

Subject: Re: Captein CUP Application

From: Clint Benson <clint.benson@ontariooregon.org>

Date: 3/6/2026, 8:28 AM

To: Dean Coon <dcoon@atlas-survey.com>

CC: "dcomprecords@yahoo.com" <dcomprecords@yahoo.com>, Brittany Ward <brittany.ward@ontariooregon.org>

Good morning, Dean.

These conditions typically are added to the building permit requirements prior to construction. The Malheur County Building Official usually checks to make sure the conditions are met and calls if there are any questions or guidance needed. I've added some information regarding defensible space for the owner as well.

Have a great day.



Clint Benson

Fire Chief

Ontario Fire & Rescue

Ontario Rural Fire Protection District

PH: 541-881-3233 | Cell: 541-709-0320

444 SW 4th St | Ontario, OR 97914

From: Dean Coon <dcoon@atlas-survey.com>

Sent: Thursday, March 5, 2026 12:37 PM

To: Clint Benson <clint.benson@ontariooregon.org>

Cc: dcomprecords@yahoo.com <dcomprecords@yahoo.com>; Brittany Ward <brittany.ward@ontariooregon.org>

Subject: Re: Captein CUP Application

Clint,

Thanks for the information.

I think any new construction would happen on the east end of the property (see highlighted area), since the further west you go, the closer you get the siphon and also the river/flooding issues, etc. So I think a new building will likely be within the district, but just barely:

EXHIBIT # 5



I think the district boundary ends at the west of the highlighted area.

Do you do perform an inspection of the road/access and provide guidance on what may need to be addressed?

Thanks again,



Dean J. Coon, PLS

www.atlas-survey.com

202 NE 9th Street, Fruitland, ID 83619

Cell: 208-739-3802 Phone/Fax: 208-452-6462

This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.

On 3/5/2026 12:15 PM, Clint Benson wrote:

Dean:

Much of Lot 802 is outside of our fire district. In order for us to provide services the applicant will need to annex the property into the fire district. Please let me know if they are interested in this and I can get you more information for that process.

Regarding the access road shown on your map, we use the Oregon Fire Code. This application is tricky due to parts of the property being in district and parts unprotected. I can only comment on the areas within our district; however, if the owner anticipates annexing into the district for fire protection, it would be best to follow the Oregon Fire Code regarding access. Requirements for fire apparatus access roads are as follows:

- Fire apparatus access roads shall extend within 150' of all portions of the facility (buildings).
- Minimum unobstructed width of 20', exclusive of shoulders, and a minimum unobstructed height of 13'-6"
- All weather surface designed and maintained to support the imposed loads of fire apparatus (maximum 75,000 pounds).
- Turning radius not less than 28' (or approved by fire code official)
- Grade not more than 10%
- Dead ends in excess of 150' require an approved area for turning around fire apparatus. This is typically accomplished with a 96' diameter cul-de-sac, 60' "Y", or 120' hammerhead.
- Gates: need review and approval for adequate access (typically minimum 12.5' clear width)
- Bridges need review and approval

The Oregon Fire Code requirements ensure that we can access the property in the event of an emergency.

Please let me know if you have any questions.



Clint Benson
Fire Chief
Ontario Fire & Rescue
Ontario Rural Fire Protection District
PH: 541-881-3233 | Cell: 541-709-0320
444 SW 4th St | Ontario, OR 97914

From: Dean Coon <dcoon@atlas-survey.com>

Sent: Thursday, March 5, 2026 11:36 AM

To: Clint Benson <clint.benson@ontariooregon.org>

Cc: dcomprecords@yahoo.com <dcomprecords@yahoo.com>; Brittany Ward
<brittany.ward@ontariooregon.org>

Subject: Re: Captein CUP Application

Clint,

I was just wondering about this. Thank you for the update.



Dean J. Coon, PLS

www.atlas-survey.com

202 NE 9th Street, Fruitland, ID 83619

Cell: 208-739-3802 Phone/Fax: 208-452-6462

This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.

On 3/5/2026 11:20 AM, Clint Benson wrote:

Hello, Dean

I'm working on the referenced CUP. I am waiting on a call back from the County Assessor to verify some information. I will get back to you as soon as I hear back from him.

Thank you,



Clint Benson

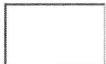
Fire Chief

Ontario Fire & Rescue

Ontario Rural Fire Protection District

PH: 541-881-3233 | Cell: 541-709-0320

444 SW 4th St | Ontario, OR 97914



Virus-free. www.avast.com

Attachments:

Defensible Space Checklist.pdf

3.9 MB