



MALHEUR COUNTY

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

File Number: 2024-01-001
Application Fee: \$750
Received: 01-02-2024

BRH REZONING APPLICATION

LANDOWNER INFORMATION

Name: Lohny + Tonya* Fuik
Address: 4252 S. Rd. C
City/State/Zip: Vale, OR 97918
Phone: 541-709-9388 (c) 541-473-8115
Email: Tonya.Fuik@malheurco.org

APPLICANT INFORMATION Check box if same

Name: Kevin + Kelli Lemos
Address: 4252 S. Rd. C
City/State/Zip: Vale, OR 97918
Phone: 541-216-3905 (Kelli)
Email: _____

ORIGINAL PROPERTY INFORMATION

Township: 17S Range: 44E Section: 36 Tax Lot: 800 Ref #: 15234 Acres: 5.4 Zoning: C-A1
Address/General Location: _____

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 195.310(10), except for subsections 10(f)I and 10I(B). [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
6. 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.

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.)



MALHEUR COUNTY

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

File Number: 2024-01-001
Application Fee: \$ 750
Received: 01-02-2024

BRH LAND DIVISION APPLICATION

LANDOWNER INFORMATION

Name: Lorray + Tonya Fulk
Address: 4252 S. Rd C
City/State/Zip: Vale, OR 97918
Phone: 541-709-9388 (c) 541-473-5118 (w)
Email: Tonya.Fulk@malheurco.org

APPLICANT INFORMATION Check box if same

Name: Kevin + Kelli Lemos
Address: 4252 S. Rd. C
City/State/Zip: Vale, OR 97918
Phone: 541-216-3905-Kelli 541-
Email: _____

ORIGINAL PROPERTY INFORMATION

Township: 17S Range: 44E Section: 36 Tax Lot: 800 Ref #: 15234 Acres: 5.4 Zoning: C-A1

n/a

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

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*

One parcel; "precisely" 2.0 acres.

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:

ADDITIONAL SUBDIVISION REQUIREMENTS:

**The following is also required for proposed subdivision applications (Land divisions resulting in four or more lots).*

7-4-2: STREETS:

A. Relation To Adjoining Street System: A subdivision or major partition shall provide for the continuation of the principal streets existing in adjoining subdivisions and for their proper projection when adjoining property is not subdivided, and such streets shall be of a width not less than the minimum requirements set forth in this title and the transportation system plan. Where, in the opinion of the commission, topographic conditions make such continuation or on a formation or conformity impractical, exception may be made.

Where the plat submitted covers only a part of the subdivider's tract, a drawing of the prospective future street system of the entire tract shall be furnished.

Also, taking topography into consideration, a shadow subdivision layout shall be prepared for abutting undeveloped property to demonstrate the adequacy and appropriateness of streets within the proposed development which are to be provided for future extension.

B. Access: The dividing of the land shall be such as to provide each lot or parcel access by means of a public street, with satisfactory access to an existing public street or to a proposed street as shown in the proposed plat. New public streets and private drives shall meet the access management guidelines for rural roadways.

C. Existing Streets: Whenever existing streets adjacent to or within a development are of inadequate width, additional right of way shall be required at the time of division. In those cases where improvement of the road is below standard, improvement may be required including paving.

D. Road Widths: Unless otherwise indicated on the official map, the width of rights of way and roadway improvements shall be in compliance with the following:

1. Rural Minor Arterial: A right of way width of sixty to eighty feet (60–80') measured from property line to property line.
2. Rural Major Collector: A right of way width of sixty feet (60').
3. Rural Minor Collector: A right of way width of fifty to sixty feet (50–60').
4. Rural Local: A right of way width of forty to fifty feet (40–50') except in cases where the topography or other physical conditions make such a width impractical. This determination shall be at the discretion of the county engineer.
5. Cul-De-Sac: A right of way width of fifty feet (50') and shall terminate in a turnaround with a minimum property line radius of fifty feet (50').

E. Road Improvement Standards:

1. Compliance: Standards for all design and road improvements shall be in accordance with those specifications and requirements prescribed by the county road department in the adopted "county road standards" or by the appropriate road district.

2. Street Or Road Acceptance: Any street or road which is not constructed to standards prescribed by the county shall not be accepted for maintenance by the county. The county court must determine whether a road or street is to be accepted by the county.

3. Connection To Existing Roads: Property which is developed so as to include the creation of a road shall have connection to an existing road which is maintained by public agency. This connector road shall be built to county or appropriate road district standards by the developer.

4. Street Alignment: Streets located on opposite sides of an intersecting street shall have their centerline directly opposite each other where possible, otherwise, the centerline shall be separated by not less than two hundred feet (200').

connect to a public distribution system.

B. A statement of all water rights shall be provided.

C. All water systems and/or wells shall meet the standards of the following agencies, when applicable:

Oregon state health division, County health department, and other state or federal agencies which have requirements applicable to wells and water systems. (Ord. 25, 3-2-1983; amd. 1989 Code; Ord. 125, 6-20-2000)

7-4-6: DRAINAGE:

The subdivider shall provide such drainage structures or improvements necessary to prevent the ponding of surface water within the roadway of a street, and to assure the unimpeded flow of water within natural drainage courses transversed by a street. (Ord. 25, 3-2-1983; amd. 1989 Code; Ord. 125, 6-20-2000)

7-4-7: STREAM EASEMENTS:

The reservation of an easement along any stream or surface drainage course located in the area for the purpose of widening, deepening, sloping, improving or protecting the stream or drainage course. (Ord. 25, 3-2-1983; amd. 1989 Code; Ord. 125, 6-20-2000)

7-4-8: SEWAGE DISPOSAL:

The method of sewage disposal for each lot within a land division shall be in accordance with the requirements and standards for sewage disposal administered by and under the jurisdiction of the following agencies when applicable:

Oregon state department of environmental quality,

County health department, and

Other state or federal agencies which have regulations applicable to septic tank/drainfields, community disposal.

Subdivider shall be responsible for providing the necessary information required to determine the adequacy of the method of sewage disposal proposed. (Ord. 25, 3-2-1983; amd. 1989 Code; Ord. 125, 6-20-2000)

7-4-9: BLOCKS:

The width of blocks shall be such as to allow two (2) tiers of lots unless exceptional conditions are, in the opinion of the commission, such as to render this requirement undesirable and that makes a relatively short length of double frontage lots unavoidable. (Ord. 25, 3-2-1983; amd. 1989 Code; Ord. 125, 6-20-2000)

7-4-10: LOTS:

A. Lots shall not be greater in average depth than three (3) times their average width. A ten percent (10%) variation in depth may be allowed to accommodate irregular topography or other factors. Where individual septic systems are to be used, the buildable area of the lots or parcels shall be a nominal (approximate) one acre. Where a public or central septic system will be used, lot area may be reduced to one-quarter (1/4) of a nominal (approximate) acre or as specified in the specific zone of the proposed division of land.

B. Lots shall have frontage upon a dedicated public road or street of not less than seventy five percent (75%) of their average lot width. Exceptions exist: flag lots as provided in section 7-4-11 of this chapter, and lots around the end of a cul-de-sac, and lots around the external radius of a ninety degree (90°) or similar sharp street corner. (Ord. 25, 3-2-1983; amd. 1989 Code; Ord. 125, 6-20-2000)

7-4-11: FLAG LOTS:

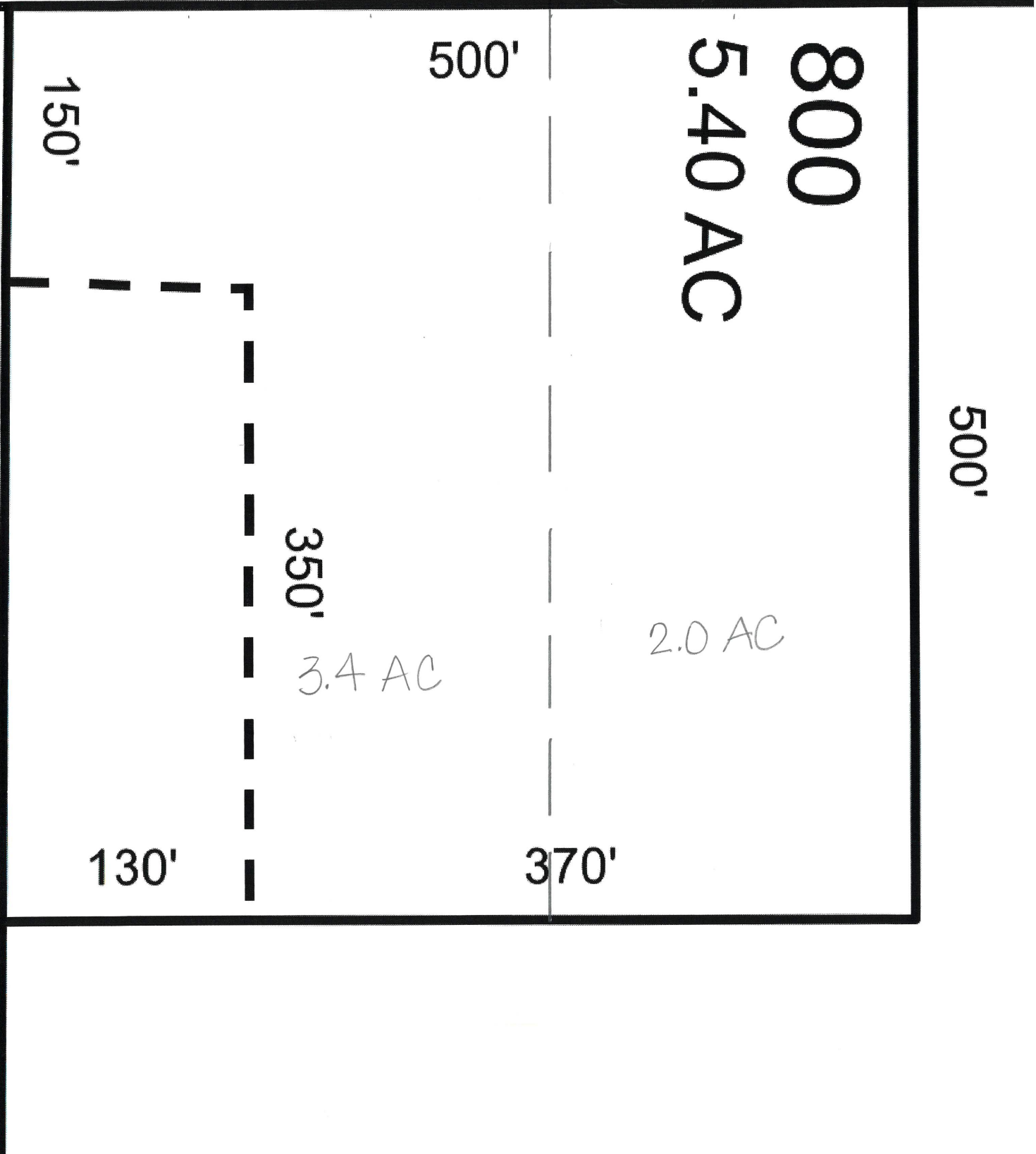
Flag lots offer an opportunity to utilize ground which might otherwise go to waste within a residential district. The access stem of a flag lot shall not be less than twenty feet (20') in width. In addition to other setbacks, a fifty foot (50') radius shall be provided from the end point of the access stem nearest the buildable portion of the lot. This is to secure adequate turnaround for emergency vehicles, guests and errant vehicles. One flag lot is prohibited from being placed behind another flag lot unless a canal, river, major topographical obstruction or existing development makes a public street or cul-de-sac impracticable in the judgment of the planning director. (Ord. 125, 6-20-2000)

7-4-12: LOT BOUNDARY OR RIGHT OF WAY LINES:

No lot shall be divided by the boundary line of a county or city, school district or other taxing district or by the right of way or easement of an irrigation facility or utility line. (Ord. 25, 3-2-1983; and. 1989 Code; Ord. 125, 6-20-2000)

South Rd C

(Approx 500')



500'

800
5.40 AC

2.0 AC

350'
3.4 AC

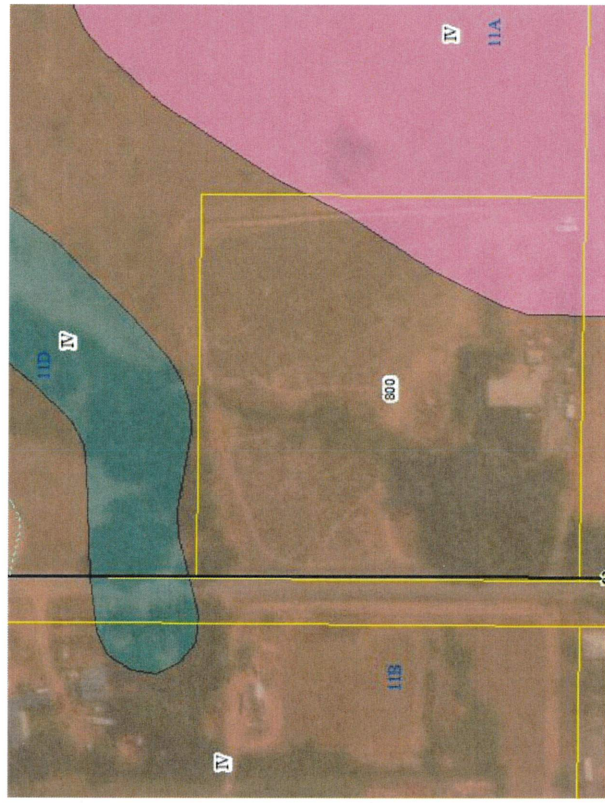
500'

370'

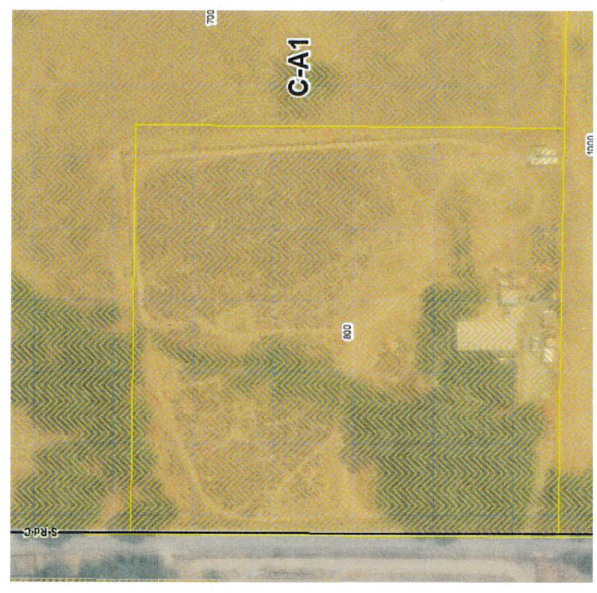
130'

150'

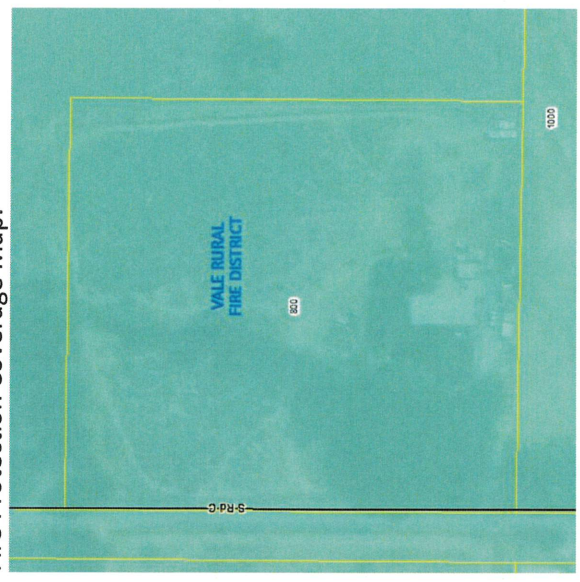
Soils Map:



Zoning Map:



Fire Protection Coverage Map:



Notice: The information provided here is for convenience ONLY. The records located at Malheur County Assessor's office are the one and only legal instruments for assessment purposes. Although reasonable attempts are made to maintain this information as accurate as possible, these documents are being provided as an informational convenience ONLY. Malheur County is not, in any way, liable for any inaccuracies, inconsistencies, errors, omissions, or other deviations in these documents from the original copies maintained and filed at the Malheur County Assessor's Office, Vale, Oregon.

Date Web Site was last updated 2/15/2024

Value and tax information for tax year 2023

Ref#:15234 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC	ZONE
17S4436	800	0	43	451 TRACT/FU/ZONED/IMP	C-A1

OWNER:	FULK, LONNY & TONYA
CONTRACT:	
ETAL(s):	
MAILING ADDRESS:	
	4252 S RD C
CITY/ST:	VALE, OR ,97918

PROPERTY ADDRESS: 4252 S RD C VALE

NOTES:

***ZONED FARM USE-POTENTIAL ADD TAX**

478-65R

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$98,550	
STRUCTURES	\$160,570	
SUBTOT	\$259,120	\$95,167
TOTAL	\$259,120	\$95,167

PROPERTY TAX INFORMATION

Do not pay this amount! For current balance owing, contact our office.

Contact information may be found at this web page [Tax Office](#)

BASE TAX	\$983.84
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$983.84

BUILDING DESCRIPTIONS