

II. BASIC FINDINGS:

A. LOCATION:

It is identified on Deschutes County Assessor's Map no. 14-13-9, tax lots 102, 200, 300, and 14-13-10, tax lot 505.

B. LOT OF RECORD:

The subject property is a single lot of record pursuant to prior land use (property line adjustment) applications, the latest of which is LL-00-23.

C. ZONING:

The property is zoned Exclusive Farm Use – Tumalo Subzone (EFU-TR) with a landscape management (LM) combining zone. The landscape management overlay zone is established for purposes of protecting and enhancing the scenic character of areas with scenic views, including views from State highways, Smith Rock State Park, and Terrebonne residential and commercial districts in the Terrebonne rural community.

D. PROPOSAL:

The applicant is proposing to establish a nonfarm dwelling on two contiguous parcels of approximately 2.98 acres, leaving a remainder parcel of approximately 78.94 acres with no new road rights. The two parcels are to have road frontage on Good Pasture Loop, a dedicated public road. The partition is considered as a "minor partition" for purposes of review. The applicant has submitted a soils analysis for the subject property, conducted by Steve Weigel, Consulting Soil Scientist.

E. SURROUNDING LAND USES:

The subject property is in an area characterized as a combination of irrigated use and open space. There are several farm and nonfarm dwellings within a 1-mile area, including those of the Canyon Rim, the Terrebonne rural community is located approximately one-half mile to the south of the subject property. Zoning in the study area is exclusive farm use (EFU-TR). Multiple use agricultural (MUA-10), open space and conservation (OS & C), which is Smith Rock State Park, and Terrebonne residential and commercial districts in the Terrebonne rural community.

LEGAL DESCRIPTION

LANDHOLDING AREA NO. 47

A tract of land located in the Northwest one-quarter of the Northwest one-quarter of Section 10, Township 14 South, Range 13 East, of the Willamette Meridian, Deschutes County, Oregon, being more particularly described as:

Commencing at the Northwest corner of said Section 10, thence South $46^{\circ}29'11''$ East 746.45 feet to a point on the easterly right of way line of NE Good Pasture Loop and the TRUE POINT OF BEGINNING; thence leaving said right of way line South $18^{\circ}07'21''$ East 158.19 feet; thence South $37^{\circ}10'13''$ West 196.00 feet; thence South $26^{\circ}21'21''$ East 179.17 feet; thence South $46^{\circ}38'18''$ West 151.22 feet; thence South $65^{\circ}06'20''$ West 210.54 feet; thence North $65^{\circ}06'28''$ West 132.12 feet to a point on the easterly right of way line of NE Good Pasture Loop; thence along said easterly right of way line North $05^{\circ}42'39''$ East 201.06 feet; thence continuing along said right of way line 698.65 feet along the arc of a 463.92 foot radius curve right, the chord of which bears North $48^{\circ}51'11''$ East 634.47 feet to the TRUE POINT OF BEGINNING.

Containing 6.08 acres, more or less.