



# MALHEUR COUNTY

251 B Street West, #12 Vale, Oregon 97918

PLANNING DEPARTMENT

Phone (541)473-5185

File Number: \_\_\_\_\_

Application Fee: \_\_\_\_\_

Date Received: \_\_\_\_\_

Date Deemed Complete: \_\_\_\_\_

## LAND USE APPLICATION COVERPAGE

### LANDOWNER INFORMATION

Name: Sanchez Family Trust

Address: 8124 N. Pennsylvania Ave

City/State/Zip: Fruitland, ID 83619

Phone: 208-291-8064

Email: none

### APPLICANT INFORMATION Check box if same

Name: Salvador Sanchez

Address: 8124 N. Pennsylvania Ave

City/State/Zip: Fruitland, ID 83619

Phone: 208-291-8064

Email: none

### PROPERTY INFORMATION

Township: 18S Range: 47E Section: 4 Tax Lot: 900 Ref #: 7943 Acres: 2.92 Zoning: O-RS

Address: 1145 Lucky Lane, Ontario, OR 97914

Current use: Residential

Use of surrounding properties: Residential

Proposed use: Short term rental or Vacation rental

Permitted subject to section: \_\_\_\_\_

Water source: Domestic Well

Sewage disposal method: Septic

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

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

Name of road providing access: Lucky Lane

### LEGAL PARCEL STATUS

Partition: \_\_\_\_\_ Subdivision: Northview

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

Current Deed #: 2023-1523 Date Filed: May 23, 2023

*\*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.*

**DETAILED SPECIFIC WRITTEN REQUEST:**

*\*Indicate proposed use, structures and their proposed dimensions*

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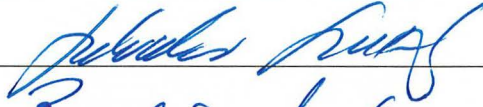



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**SIGNATURES:**

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Property Owner(s):		Date:	4/24/2024
Property Owner(s):		Date:	4/24/2024
Applicant(s):		Date:	4/24/2024
Applicant(s):		Date:	4/24/2024

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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 fee)
  - Site Plan
  - Elevation Drawing
- Other applicable information/application(s):

**SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT**

<p><b>Legal Parcel</b> Deed/Land Use Action: _____</p>	<p><input type="checkbox"/> NO   <input type="checkbox"/> YES</p>
<p><b>Previous Map and Tax Lot:</b> _____</p>	
<p><b>Past Land Use Actions:</b> If yes, list file #(s) _____ _____ _____</p>	<p><input type="checkbox"/> NO   <input type="checkbox"/> YES</p>
<p>Subject to previous conditions?</p>	<p><input type="checkbox"/> NO   <input type="checkbox"/> YES</p>
<p><b>Assessor Property Class:</b> _____</p>	
<p><b>Zoning:</b> _____</p>	
<p><b>Water Resources</b> 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></p>	<p><input type="checkbox"/> NO   <input type="checkbox"/> YES</p>
<p><b>Access:</b> County or ODOT approach permit on file? <input type="checkbox"/> NO   <input type="checkbox"/> YES, # _____</p>	
<p><b>Address:</b> Address exists and has been verified to be correct? Address needs to be assigned after approval?</p>	<p><input type="checkbox"/> NO   <input type="checkbox"/> YES <input type="checkbox"/> NO   <input type="checkbox"/> YES</p>
<p><b>Fire District:</b> _____</p>	
<p><b>Fees (List Review Type and Cost):</b> _____ _____ _____</p>	

*Last Updated 01/30/2020*

**HOME BUSINESS**

1. Describe the scale of the operation:

*\*A home business must fit within the dwelling and must be incidental to the use of the dwelling as a residence. If there is no existing accessory structure one may be built, provided the side walls are no higher than ten feet (10') from the elevation of the floor and the building covers no more than two thousand five hundred (2,500) square feet in area.*

Applicant wishes to operate a short term rental or vacation rental. This operation shall be contained entirely with the confines of the residence and the corresponding grounds.

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2. Who will be the participants in the business?

*\*Family members living on the property and a combination of no more than ten (10) full time employees are the only persons that may be employed in a home business.*

The only participant in the business will be the owners of the property.

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3. Demonstrate that the character / visual appearance of the property shall not be altered by the home business:

*\*The property upon which a home business exists shall be kept in a clean, neat, orderly fashion.*

The operation of a short term rental or vacation rental will not alter the character or visual appearance of the property, with the exception of general residential upgrades.

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4. Describe the storage means for the home business:

*\*All materials associated with a home business shall be screened from view or contained within the allowed dwelling or accessory structures of the home business.*

The operation of the short term rental or vacation rental does not require storage.

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5. Describe the display and signs for the home business:

*\*There shall be no display of products visible from outside of the allowed dwelling or accessory structure.*

The operation of the short term rental or vacation rental will not require any display of signs to advertise the business on the exterior of the residential structure.

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6. Describe the projected traffic flow generated by the home business:

*\*Customer, client and/or business traffic shall not exceed fifteen (15) 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.*

The traffic flow to the short term rental or vacation rental shall not be any more than the normal traffic for a residence in the Ontario Oregon area.

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7. Describe the projected customer parking availability for the home business:

*\*Vehicles owned, leased or operated by the participants of a home business shall not be parked or stored on the street or in the public right of way. All parking shall be contained onsite, and traffic shall be directed in a circular manner, with separate and designated entry and exit points.*

The operation of the short term rental or vacation rental will only require parking for a single family. If additional parking is required, there is ample room to park more than one vehicle.

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8. Describe the projected days and hours of operation and noise mitigation for the home business:

*\*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.*

The operation of the short term rental or vacation rental will be operated at the times where it is occupied by short term tenants.

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9. Describe the projected odors mitigation for the home business:

*\*Odors shall not be detectable from any boundary of a home business property at any time.*

There will be no odors to mitigate.

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10. Describe the projected electrical interference mitigation for the home business:

*\*A home business shall not create visual or audible electrical interference in any radio, television, or other electrical device off the subject property or cause fluctuations in line voltage off the subject property.*

The electrical consumption will be no greater than the historical electrical use of the property.

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81 S Oregon St., Ontario, OR 97914  
PHONE (541) 889-6451 FAX (541) 889-4161

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## LOT BOOK REPORT

Shawn Logan  
Logan & Copple P.C  
339 S Oregon St.  
Ontario, OR 97914

March 25, 2024  
Title Number: 628553AM  
Title Officer: Mike Malmberg  
Client File #:  
Fee: \$150.00

### We have searched our Tract Indices as to the following described property:

Subject Property Address: 1145 Lucky Lane, Ontario, OR 97914

### Legal Description:

Land in Malheur County, Oregon, as follows:

In Twp. 18 S., R. 47 E., W.M.:

Sec. 4: The West 330 feet of the S1/2 NE1/4 NW1/4.

ALSO:

The North 347.09 feet of the East 251.00 feet of the S1/2 NW1/4 NW1/4,

EXCEPTING THEREFROM a strip of land for a water ditch as conveyed by Deed recorded April 27, 1909, in Deed Book P, Page 470, Malheur County Records.

EXCEPTING THEREFROM the following described parcel:

Land in Malheur County, Oregon, as follows:

In Twp. 18 S., R. 47 E., W.M.:

Sec. 4: All that portion of the West 330.00 feet of the S1/2 NE1/4 NW1/4 and the North 347.09 feet of the East 251.00 feet of the S1/2 NW1/4 NW1/4 lying Westerly and Southerly of the following described line:

Beginning at a point on the West boundary of North View Subdivision in Book 3, Page 42, Malheur County Clerks Records, said point laying North 250.64 feet from the Southwest corner of said Subdivision and marked by a 5/8" rebar and cap marked PLS 61420;

Thence S. 89° 24' 38" W., a distance of 322.04 feet to a 5/8" rebar and cap marked PLS 61420;

Thence N. 00° 14' 53" W., a distance of 239.88 feet to a 5/8" rebar and cap marked PLS 61420;

Thence N. 20° 41' 08" E., a distance of 63.13 feet to a 5/8" rebar and cap marked PLS 61420;

Thence N. 04° 03' 24" W., a distance of 115.66 feet more or less to a point on the North line of the SW1/4 NE1/4 NW1/4 and laying Westerly 308.29 feet from the Northwest corner of said subdivision and marked by a 5/8" rebar and cap marked PLS 61420, the Point of Terminus.

**And dated as of: March 14, 2024, at 7:30 a.m.**

**We find that the last deed of record runs to:**

Salvador Sanchez and Romelia O. Sanchez, Trustees of The Sanchez Family Trust u/t/d November 6, 2015

**We also find the following apparent monetary encumbrances within ten years prior to the effective date hereof and the following unpaid taxes and city liens:**

1. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$1,105,000.00  
Trustor/Grantor: Salvador Sanchez and Romelia O. Sanchez, Trustees of The Sanchez Family Trust u/t/d November 6, 2015  
Trustee: Zions Bancorporation, N.A. dba Zions First National Bank  
Beneficiary: Zions Bancorporation, NA dba Zions First National Bank  
Dated: April 20, 2023  
Recorded: May 23, 2023  
Instrument No.: 2023-1523

Partial Reconveyance, recorded December 27, 2023, Instrument No. 2023-3614, Mortgage Records.

N/A

**We have also searched our General Index for judgments and state and federal tax liens against the above named grantees and find the following:**

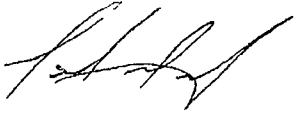
1. N/A

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

**NOTE: This Lot Book Report is being made with the understanding that it does not represent any form of title insurance and is not a commitment for a policy of insurance. The information provided herein is not a full examination of the subject property. Further, if any person, corporation or entity of any kind should use this report as a basis to produce a title insurance product, it should be understood that it is clearly outside of Oregon law. Any liability hereunder is limited to the amount paid for said report.**



THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. Our search was limited to our tract indices and no examination of the public record was made. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.



Michael W. Malmberg  
Title Officer

*"Superior Service with Commitment and Respect for Customers and Employees"*

SEE MAP 18S 47E 04

