

MALHEUR COUNTY

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

File Number: 2022-06-009
Application Fee: \$ 200
Date Received: 6-27-2022
Date Deemed Complete: 6-27-2022

CONDITIONAL USE APPLICATION

LANDOWNER INFORMATION

Name: Oregon Trail Mennonite Church, Inc.
Address: 839 Onion Ave
City/State/Zip: Ontario, Oregon 97914
Phone: _____
Email: _____

APPLICANT INFORMATION ☒ Check box if same

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

PROPERTY INFORMATION

Township: 17 Range: 47 Section: 29 Tax Lot: 400 Ref #: 15899 Acres: 6.59 Zoning: C-RR
Address: 378 Foothill Dr. Ontario, OR. 97914

Current use: Idle Use of surrounding properties: Residential and agriculture
Proposed use: School Permitted subject to section: MCC 6-3C-3(E)
Water source: Private well Sewage disposal method: Septic tank and drainfield

Are the wetlands/water waterways on your property? ☒ No ☐ Yes (description): _____

Do you own neighboring property? ☒ No ☐ Yes (description): _____

Name of road providing access: Foothill Dr.


LEGAL PARCEL STATUS

Partition: _____ Subdivision: _____
or Most Recent Pre- 09/04/1974 Deed #: 2022-27-12 Date Filed: 5/31/2022
Current Deed #: _____ Date Filed: _____

**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: 6-22-22

Property Owner(s): _____ Date: _____

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 Deed/Land Use Action: _____ | <input type="checkbox"/> NO <input type="checkbox"/> YES |
| 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? 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> | <input type="checkbox"/> NO <input type="checkbox"/> YES |
| 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? Address needs to be assigned after approval? | <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES |
| Fire District: _____ | |



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CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN REQUEST

We are a Mennonite church group and we have a private Christian School. We are currently renting a facility by the Ontario airport and Hwy 201. We are wanting to build our own facility. This would include a school building with attached gym and a playground.

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

| PROPOSED IMPROVEMENTS | | | | |
|------------------------|--------|--------|--------------------------|----------------|
| Structure/Development | Length | Width | Height | Square Footage |
| Dwelling | | | | |
| Driveway | | | | |
| Accessory Structure | | | | |
| Agricultural Structure | | | | |
| Other | 136 ft | 83 ft. | 9 ft walls-14 ft walls | 10,800 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| EXISTING | | | | |
| Dwelling | 64 ft | 28 ft | 8 ft walls with basement | 2,910 |
| Accessory Structure | | | | |
| 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:
This will be a moderately sized school building with a grass playground and graveled parking lot.

Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:
Our school hours are 8:30 AM to 3:30 PM Monday through Friday.

There will be occasional evening and weekend activities.

Describe the number of people/employees/customers associated with the proposed use:
4-5 teachers and 20-30 students

3. What are the existing developments and viewpoints of property owners in the surrounding area?
The closest single family dwelling is approximately 425 feet away and there will be no overshadowing.
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: Access off Foothill Dr. (See attached letter from County Road Department)

Fire & Police Protection: Within Ontario Rural Fire Protection District (See attached letter)

Sewer & Water: Private well and septic

Electrical & Telephone: Idaho Power

Solid Waste Disposal: We will contract with Ontario Sanitary

5. What effect will the proposed use have on the stability of the community's social and economic characteristics?
We have been operating our school in Ontario and we are just needing to relocate. The functions will be the same.
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.
NA
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?
The distance from our school building to the nearest dwelling is over 400 feet, so there will be no overshadowing. We will be considerate and abide by all codes.
8. What are the proposed landscaping improvements for the visual benefit of the subject site and for the improved appearance of the neighborhood and County?
We will do normal landscaping improvements. Lawn, shrubs, and trees.
9. 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.
See attached plot plan and letter from County Road Department
All construction and site development will occur in compliance with the Road Supervisor's and Fire Chief's guidelines.

10. What is the proposed visual screening of the outdoor waste and storage areas?

Small dumpster contracted with Ontario Sanitary with weekly or biweekly service.

Eventually placement of a small shed.

11. What efforts will be in place to control and focus the outdoor lighting to avoid glare being directed beyond property limits?

We won't have any ball diamond lights and the lights on and around the school building will be far enough away from the property line they should'nt cause a problem.

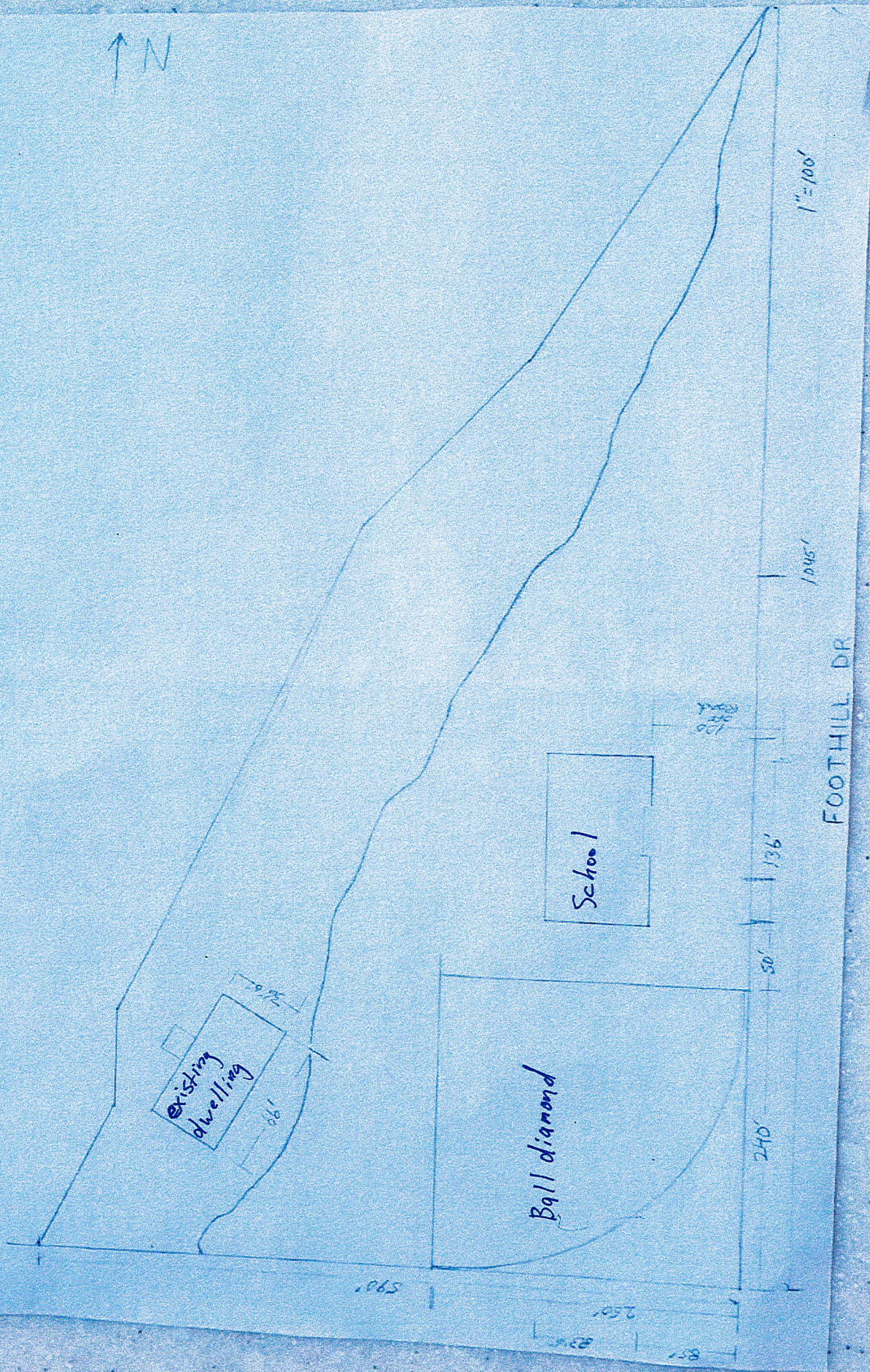
12. Demonstrate how the proposed use will not significantly increase the cost of, or force a significant change to, accepted farm or forest practices on surrounding lands devoted to or available for farm and forest use.

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 loss of farm ground.

W ↑

N ↑



SEE MAP

17S 47E 29B

GRAND
LN
W

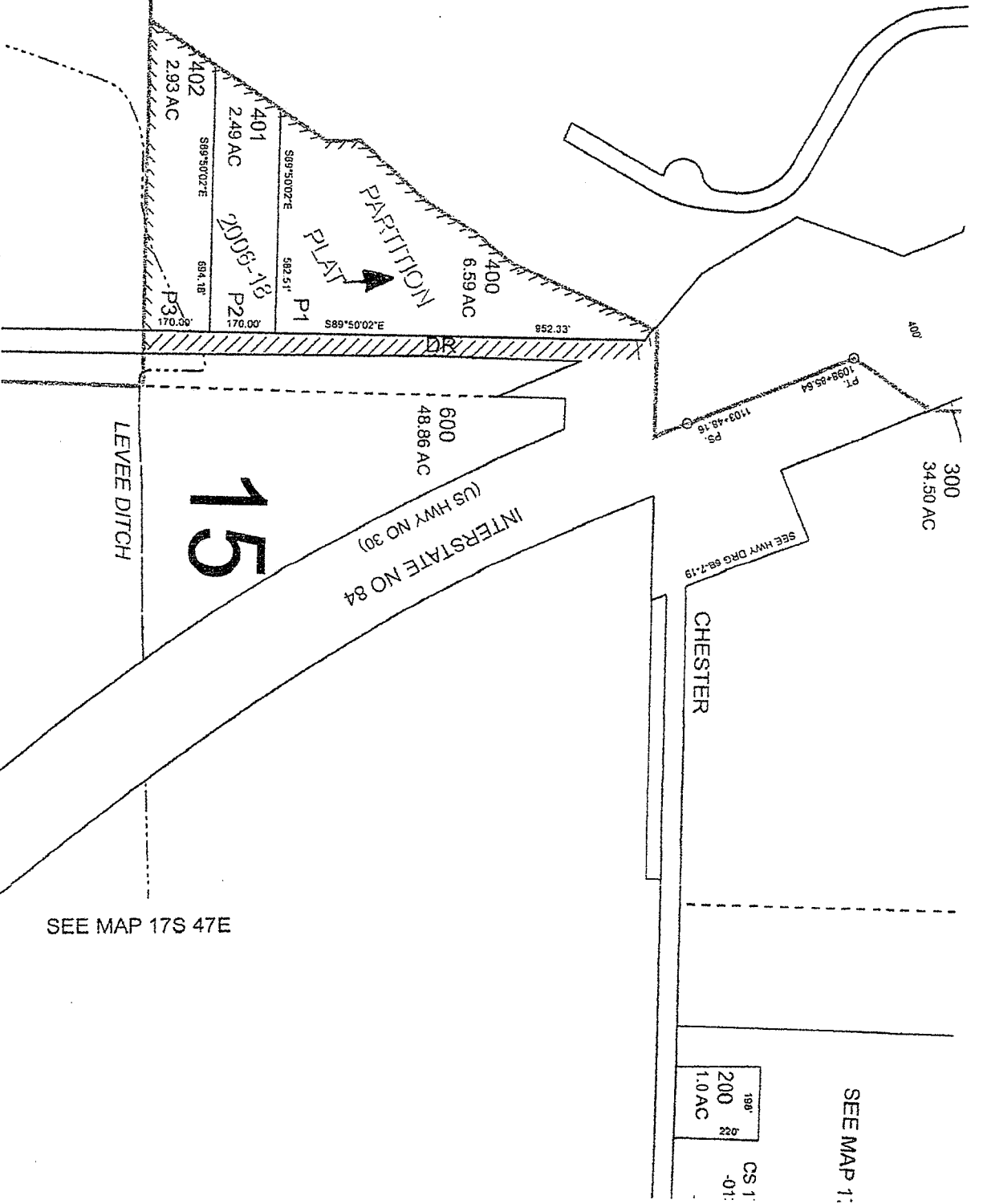


EXHIBIT "A"
LEGAL DESCRIPTION

Land in Malheur County, Oregon, as follows:

In Twp. 17 S., R. 47 E., W.M.:

Sec. 29: That portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, more particularly described as follows:

Parcel No. 1 of Partition Plat No. 2006-18, recorded

August 23, 2006, Instrument No. 2006-6275, Deed Records.