



MALHEUR COUNTY

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

Supplement to Conditional Use Permit Application for Public and Private Schools

MCC 6-3F-5: Public or private schools

Date Received:

Planner Initials:

Date Complete:

Planner Initials:

Provide documentation detailing the following conditions are addressed in the plan (attach any additional documentation as needed):

MCC 6-6-5: APPLICATION PROCEDURES:

Applicant must submit all required documents in accordance with MCC 6-6-5 and MCC 6-6-6.

MCC 6-3F-5: PERFORMANCE STANDARDS

In all RSC zones the performance standards contained in section 6-3G-4 of this chapter shall apply to all nonresidential and all nonagricultural activities. (Ord. 86, 12-7-1993)

MCC 6-3G-4: PERFORMANCE STANDARDS

Each structure of use permitted or conditionally permitted in a commercial zone shall meet the following performance standards: (Ord. 86, 12-7-1993)

- A. Physical Appearance: With the exception of gasoline pumps, all operations other than pick ups and deliveries shall be carried on within an enclosed building; provided, that new materials or equipment in operable condition may be stored in the open, such as a sales lot. Normal daily wastes may be stored in containers outside of a building when such containers are not readily visible from beyond the property line. The provisions of this subsection shall not be construed to prohibit the display of merchandise or vehicles for sale or rental, or the storage of automobiles, farm machinery, trailers, manufactured dwellings or similar equipment in operable condition when in association with a permitted use. This required yard areas other than driveway openings shall be landscaped. (Ord. 147, 4-14-2004)
- B. Hazard: No operation shall be established which fails to meet the state fire and electrical codes and any other applicable state or federal codes related to safety. This provision shall not be construed to prohibit the use of normal heating fuels, and other volatile materials when handled in accordance with applicable codes.
- C. Noise: No operation shall be carried on which creates noise in excess of the normal traffic noise of the adjacent street at the time of daily peak hour traffic volume. Noise volume generated by the use shall be measured at any property line. The comparable traffic noise shall be measured at the property line adjacent to the street. All noises shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness.
- D. Sewage And Liquid Waste: All operations shall comply with any applicable regulations of the county, state or federal agencies responsible for pollution control. NO wastes of a chemical, organic or

radioactive nature shall be injected or buried in the ground or stored in the open on the surface except in approved containers.

- E. Smoke, Particulate Matter And Gases: No use shall be established which fails to meet the air quality regulations of the Oregon department of environmental quality pertaining to emissions of smoke, particulate matter, fugitive dust, gases and other air contaminants.
- F. Odor: The emission odors that are generally agreed to be obnoxious to any considerable number of persons is prohibited. Observations shall be made at the property line of the establishment generating the odor. As a general guide to classification of odor, it is deemed that odors of putrefaction, hydrogen sulfide, fermentation and rendering processes are objectionable while odors associated with baking, coffee roasting or nut roasting are normally not considered obnoxious.
- G. Vibration: All machines shall be mounted so as to minimize vibration and in no case shall such vibration be perceptible, without the use of instruments, at the property line.
- H. Glare And Heat: Any glare producing operations, such as welding arcs, shall be shielded so that they are not visible from the property line. Surfaces near the glare source shall be of a type which will minimize the reflection of such glare beyond the property line.
- I. Dust: All surfaces used in the operation of the use shall be graveled or paved with a dust free surface. Gravel surfaces shall be watered down when conditions of use or weather cause dust to travel toward structures on adjacent properties.
- J. Interpretation: Whenever it cannot be decided by reasonable observation that a performance standard is being met, it shall be the responsibility of the operator of the use to supply evidence or engineering data to support the contention that a standard is being met. The standards are designed, except where referring to other codes, to be judged by ordinary human senses and not by the minute detail of scientific quality instruments. Until such evidence or engineering data is supplied and proves to be convincing, the judgment of the planning director shall be the determining factor. (Ord. 86, 12-7-1993)

July 29, 2019

Supplement to Conditional Use Permit Application for Public and Private Schools

MCC 6-3G-4: Performance Standards

A. Physical Appearance: The physical appearance of the two structures should not impact the surrounding neighborhood and is in keeping with the majority of the structures in the Annex area.

B. Hazard: These structures will meet state fire codes. (We have already discussed this with the Deputy State Fire Marshall who is responsible for code compliance of our existing facility) and electrical connections will be done by an Oregon state licensed electrician according to Oregon code.

C. Noise: Noise levels should not increase as we are not adding more than twelve to fifteen additional students in these modulars.

D. Sewage and Liquid Waste: This will not be impacted, as we will use existing building septic tanks, drain fields and fresh water sources, rather than hooking up drinking water or bathrooms in the modulars.

E. Smoke, Particulate Matter and Gases: Air quality should not be impacted other than dust which may be generated during the installation of the modulars.

F. Odor: No objectionable odor will be created by the installation of these buildings.

G. Vibration: Vibration will not be created by the installation of these modular buildings.

H. Glare and Heat: Neither glare nor heat producing operations will exist from or at the placement of the two buildings.

I. Dust: The existing areas of placement are graveled and any dust generated from moving the buildings into place will be watered down to minimize dust impact.

J. Interpretation: We understand that standards must be met and adhered to and have read and understand the statement regarding this information.

Steve Bishop, Superintendent