



MALHEUR COUNTY

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

File Number: 2022-09-03
 Application Fee: \$200
 Date Received: 9-27-22
 Date Deemed Complete: 9-27-22

CONDITIONAL USE APPLICATION

LANDOWNER INFORMATION

Name: A4 Quality Property, LLC
 Address: 15005 NW 2nd Avenue
 City/State/Zip: Vancouver, WA 98685
 Phone: (360) 567-9077
 Email: deep@amardevelopment.com

APPLICANT INFORMATION ☒ Check box if same

Name: _____
 Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

PROPERTY INFORMATION

Township: 15S Range: 45E Section: 04 Tax Lot: 700 Ref #: _____ Acres: 19.81 Zoning: C-RSC
 Address: 5945 U.S. 30 HWY
 Current use: Huntington Travel Plaza Use of surrounding properties: C-RSC, C-A2,
 Proposed use: add Truck Repair Shop Permitted subject to section: MCC 6-3f, 6-3G-4
 Water source: Well Sewage disposal method: Sewer Lagoons
 Are the wetlands/water waterways on your property? ☐ No ☒ Yes (description): Normally Dry Natural Drainage Channel
 Do you own neighboring property? ☒ No ☐ Yes (description): _____
 Name of road providing access: U.S. 30 HWY

LEGAL PARCEL STATUS

Partition: 18-08 Subdivision: N/A
 or Most Recent Pre- 09/04/1974 Deed #: _____ Date Filed: _____
 Current Deed #: 2021-4291 Date Filed: 08/24/2021

*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): DocuSigned by: Karam Singh Date: 9/15/2022
8418FDB5819D0456

Property Owner(s): DocuSigned by: Maninder Singh Date: 9/16/2022
EQ452F8597FAM36

Applicant(s): _____ Date: _____

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	<input type="checkbox"/> NO <input type="checkbox"/> YES
Deed/Land Use Action: _____	
Previous Map and Tax Lot: _____	
Past Land Use Actions: If yes, list file #(s) _____	<input type="checkbox"/> NO <input type="checkbox"/> YES

Subject to previous conditions?	<input type="checkbox"/> NO <input type="checkbox"/> YES
Assessor Property Class: _____ Zoning: _____	
Water Resources: Are there bodies of water or wetlands (seasonal or permanent) on property or adjacent properties?	<input type="checkbox"/> NO <input type="checkbox"/> YES
Describe (include setback distances): _____	
<input type="checkbox"/> Fish bearing <input type="checkbox"/> Non fish bearing <input type="checkbox"/> Seasonal Creek	
<input type="checkbox"/> Irrigation ditch <input type="checkbox"/> Wetland <input type="checkbox"/> Pond/Lake <input type="checkbox"/> Not identified	
<i>(Note: Check buffers. Different zones have different setback requirements that may require a more extensive permitting process.)</i>	
Access: County or ODOT approach permit on file? <input type="checkbox"/> NO <input type="checkbox"/> YES, # _____	
Address: Address exists and has been verified to be correct?	<input type="checkbox"/> NO <input type="checkbox"/> YES
Address needs to be assigned after approval?	<input type="checkbox"/> NO <input type="checkbox"/> YES
Fire District: _____	



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CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN EQUEST

Add to currently operated facility, a combination tire and truck repair shop.

Construction is a metal component building including steel framing with metal roof and walls.

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway				
Accessory Structure				
Agricultural Structure				
Other New Truck Repair Shop	115'-0"	90'-0"	29'-9"	
EXISTING				
Dwelling				
Accessory Structure				
Agricultural Structure				
Other TA Truck Stop/ C-Store	168'-0	75'0	20'0	12,600

**MCC 6-3F-5: In all C-RSC zones the performance standards contained in section 6-3G-4 of the Malheur County Code shall apply to all nonresidential and all nonagricultural activities.*

PERFORMANCE STANDARDS – Malheur County Code (MCC) CHAPTER 6-3G-4

- 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 vehicle 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. The required yard areas other than driveway openings shall be landscaped. (Ord. 147, 4-14-2004) Considering this, what is the proposed physical appearance for the project? Used tires will be stored in a screened fenced area adjacent to the shop. New tires will be stored in the shop and in shipping containers. Frontage landscaping is in place for the facility. The parking and approach will be asphalt with concrete curb and gutter features.
- 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. Will there be any hazardous materials used in the proposed project and if so, how will they be handled? Hazardous material volumes will be kept within the low hazard classification limits. The 2000 gal. propane storage tank is 50' clear from the building. The new bulk and used oil storage will be located just outside the building in a below grade double walled storage tank.
- 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. What are estimated noise levels and will they be in compliance? There should be no increase in traffic noise due to the addition of this facility. The shop itself will muffle repair tools and equipment such as air compressors and impact wrenches.
- 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. What are the proposed means of disposal of sewage and liquid waste? Sewer will go to existing storage ponds. Used oil will be stored below grade in an EPA approved double walled storage tank. Used antifreeze will be recycled in 55 gallon drums.
- E. *Smoke, Particulate Matter And Gases:* No use shall be established which fails to meet the air quality regulations of the Oregon DEQ pertaining to emissions of smoke, particulate matter, fugitive dust, gases and other air contaminants. How will the proposed project comply with this regulation? No increase in air contaminants will result from this project.

- 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. It is deemed that odor 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.
What are the means of odor control for the proposed project? The increase in volume will help the current operations at the sewer lagoons and reduce odors. No other operations at the new facility creates odors
- 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. Will there be any vibration as part of this project?
No vibration will occur after construction. Notable vibration during construction will be vibratory drum rollers.
- 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. How will the glare and heat be controlled and minimized?
No glare or heat will be generated due to processes with this facility addition.
- 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. What are the dust control measures that will be applied for the proposed project?
A water truck will moisture condition disturbed soils during construction prior to the permanent finished treatment.
- 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 standard is being met. The standards are designed, except where referring to other codes, to be judges 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)