

HATA ELECTRIC
Electrical Contractor / CCB #209990
208-740-4843
P.O. Box 626
Ontario, OR 97914

7/20/2022

To whom it may concern:

I would like to use the property at 4832 Hwy 201 in Ontario, Oregon to operate an electrical contracting business out of. The property is located north of Ontario 7 miles from the Love's Truck Stop on the right-hand side if you're coming from Ontario. I give planning & zoning permission to enter the property if need be.

Thanks,



Travis Hata

EXHIBIT # 1



MALHEUR COUNTY PLANNING DEPARTMENT

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

File Number: 2022-07-010
Application Fee: \$200
Date Received: 7-22-2022
Date Deemed Complete: 7-22-2022

CONDITIONAL USE APPLICATION

LANDOWNER INFORMATION

Name: Travis Hata
Address: 672 NW 16th St
City/State/Zip: Ontario, OR 97914
Phone: 208-740-4308
Email: hataelectric@yahoo.com

APPLICANT INFORMATION Check box if same

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

PROPERTY INFORMATION

Township: 16S Range: 47E Section: 35 Tax Lot: 1900 Ref #: 6413 Acres: .58 Zoning: 6-RSC
Address: 4832 Hwy 201 Ontario, OR 97914

Current use: Vacant - was a cabinet shop Use of surrounding properties: Houses & farm land
Proposed use: Electrical Contractor Shop Permitted subject to section: _____
Water source: Well Sewage disposal method: Septic tank

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

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

Name of road providing access: Hwy 201

LEGAL PARCEL STATUS

Partition: _____ Subdivision: _____

or Most Recent Pre- 09/04/1974 Deed #: _____ Date Filed: _____

Current Deed #: _____ Date Filed: _____

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

**Additional descriptive maps and pictures may be attached.*

SIGNATURES:

Property Owner(s):  Date: 07/20/2022

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	<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: _____	



CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN REQUEST

I would like to use the shop at 4832 Hwy 201 in Ontario, OR to run an electrical contracting business out of. The building will be used for storage of electrical equipment and a small office area. I have 8 employees including my office staff.

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway				
Accessory Structure				
Agricultural Structure				
Other				
EXISTING				
Dwelling				
Accessory Structure				
Agricultural Structure				
Other	75'	55'	16'	4,125sqft

**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? Nothing will be stored in front of the building. The only thing that will be outside in the back of the building will be some recycle bins and trash bin.
- 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? No.
- 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? Noise levels will comply
- 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? The sewage waste will be disposed of in a septic tank that is located around back.
- 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? The project will comply with this regulation

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? There should be no odor from this project

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

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?
Glare & heat will not be an issue

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?
Most of the property has gravel and water will be used for any excess dust

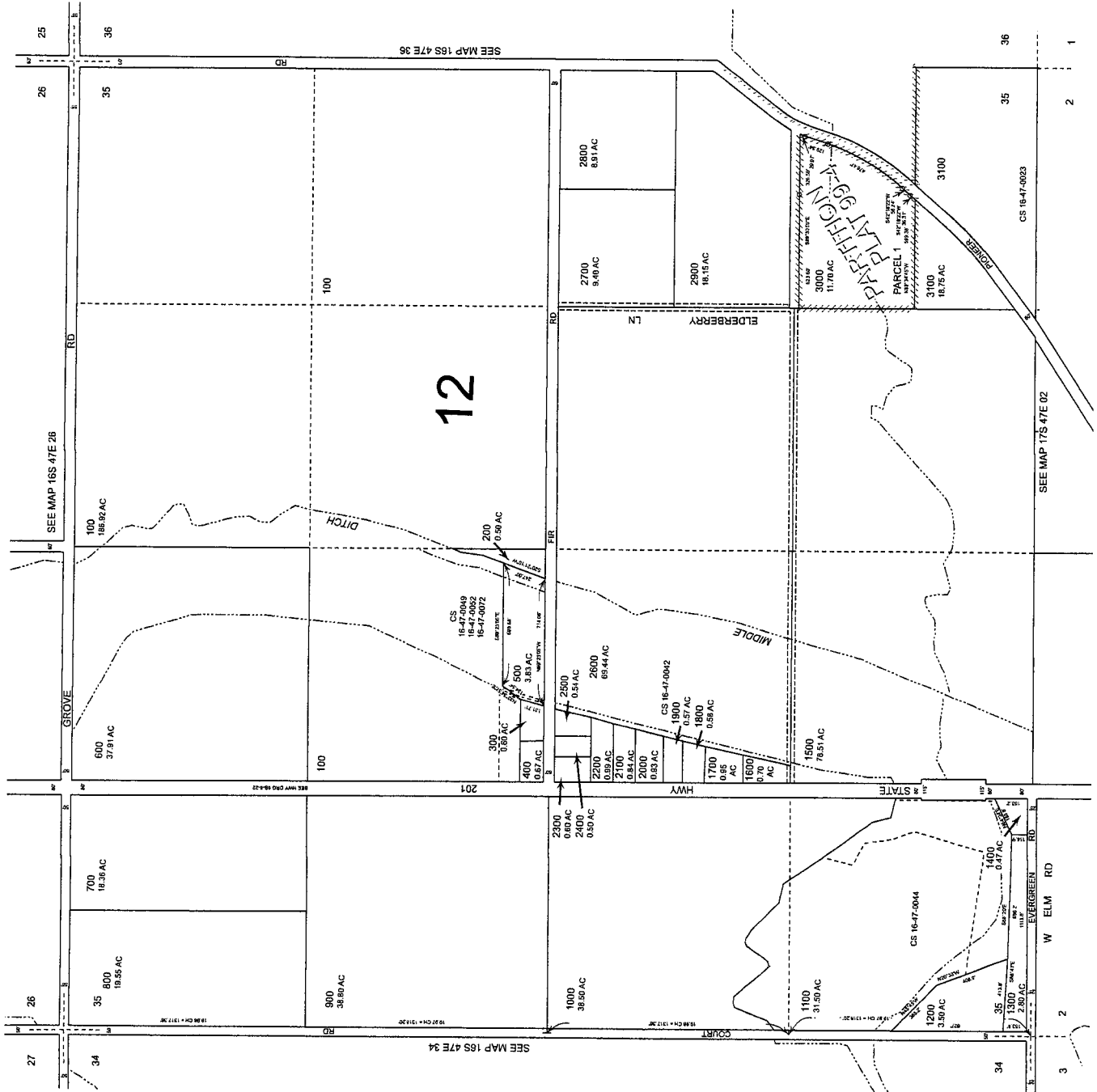
J. *Interpretation:* Whenever it cannot be decided by reasonable observation that a performance standard is being met, it shall be the responsibility of the operator of the use to supply evidence or engineering data to support the contention that standard is being met. The standards are designed, except where referring to other codes, to be 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)

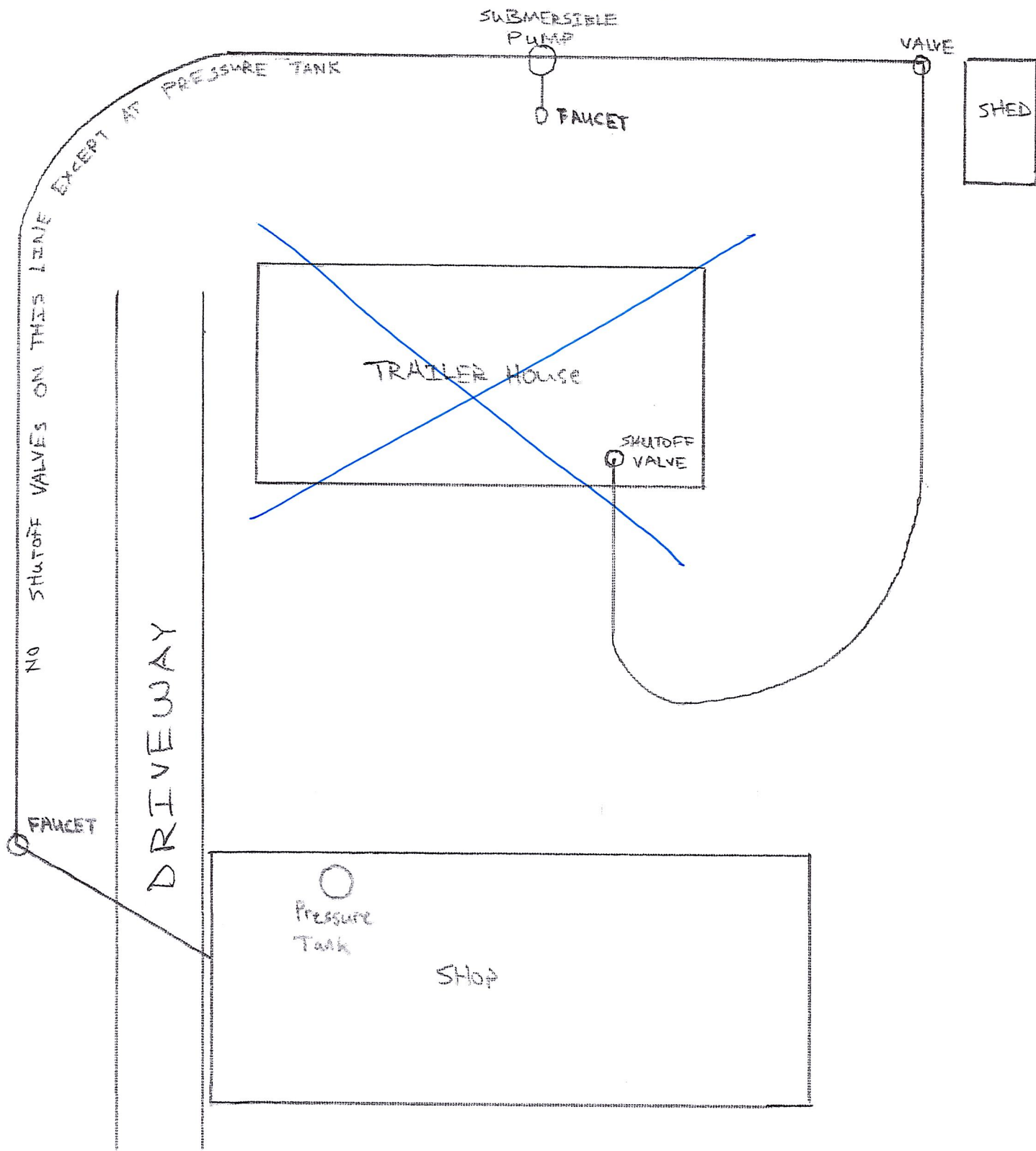
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 200 400 600 800 Feet

SECTION 35 T.16S. R.47E. W.M.
MALHEUR COUNTY
1" = 400'

16S47E35





BUILDING LOCATION PLAN

