To: Malheur County Planning Department-

This is our proposal for a land use permit per our application:

My wife, Michelle, and I are hoping to start a new business on our property at 473 Jacobsen Gulch Rd in rural Ontario. We want to open an outdoor Venue/Event Center. We envision to host a variety of events to include weddings, graduation parties, birthday parties, reunion gatherings, etc. We have a beautiful property that we believe would be a desirable destination to hold such events. We have applied for and received our LLC from the state of Oregon. We will be calling our business "Old Ben Acres". We hope to be able to host up to 250 people per event. We have several different locations on the property that we believe will appeal to anyone seeking a secluded gathering. We will have ample, private parking on the property to accommodate guests. We have contacted Ontario Fire as well as the County Road Division and both should have written letters of approval to the board. We plan to offer live music, food and beverage service from vendors and will have portable restrooms available if desired. We are excited to begin this long-time dream and vision and know in our hearts we will be successful. Thank you for your consideration,

Randy Oldenkamp & Michelle Bentley Oldenkamp

Paney Olderky Michile Buntay Olderkams

Old Ben Acres, LLC

To: Malheur County Planning Department -

We hereby give our written permission for any member of the Malheur County Planning Division Board of Directors to enter our property to inspect said property for the purpose of consideration of our proposed land use application at 473 Jacobsen Gulch Rd Ontario, OR 97914. Thank you for your consideration,

Randy Oldenkamp

Michelle Bentley Oldenkamp
Michelle Bettuy Oldenkeum



MALHEUR COUNTY

251 B Street West, #12 Vale, Oregon 97918

PLANNING DEPARTMENT

Phone (541)473-5185

File Number:		
Application Fee:	\$200.00	
Date Received:		
Date Deemed Complete:		
•		

LAND USE APPLICATION COVERPAGE

LANDOWNER INFORMATION Name: Randy & Michelle (Bentley) Oldenkamp Address: 473 Jacobsen Gulch Rd City/State/Zip: Ontario, OR 97914 Phone: 208-954-9319/208-440-5999	APPLICANT INFORMATION			
PROPERTY INFORMATION Township: 17S Range: 47E Section: 17 Tax Lot Address: 473 Jacobsen Gulch Rd Ontario, O Current use: residential/agriculture Proposed use: Venue/Event Center Water source: private well Are the wetlands/water waterways on your property? No Y	R 97914 Use of surrounding properties: residential/agriculture Permitted subject to section: Sewage disposal method: Septic			
Do you own neighboring property? No Yes (description): Name of road providing access: Jacobsen Gulch Rd & Oak Rd				
LEGAL PARCEL STATUS Partition: Subd	ivision.			
or Most Recent Pre- 09/04/1974 Deed #:				
Current Deed #: 21-5367	Date Filed: 11/01/2021			

^{*}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): Date:	04/12/2022		
Property Owner(s): Wille Sutter Oden Camp Date:	04/12/2022		
Applicant(s): Date:	04/12/2022		
Applicant(s). Michille Bertry Olden Cumpate:	04/12/2022		
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 ☐ Site Plan	fee)		
☐ Elevation Drawing			
☐ Fire Safety Self-Certification			
Other applicable information/application(s):			

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

SHADED AREA TO BE COMPLETED BY PLANINING DEPARTMENT		
Legal Parcel Deed/Land Use Action:	□NO	□YES
Previous Map and Tax Lot:		
Past Land Use Actions: If yes, list file #(s)	□NO	□YES
Subject to previous conditions?	□NO	□YES
Assessor Property Class:		1120
Zoning:		
Water Resources Are there bodies of water or wetlands (seasonal or permanent) on property or adjacent properties? Describe (include setback distances): ☐ Fish bearing ☐ Non fish bearing ☐ Seasonal Creek ☐ Irrigation ditch ☐ Wetland ☐ Pond/Lake ☐ Not identified (Note: Check buffers. Different zones have different setback requirements that may require a more extensive permitting process.)	□NO	□YES
Access: County or ODOT approach permit on file? □ NO □ YES, #		
Address: Address exists and has been verified to be correct? Address needs to be assigned after approval?	□NO □NO	□YES □YES
Fire District:		
Fees (List Review Type and Cost):		

Last Updated 01/30/2020

Phone (541)473-5185

CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN EQUEST

Please refer to our proposal letter for details as to what we are attempting to do.

The only improvement we propose to do is to create a parking area for event guests which will involve clearing, grading and gravelling the far SE corner of the existing field that is adjacent - directly south - of the existing house.

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

		PROPOSED IMPROVEMENTS		
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway				
Accessory Structure				
Agricultural Structure				
Other		· · · · · · · · · · · · · · · · · · ·		3 +/- acres
		EXISTING		
Dwelling				4000
Accessory Structure	50	30	30	1500
Agricultural Structure				
Other				

CONDITIONAL USE CRITERIA – Malheur County Code (MCC) CHAPTER 6-6-7

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: We have a secluded property with no nearby neighboring dwellings. Noise
	created by any event we host should not be an issue for anyone. There will
	only be private parking on our property for all event guests.
	Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use: 7 days a week potentially from 9:00 A.M11:00 P.M. depending on the
	scheduled event. Potential for outside vendor attendance along with the
	potential for live music.
	Describe the number of people/employees/customers associated with the proposed use: up to 250 maximum
3.	What are the existing developments and viewpoints of property owners in the surrounding area? No existing developments - the only viewpoints affected would be some additional traffic
	in the area during events.
4.	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: increased traffic only during events from both Jacobsen Gulch Rd & Oak Rd
	Fire & Police Protection: Serviced by Ontario Rural FD
	Sewer & Water: Private septic & well
	Electrical & Telephone: N/A

	Solid Waste Disposal: Serviced by Ontario Sanitation/Trash
5.	What effect will the proposed use have on the stability of the community's social and economic characteristics? Provide increased tax revenue
6.	Demonstrate that the proposed use will not interfere with traditional fish and wildlife use of habitats determined critical or sensitive in the fish and wildlife habitat protection plan for Malheur County. N/A
7.	How will the proposed use increase setbacks of structures to reduce possibilities of overshadowing adjoining property, noise, odor or night lighting nuisances during development and operation? N/A - secluded property
3.	What are the proposed landscaping improvements for the visual benefit of the subject site and for the improved appearance of the neighborhood and County?
	N/A
).	The location and size of driveway access points and right of way widening and improvement for present and future traffic circulation consistent with the adopted County road standards or the standards of the appropriate road district and the access management standards of the Malheur County Transportation System Plan. N/A - County Road Division has inspected the area and has sent a letter of approval.

10.	N/A - When not in use, all related event items will be stored inside of our				
	existing 30X50 shop.				
11.	What efforts will be in place to control and focus the outdoor lighting to avoid glare being directed beyond property limits?				
	Lights would be directed only towards our property which is not visible from surrounding				
	properties.				
12.	Demonstrate how 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? There will be no effect and no changes necessary. There is no proposed				
	further development in the area.				

MINOR HOME OCCUPATIONS - Malheur County Code (MCC) 6-6-8-6

1. The following shall not be permitted:

- a. Home businesses in rural residential land use zones.
- b. Retail sales, showroom activities, or storefront operations conducted on the site of a minor home occupation, home occupation, or home business.
- c. Automotive repair, including engine, body, painting, of more than one vehicle at a time owned by a person not residing at the site, regardless of compensation paid for the service.
- d. Outdoor storage associated with auto repair under this chapter of more than one vehicle at a time not owned by a person or persons residing at the site.
- e. Household appliance sales, repair, or rehabilitation.
- f. Ministorage facilities operated as a minor home occupation, home occupation, or home business.
- g. Junkyards operated as a minor home occupation, home occupation, or home business.
- h. Nothing in this section authorizes construction of any structure without a building permit and that would not otherwise be allowed in the zone in which the home occupation or business is to be established.
- i. Minor home occupations, home occupations and home businesses shall not involve the manufacture or generation of materials deemed hazardous by other local, state, or federal law or regulation. Hazardous materials and hazardous wastes shall be stored in accordance with state and federal laws and regulations.
- j. Minor home occupations, home occupations and home businesses shall not be transferred to another person or site without first applying for a new permit.

2. This section shall not apply to:

- a. A childcare provider who regularly provides childcare in the provider's home, in the family living quarters, for no more than three (3) children other than the person's own children, or for children from only one family other than the person's own family.
- b. Farm or ranch use as defined by ORS 215.203(2) where the business activities of the farm or ranch are conducted in a home or office on the property.
- c. Hobby or collection activities associated with automobile or aircrafts, including sales, barters or trades among hobbyist who are in compliance with Malheur County code public nuisance ordinances.

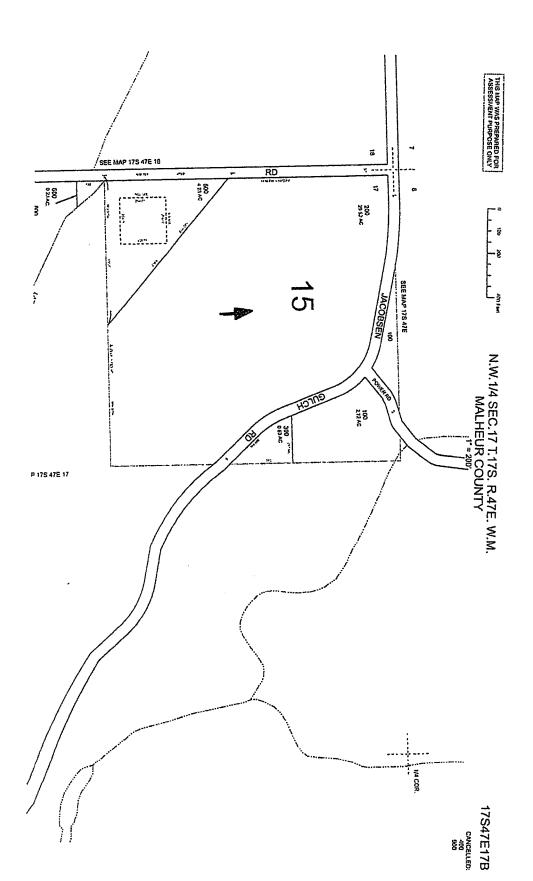
1. Describe the scale of the operation:

*A minor home occupation must fit within the dwelling without expanding the structure or within
an existing residential garage or accessory building, and must be incidental to the use of the
dwelling as a residence and incidental to the original uses of the residential garage or accessory
building.
N/A as this is an outdoor only proposal.

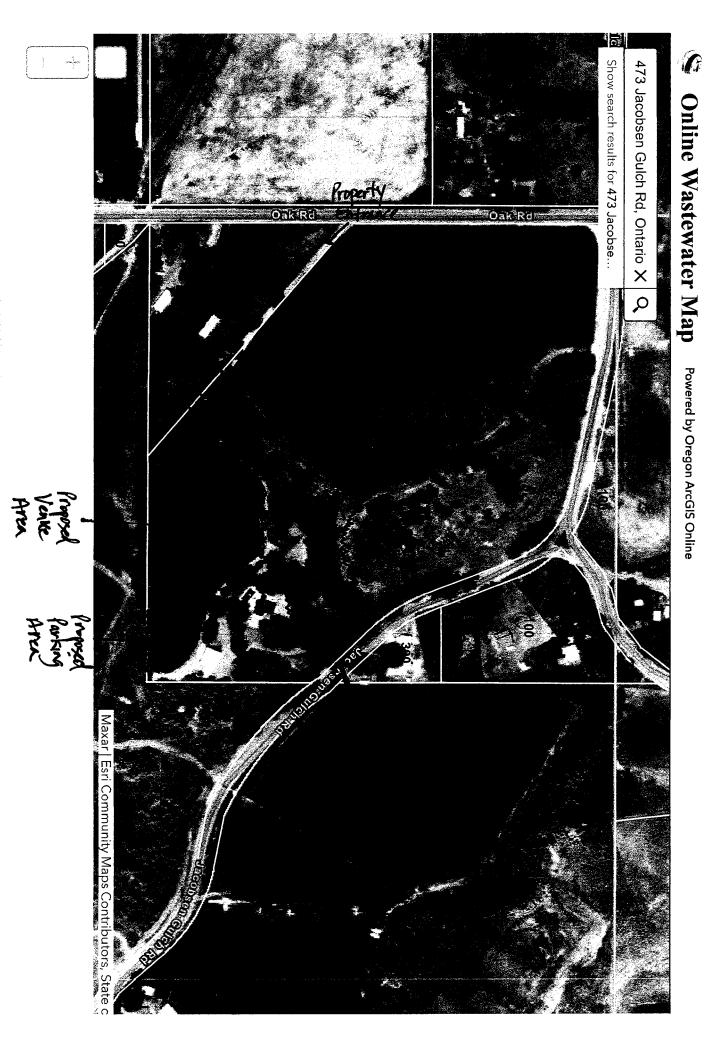
2.	Who will be the participants in the business?
	*No persons other than family members living on the property shall be engaged in the minor hom
	occupation.
	Randy Oldenkamp & Michelle Bentley Oldenkamp
3.	Demonstrate that the character / visual appearance of the property shall not be altered by the minor
	home occupation:
	*The property upon which the minor home occupation exists shall be kept in a clean, neat, orderly
	fashion. There shall be no visible evidence of the conduct of a minor home occupation from outsid
	the property except as otherwise allowed by this section.
	There will be no unsightly character or visual alterations to the property before, during or
	after any event that we host. Everything will be cleaned up and put away at the
	conclusion of each event.
4.	Describe the storage means for the minor home occupation:
	*All materials associated with the minor home occupation shall be contained within the allowed
	dwelling, garage or accessory building.
	All business related items will be stored in our existing 30X50 shop when not in use.
5.	Describe the display and signs for the minor home occupation:
	*There shall be no display of products visible from outside the allowed dwelling or accessory
	structure. Notwithstanding MCC Chapter 7, there shall be no signs advertising or identifying the
	minor home occupation (See addendum A).
	We propose to place a 12 square foot sign on our property to welcome event guests.
	The sign would be a permanent fixture and non-lighted. We have not laid out the
	design of the proposed sign as of yet. When completed we will send for approval.

6.	Describe the projected traffic flow generated by the minor home occupation:			
	*Customer, client and/or business traffic shall not exceed five (5) trips per day. Business delivery			
	vehicles shall not exceed gross vehicle weight of eleven thousand (11,000) pounds. U.S. postal			
	service deliveries are exempt from this requirement.			
	Since this would involve a Venue/Event Center type of gathering, there would be			
	increased traffic flow from Jacobsen Gulch Rd & Oak Rd during a scheduled event			
7.	Describe the projected customer parking availability for the minor home occupation:			
,.				
	*Vehicles owned, leased or operated by the participants of a minor home occupation shall not be			
	parked or stored on the street or in the public right of way. As stated earlier, we propose to create a private parking area on the property so there			
	will be no parking on public roads. Owyhee Irrigation has been contacted as to the			
	proposed change in water allocation for the remainder of the property			
8.	Describe the projected days and hours of operation and noise mitigation for the minor home occupation:			
	*Noise shall be kept to a minimum at all times, especially between the hours of ten o'clock (10:00)			
	P.M. and eight o'clock (8:00) A.M. Equipment that creates a shrill or penetrating sound shall, at			
	all times, be operated only within an enclosure that effectively prevents noise measured at the			
	nearest dwelling exceeding the otherwise ambient noise level of the neighborhood. Where a			
	question arises regarding noise levels, the planning director's determination shall be final. There is the possibility that music will be played during certain events as well as the			
	noise created by having several guests at a time potentially. All live music would be cut			
	off by 11:00 P.M.			
9.	Describe the projected odors mitigation for the minor home occupation:			
	*Odors shall not be detectable from any boundary of a minor home occupation property at any			
	time.			
	The only odors that would arise from any given event would be from foods being served.			

10. Describe the projected electrical interference mitigation for the minor home occupation:	
$st\!A$ minor home occupation shall not create visual or audible electrical interference in any i	radio,
television, or other electrical device off the subject property or cause fluctuations in line vo	ltage
off the subject property.	
N/A	

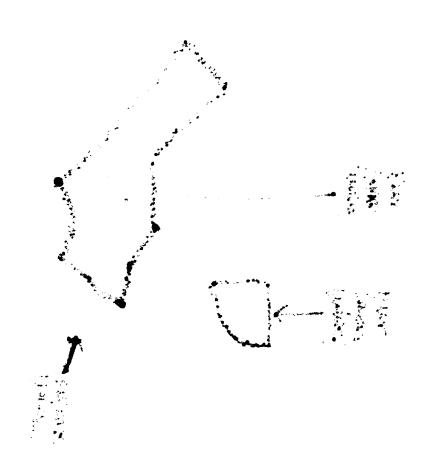


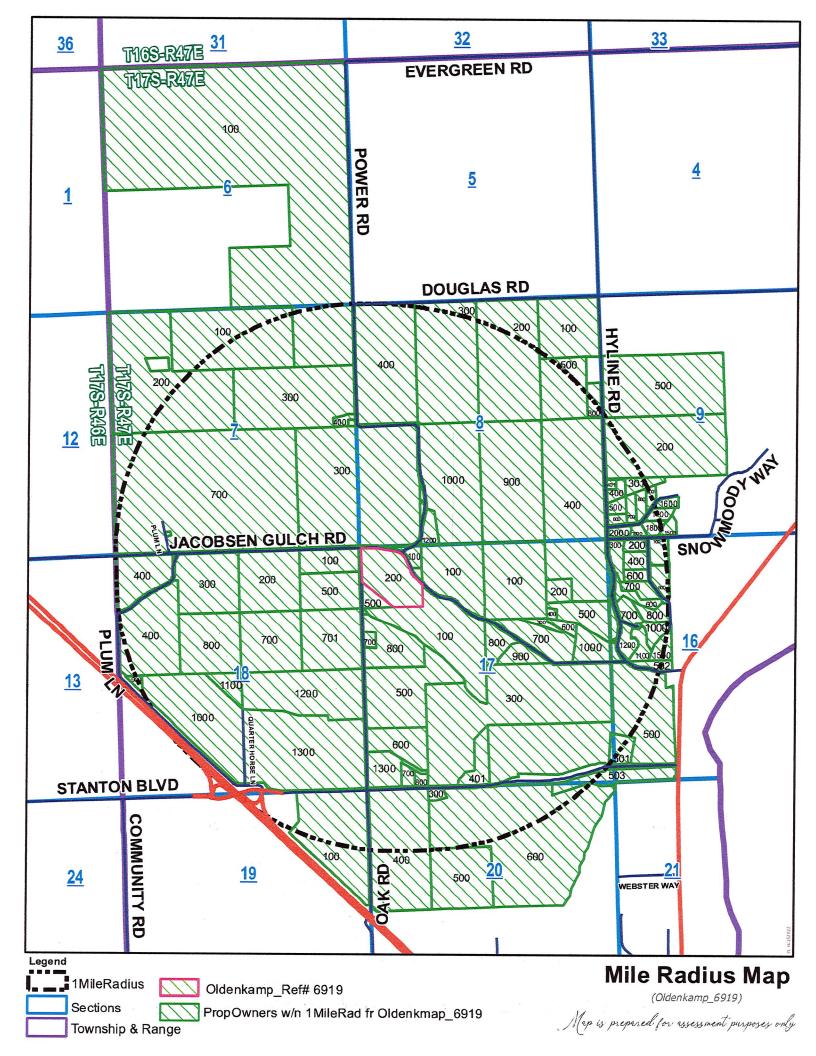
4/25/22, 3:19 PM Online Wastewater Map

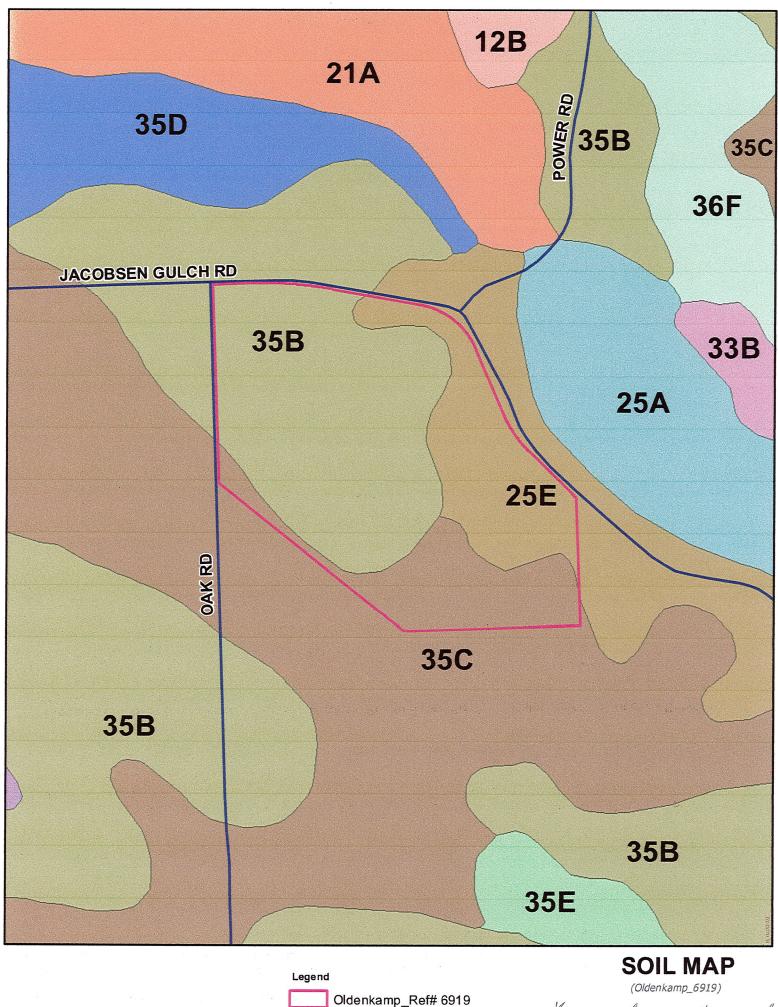


https://geo.maps.arcgis.com/apps/webappviewer/index.html?id=fa50da7d9deb4682b6ed930d12e94439









Oldenkamp_Ref# 6919

Map is prepared for assessment purposes only



EIN Assistant

Your Progress:

1. Identity

2. Authenticate

3. Addresses

4. Details

5. EIN Confirmation

Help Topics

What is Form 1128?

Summary of your information

Please review the information you are about to submit. If any of the information below is incorrect, you will need to start a new application.

Click the "Submit" button at the bottom of the page to receive your EIN.

Organization Type: LLC

LLC Information

Legal name:

OLD BEN ACRES LLC

County: State/Territory:

MALHEUR OR

Start date:

FEBRUARY 2022

Closing month of accounting year:

DECEMBER (The closing month of the accounting year is defaulted to December due to your organization type. To change your closing month of accounting year, complete

Form 1128.)

OR

State/Territory where articles of organization are (or will be) filed:

Addresses

Physical Location:

473 JACOBSEN GULCH RD

ONTARIO OR 97914

Phone Number:

208-440-5999

Responsible Party

Name: SSN/ITIN: MICHELLE R BENTLEY OLDENKAMP MBR

XXX-XX-4690

Principal Business Activity

What your business/organization does:

OTHER

Principal products/services:

VENUE EVENT CENTER

Additional LLC Information

Owns a 55,000 pounds or greater highway motor vehicle:

Involves gambling/wagering:

NO

involves alcohol, tobacco or firearms:

NO NO

Files Form 720 (Quarterly Federal Excise Tax Return):

NO

Has employees who receive Forms W-2:

NO

Reason for Applying:

STARTED A NEW BUSINESS

We strongly recommend you print this summary page for your records as this will be your only copy of the application. You will not be able to return to this page after you click the "Submit"

Click "Submit" to send your request and receive your EIN. Submit

Once you submit, please wait while your application is being processed, it can take up to two minutes for your application to be



EIN Assistant

Your Progress:

1. Identity

3. Addresses

4. Details

5. EIN Confirmation

Congratulations! Your EIN has been successfully assigned.

EIN Assigned: 88-1756315

Legal Name: OLD BEN ACRES LLC

IMPORTANT:

Save and/or print this page and the confirmation letter below for your permanent records.

The confirmation letter below is your official IRS notice and contains important information regarding your EIN.

CLICK HERE for Your EIN Confirmation Letter

Help with saving and printing your letter

Once you have saved or printed your letter, click "Continue" to get additional information about using your new EIN.

Continue >>

Help Topics

What if I do not have access to a printer at this time?

Can I access this letter at a later date?

Business Name Search

New Search	Printer F	<u>riendly</u>	Business E	•	04-12-2022 09:34		
Registry Nbr	Entity Type	Entity Status	<u>Jurisdiction</u>	Registry Date	Next Renewal Date	Renewal Due?	
1928734-96	DLLC	ACT	OREGON	02-09-2022	02-09-2023		
Entity Name	OLD BEN	ACRES LI	C				
Foreign Name							

New Sea	rch Printer	Friendly	Asse	ociated	Naı	mes		
Туре	PPB PRINCIP BUSINE	AL PLACE (SS)F					
Addr 1	473 JACOBSE	N GULCH R	D					
Addr 2								
CSZ	ONTARIO	OR 97914		Cou	ntry	UNITED STA	TES OF AMERIC	A
Please clic	k <u>here</u> for gener	al informatio	n about reg	istered age	ents ar		rocess.	
Туре	AGT REGISTI	ERED AGEN	Т	Start	Date	02-09- 2022	Resign Date	
Name	MICHELLE		BENTLEY- OLDENK <i>A</i>					
Addr 1	473 JACOBSE	N GULCH R	D					
Addr 2								
CSZ	ONTARIO	OR 97914	-	Cou	ntry	UNITED STA	TES OF AMERIC	A
Туре	MAL MAILIN							
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Addr 2					appropriate Propriation And Co.			
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Name	MICHELLE	1 1	BENTLEY OLDENK <i>A</i>					
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Addr 2								
CSZ	ONTARIO	OR 97914		Cou	ntry	UNITED STA	TES OF AMERIC	Α
Туре	MEM MEMBE	R					Resign Date	
Name	RANDY		OLDENKA	MP				

A	ddr 1	473 JACOBSE	N GUI	LCH RD		
A	ddr 2					
	CSZ	ONTARIO	OR	97914	Country	UNITED STATES OF AMERICA

Name History **Printer Friendly New Search**

Business Entity Name	Name Type	Name Status	Start Date	End Date
OLD BEN ACRES LLC	EN	CUR	02-09-2022	

Please read before ordering Copies.

New Search	Printer Friendly	Summary History
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Image Available	Action	Transaction Date	Effective Date	<u>Status</u>	Name/Agent Change	Dissolved By
	ARTICLES OF ORGANIZATION	02-09-2022		FI	Agent	

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