



ANNEX CHARTER SCHOOL

402 Annex Road, Ontario, OR. 97914/ (541)262-3280

June 26, 2019

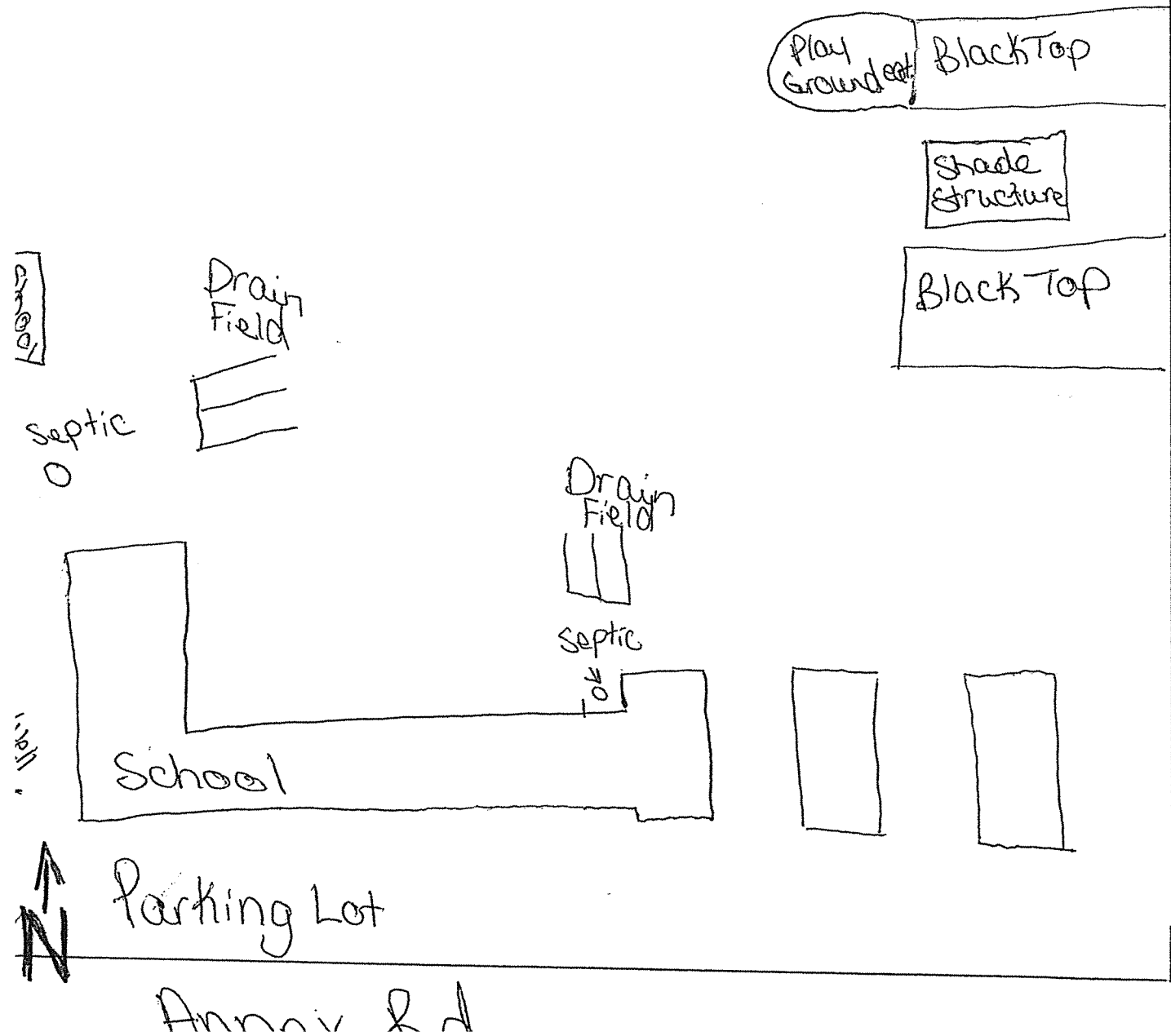
Proposed structures: Modular buildings for temporary school expansion.

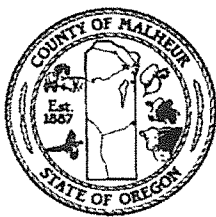
Two used modular buildings would be placed on the property. Sizes will be approximately 24' X 40'. Building placement would be a minimum of 350' from our Northern property line; no less than 65' from the Southern property line; 50' from the existing building's East side; and no less than 65' from the Eastern property line.

Steve Bishop, Superintendent

Annex School District #29

Annex Charter School
Annex School Dist. #29
402 Annex Road
Ontario, Or. 97914





MALHEUR COUNTY PLANNING DEPARTMENT

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

LAND USE APPLICATION COVERPAGE

Date Received: 06/27/2019 Planner Initials: E. E.

Date Complete:

Planner Initials:

APPLICANT INFORMATION

OWNER INFORMATION

Name: Annex Charter School Name: Annex School Dist. #29

Address: 402 Annex Rd. Address: 402 Annex Rd

City/State/Zip: Ontario, Or, 97914 City/State/Zip: Ontario, Or, 97914

Phone: (208) 740-7818 Phone: 541-262-3280

Email: Kelly.Biddinger@Annexsd.org Email: Stewe.Bishop@Annexsd.org

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
<u>15S4729A</u>		<u>7.38</u>	<u>T15S-B47E</u>

Property address (or location): 402 Annex Rd. Ontario

Zoning Designation: School

Proposed Use: School Permitted Subject to Section: _____

Water source: Well water Sewage disposal method: 2 septic systems

Are there wetlands/waterways on your property? ☒ NO ☐ YES (description) _____

Name of road providing access: Annex Road

Current use of property: School Use of surrounding properties: Agricultural

Do you own neighboring property? ☒ NO ☐ YES (description) _____

DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.): _____

☐ Additional description/maps/pictures attached

LEGAL PARCEL STATUS

Partition, Subdivision, OR

Most Recent Pre-9/4/1974 Deed #: _____ Date Filed: _____

Current Deed #: _____ Date Filed: _____

The deed and a map showing the property described in the deed(s) must accompany this application.

SIGNATURESApplicant(s): Steve Bishop Date: 08/27/19

Date: _____

Property Owner(s): Steve Bishop, Supt. Date: 08/27/19

Date: _____

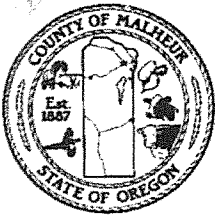
Date: _____

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.

ALL LAND USE APPLICATIONS MUST INCLUDE:

- ☐ Application Fee – Cash or Check (credit cards now accepted with additional fee)
- ☐ Site Plan
- ☐ Elevation Drawing
- ☐ Fire Safety Self-Certification
- ☐ Other applicable information/application(s):

☐ _____☐ _____



MALHEUR COUNTY PLANNING DEPARTMENT

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

FILE NUMBER: _____

FEE: _____

RCT: _____

CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN REQUEST

We request permitting to place two modular classroom structures on our existing school acreage at Annex School District #29, 402 Annex Road, Ontario, OR 97914

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway				
Accessory Structure				
Agricultural Structure				
<i>Modular classroom #1</i>	<i>38</i>	<i>24</i>		<i>912</i>
<i>Modular Classroom 2</i>	<i>40</i>	<i>24</i>		<i>960</i>
EXISTING				
Dwelling				

CONDITIONAL USE CRITERIA – Malheur County Code (MCC) CHAPTER 6

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:

Due to the size of our acreage, over seven acres, and the designated school facilities it should be highly compatible. Our west border are two fields. East border is gravel road. South border is Annex Road. North border is neighboring property. *

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

The placement of the structures should take no more than one week. Once in place, hours of operation would be about 7:00 am until 5:00 pm on scheduled school and work days.

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

We anticipate no more than twenty students per classroom. One teacher and at times, one Instructional Assistant would utilize the modulars as classrooms.

3. 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: No impact

Fire & Police Protection: No impact. Have met with Weiser Rural Fire District and Oregon State Fire Marshal.

Sewer & Water: Will not connect. Students will fill water bottles and utilize bathrooms in existing building.

Electrical & Telephone: Will connect both. Idaho Power and Farmers Mutual Telephone Co. will complete the work, along with a licensed electrician.

Solid Waste Disposal: Will not connect. Students in these buildings will use main building.

* The modulars would be 375 - 400 feet from the northern property line.

4. The proposed use will not unduly impair traffic flow or safety in the area. Does the subject property have a road approach permit from Public Works on file for the use? NO YES, Permit# _____

Describe the number of trips per day that will be generated by the proposed use: One - pre-school to be taken home near noon.

5. How will you minimize the effects of noise, dust and odor on adjoining properties during development and operation?

These items should not be a factor as we are currently utilizing facility as a school.

6. How will the proposed use affect sensitive wildlife habitat and riparian vegetation along streambanks? How will soil erosion be avoided? You may need to contact the Oregon Department of Fish & Wildlife.

N/A

7. The proposed use will not adversely affect the air, water, or land resource quality of the area.

It will not.

8. The location and design of the site and structures for the proposed use will not significantly detract from the visual character of the area. This may be done through siting, new vegetation, colors, materials or other.

Not at all.

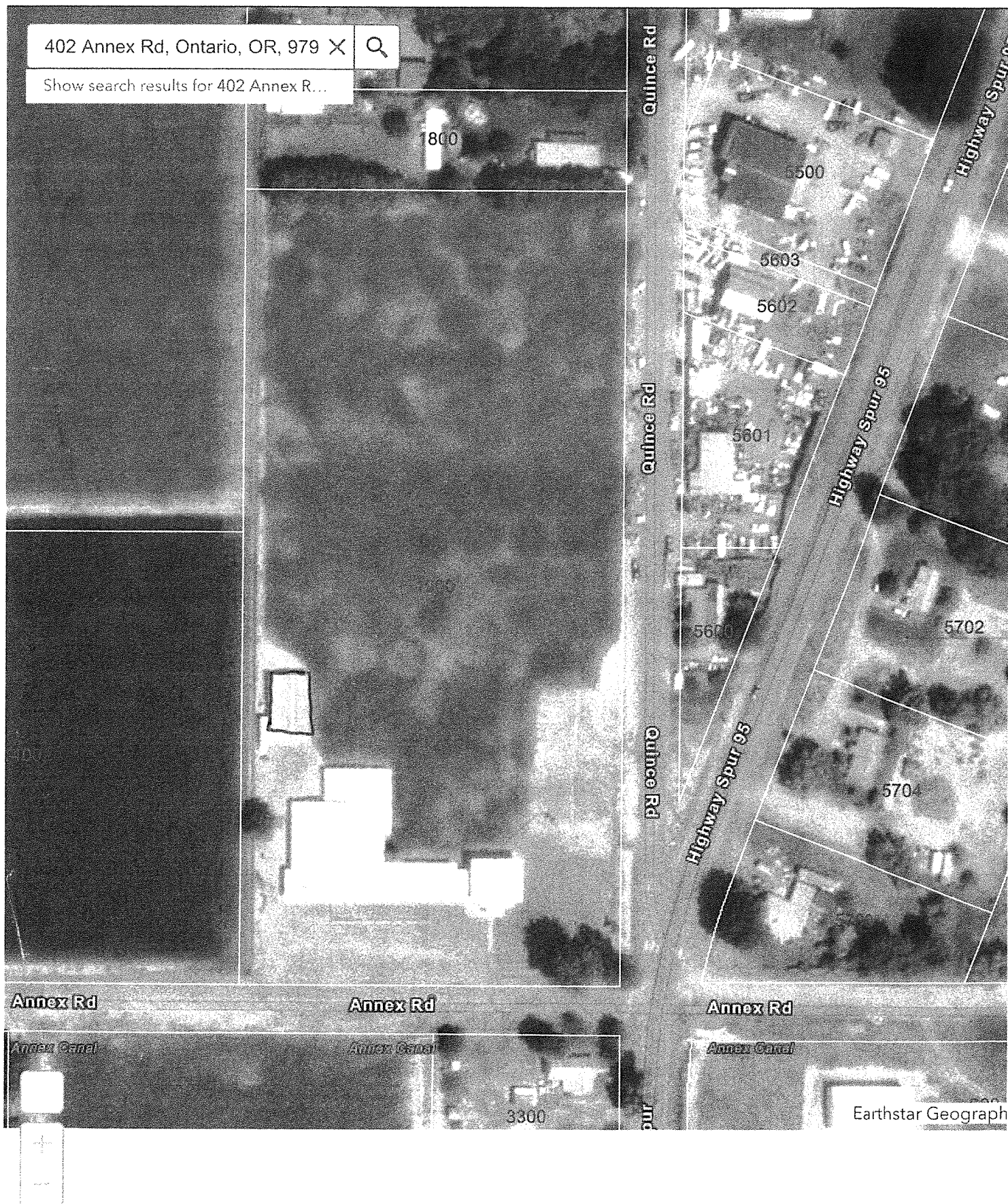
9. The proposal will preserve areas of historic value, natural or cultural significance, including archaeological sites, or assets of particular interest to the community.

N/A

10. 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 agricultural uses are two fields to our west.
These are both row-cropped.
Development will not impact these two acreages.



11.695744278 Degrees



Annex Elementary
School

Dirck's Rd

Quinn Rd

Quinn Rd

Annex Rd

Annex Rd

Google

