☐ YES
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?	☐ NO ☐ YES ☐ NO ☐ YES
Fire District: _____	



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CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN REQUEST

This application is to request a partition plot of lands zoned for agriculture. There is an existing single family dwelling on the property, which is being split off from the ag lands.

The desired result will be to have the dwelling on its own lands, separate from the actively farmed area. No farmed/ag lands will be removed from production.

(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	74	49	15+/-	2,300 +/-
Accessory Structure	N/A			
Agricultural Structure	N/A			
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:

There will be no change to the existing properties, other than to isolate the single family dwelling onto non-farm ground. The current owner plans to sell the dwelling off from the farm land.

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

The main lands will continue to be used for agricultural production.

The dwelling will continue to be used as a single family residence with no business/industrial operations or changes.

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

The proposed use will accommodate a single family...2-6 people.

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

There are no existing developments. This proposal is typical of other proposals in the area, where an agricultural parcel with a home is partitioned to separate the home/dwelling from ag lands. Surrounding property owners are typically agreeable to proposals of this type.

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: The use already exists, and direct access is made to Highway 201. No additional load/burden is anticipated.

Fire & Police Protection: The use already exists and will add no new/additional load/burden to fire/police protection

Sewer & Water: No new additional load/burden will occur as the use is already existing.

Electrical & Telephone: No new additional load/burden will occur as the use is already existing.

Solid Waste Disposal: No new additional load/burden will occur as the use is already existing.

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

The proposed use will have no negative effect on the community. It will continue to be occupied by residents, so it would be beneficial to have the dwelling isolated. Otherwise, it might fall into disrepair if not occupied.

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.

There are no traditional first and wildlife habitats in the vicinity of the property.

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?

There will be no impacts as there are no proposed changes to the property with this application.

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?

Since the dwelling will continue to be occupied, it will benefit the neighborhood and county by keeping the landscaping maintained and appealing to the eye.

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.

There are no proposed changes to any access points on the property. It will continue to be used for residential purposes.

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

There are no proposed screening improvements, as the use is not changing and will continue to operate as a single family, residential property.

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

There are no proposed changes to the existing lighting. The main lighting that is viewable from the road would be from a pole mounted yard light, which has minimal glare beyond its immediate vicinity. No new/additional lighting is anticipated.

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?

The proposed use will not have a negative impact to any of the existing farm practices in the area. There are no proposed changes with this application and the existing farming on the remainder of the property will continue. The area is surrounded by different agricultural uses.

The farm ground adjacent to the subject property is currently growing and rotating crops such as wheat, onions, alfalfa, corn, sugar beets

**NON-RESOURCE DWELLING and NON RESOURCE PARTITION –
Malheur County Code (MCC) 6-6-8-1 and (MCC) 6-6-8-2**

1. Describe how the proposed dwelling and the creation of the proposed partition(s) is compatible with farm uses and is consistent with ORS 215.243: The dwelling currently exists and there will not be any new
structures with this application. The proposed 1.1 acre partition is compatible and consistent
as it is located on land unsuitable for farming. It has been established as a residence for at
least 50 years .

2. Will the proposed dwelling and creation of the proposed partition(s) interfere seriously with accepted farming practices on adjacent lands and what conditions exist to avoid this problem?
There will be no interference with adjacent farm lands. The residence already exists on the
property and has for a significant period of time. The proposed 1.1 acres partition does not
include any actively farmed ground.

3. Will the proposed dwelling/partition 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:

☐ No, if yes:

- Is the proposed parcel only as large as necessary to accommodate the use and provide any buffer area needed to ensure compatibility with adjacent agricultural uses? Yes. The proposed partition is contemplated
to be approximately 1.1 acre in size. This will accommodate the existing agricultural
production and no farm land will be lost in the proposed partition. The 1.1 acre partition
will include the existing home, garage, driveway, appurtenances, and mature landscaping.

- Is the proposed parcel located on land with predominantly low productivity V-VII soils not suited for agricultural use and is large enough to accommodate the use and provide any buffer area needed to ensure compatibility with adjacent agricultural uses? How so? The soil type is 25A Owyhee silt loam. However, the existing dwelling is located on Class 6c lands when un-irrigated. The existing dwelling is on un-irrigated lands and includes the home,garage, driveway, appurtenances, and mature landscaping.

4. In what ways will the proposed partition avoid conflict with and have no significant adverse impact on:

- the quality of farm or range land: The proposed partition will not impact adjacent farm land. The proposed 1.2 acre partition has no history of agricultural production.
- the watersheds: Due to the fact that there is no proposed change to the property, there will be no significant impacts.
- fish and wildlife habitat: Due to the fact that there is no proposed change to the property, there will be no significant impacts.
- soil and slope stability: Due to the fact that there is no proposed change to the property, there will be no significant impacts.
- air and water quality: Due to the fact that there is no proposed change to the property, there will be no significant impacts.
- outdoor recreation areas: Due to the fact that there is no proposed change to the property, there will be no significant impacts.

5. Will the proposed partition be created for an existing dwelling or for preserving a historical dwelling? _____

The proposed partition will be created for an existing dwelling. There are no proposed changes to the dwelling at this time.

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:
The dwelling is contained on lands that are currently farmed and has a buffer area around the property that has been utilized since the house was built. It has been compatible with farm use in the past and will continue to be in the future.
2. Demonstrate that the dwelling will not interfere seriously with accepted farming practices on adjacent lands:
The dwelling is contained on lands that are currently farmed and has a buffer area around the property that has been utilized since the house was built. No changes are being made to this arrangement, so there will be no interference with adjacent lands.
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:
The current dwelling is situated on Class 6c, no suitable for quality farm ground when un-irrigated, The site has less than 2% slopes and is no susceptible to drainage problems or flooding. The tract is sufficiently sized to accommodate a well, septic area, and replacement Area.
4. Demonstrate that the dwelling will not materially alter the stability of the overall land use pattern of the area, by conducting the “Cumulative Impacts Analysis”.
 - A. What are the types of soils that have been identified within the study area? _____
The site contains Class I (irrigated), and Class VIc (nonirrigated) Owyhee silt loam soils.
 - B. What are the types and numbers of existing dwellings that have been identified within the study area?

Primary Farm dwellings	27	Non-farm dwellings	6
Farm hand/labor dwellings	2	Hardship dwellings	1
 - C. What are the types of farm use occurring in the study area (row crops, pasture, range land, feed crops)? _____
The majority of the study area is used for row crop production. Primarily onion, potatoes sugar beets, wheat and corn.

D. What are the number of potential “lot of record” dwellings and non-farm dwellings within the study area?

Lot of Record dwellings 3 Non-farm dwellings 5

E. What are the number of parcels larger than the minimum lot size that may be divided to create new parcels for non-farm dwellings? 4

F. On the parcels where you concluded no potential dwelling(s) will be sited, describe why? The parcels are high class farm soils and heavily irrigation lands currently in farm production

G. What dwelling development trends have been identified within the study area since 1993? There has been limited dwelling development in the area, as the vast majority of the area continues to be used for agricultural productions. This proposal is typical of other proposals in the area, where an agricultural parcel with a home is partitioned to separate the home/dwelling from ag ands. Surrounding property owners are typically agreeable to proposals of this type.

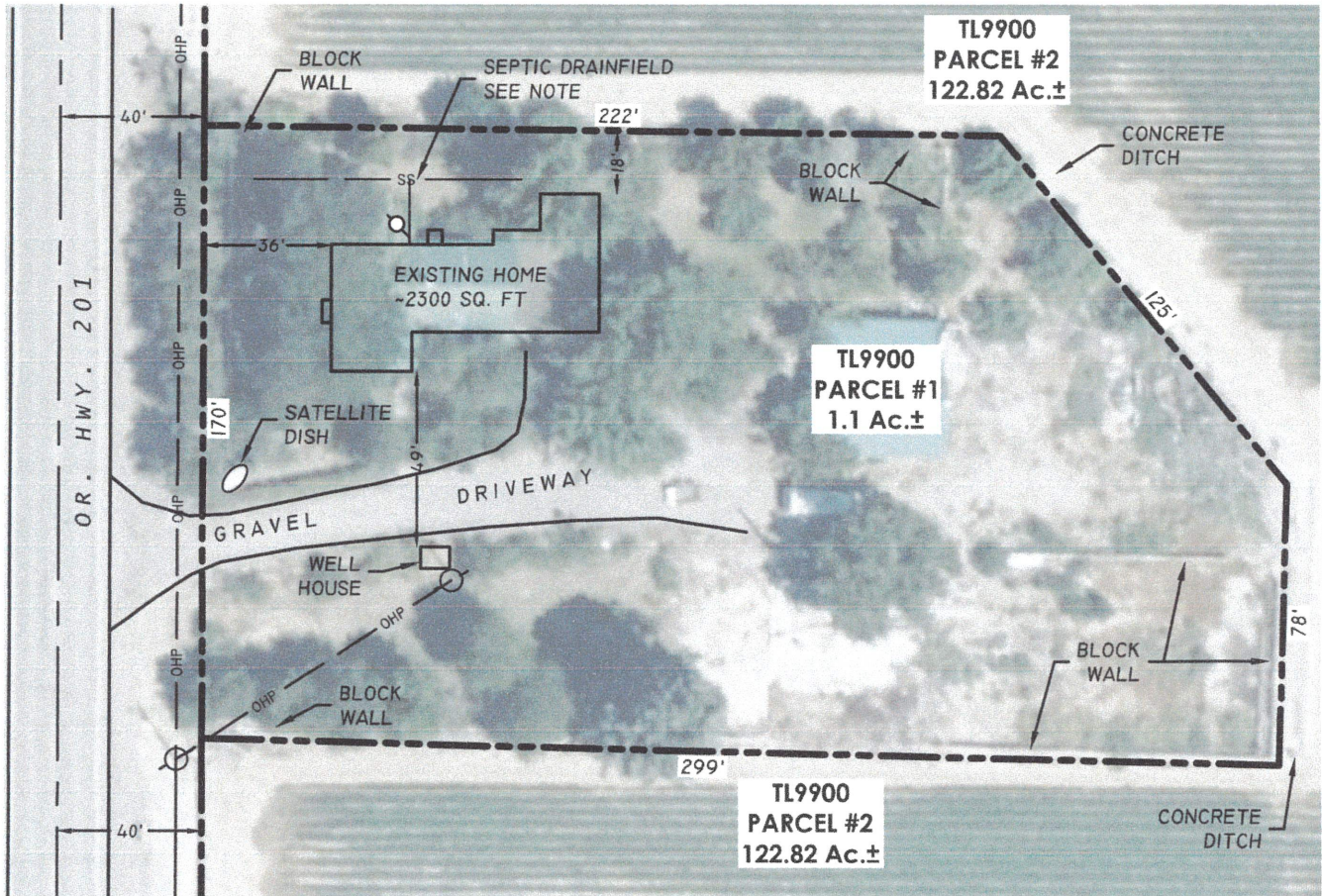
H. What are the findings of fact that describe the existing land use pattern of what the study area looks like now? The findings of fact are that due to the intense agricultural use that continues to permeate the area, the land use pattern has remained essentially unchanged. This application does not intend to change that in any way as the dwelling already exists and there are no planned changes with the current dwelling.

I. What are the findings of fact that describe what the study area would look like if all the potential development occurs? Due to the large parcel sizes of the majority of the parcels withing the study area, if all potential development occurs, it would have limited impact on the area as a whole. There are areas that have smaller parcels, and those areas would see a negative impact.

J. Determine that the proposed dwelling will not materially alter the stability of the overall land use pattern of the study area. Does the cumulative impact of the existing and proposed non-farm dwelling and the potential new non-farm dwellings within the study area make it more difficult for the existing farms in the study area to continue operation due to diminished opportunities to expand, acquire water rights, purchase or lease farmland, such that the area will be destabilized, impeding normal production practices or crop and livestock due to increased population and associated activities? Due to the fact that the dwelling currently exists,
it should have no impact on the overall land use pattern as well as no impacts on any of the
farming practices in the area. Approval of this request also should not have any negative
affects on future proposals in the area as it currently exists and is not adding to the
aggregate number of dwellings in the area.

CONDITIONAL USE PERMIT - SITE PLAN

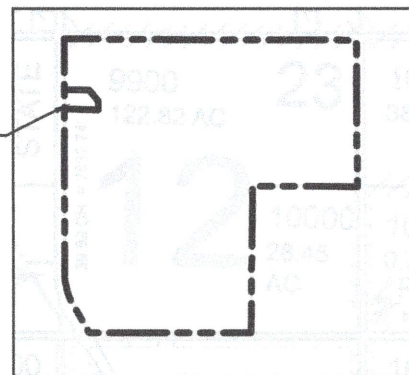
REF. #9900 (MAP #16S47E, TL9900)
 WITHIN THE SW1/4 OF SECTION 23
 TOWNSHIP 16 SOUTH, RANGE 47 EAST, W.M.
 MALHEUR COUNTY, OREGON



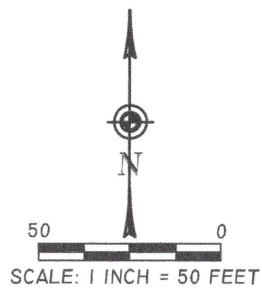
NOTES:

- 1) EXACT LOCATION OF THE SEPTIC DRAINFIELD IS UNKNOWN. LOCATION IS BASED ON VISIBLE EVIDENCE OF A PVC CLEANOUT ON THE NORTH SIDE OF THE HOUSE
- 2) THERE ARE NO PROPOSED STRUCTURES AS PART OF THIS C.U.P.

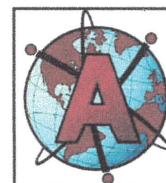
SEE DETAIL
ABOVE



PORTION OF TAX MAP #16S47E N.T.S.



OWNER:
 KLASSY PROPERTY'S, LLC
 2935 W 2050 S
 ABERDEEN, ID 83210
 ATTN: Cameron Skeen
 208-559-0622



PREPARED BY:
 ATLAS LAND SURVEYING
 202 NE 9TH STREET
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 208-452-6462
 May, 2026