



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: _____

CONDITIONAL USE APPLICATION

LANDOWNER INFORMATION

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

APPLICANT INFORMATION ☐ Check box if same

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

PROPERTY INFORMATION

Township: _____ Range: _____ Section: _____ Tax Lot: _____ Ref #: _____ Acres: _____ Zoning: _____

Address: _____

Current use: _____ Use of surrounding properties: _____

Proposed use: _____ Permitted subject to section: _____

Water source: _____ Sewage disposal method: _____

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

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

Name of road providing access: _____

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: _____

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? Assessor Property Class: _____ Zoning: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES
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 (Note: Check buffers. Different zones have different setback requirements that may require a more extensive permitting process.)	<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: _____	



MALHEUR COUNTY PLANNING DEPARTMENT

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CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN REQUEST

(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				

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:

Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:

Describe the number of people/employees/customers associated with the proposed use:

3. What are the existing developments and viewpoints of property owners in the surrounding area?

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:

Fire & Police Protection:

Sewer & Water:

Electrical & Telephone:

Solid Waste Disposal:

5. What effect will the proposed use have on the stability of the community's social and economic characteristics?

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.

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?

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?

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.

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

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

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?

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RECREATIONAL VEHICLE PARKS – Malheur County Code (MCC) 6-6-8-7

All recreational vehicle parks shall conform to state standards in effect at the time of construction and the following conditions of MCC 6-6-8-7.

1. Will the space provided for each recreational vehicle be not less than seven hundred (700) square feet exclusive of any space used for common areas such as roadways, general use structures, walkways, parking spaces for vehicles other than recreational vehicles and landscaped areas? _____

2. Roadways shall be covered with crushed gravel or paved with asphalt, concrete or similar impervious surface and designed to permit easy access to each recreational vehicle space. If parking will be permitted on the margin of the roadway, will the roadways be not less than 30' in width? _____

If parking will not be permitted on the margin of the roadway, will the roadway be not less than 20' in width?

3. A space provided for a recreational vehicle shall be covered with crushed gravel or paved with asphalt, concrete, or similar material and be designed to provide for the control of runoff or surface water. The part of the space which is not occupied by the recreational vehicle, not intended as an access way to the recreational vehicle or part of an outdoor patio, need not be paved or covered with gravel provided the area is landscaped or otherwise treated to prevent dust or mud. How will that be achieved? _____

4. Will the park be designed for self-contained recreational vehicles only? Yes No If no:
- In order to provide all recreational vehicles with piped potable water service, will each recreational vehicle space be provided with sewage and disposal service? _____

 - Will the sewage disposal service consist of all spaces equipped for full sewage hookup or a minimum of 25% of the available spaces equipped for full sewage hookup and a recreational vehicle dumping station on site?

 - Will there be one toilet and one lavatory provided for each sex for each 15 recreational vehicle spaces?

5. How will it be ensured that all recreational vehicle spaces be provided with electrical service? _____

6. Where would the trash receptacles for the disposal of solid waste materials be located and how will their number and capacity ensure that there is no uncovered accumulation of trash at any time? _____

7. How will it be ensured that no recreational vehicle remain in the park for more than 30 days in any 60 day period?

8. The total number of parking spaces in the park, except for the parking provided for the exclusive use of the manager or employees of the park, shall be one space per recreational vehicle space. Parking spaces shall be covered with crushed gravel or paved with asphalt, concrete or similar material. Will this condition be met?
Yes No
9. Will there be one utility building or room, on site or within 3 miles, containing one clothes washing machine, one clothes drying machine and 15 sq.ft. of space for clothes drying lines for each 10 recreational vehicle spaces?
- _____
- _____
- _____
- _____
10. Except for vehicles, there shall be no outside storage of materials or equipment belonging to the park or to any guest of the park. How will the neat appearance of the park be maintained at all times? _____
- _____
- _____
- _____
- _____
11. Will the access to the recreational vehicle park be from an arterial or collector street? _____
- _____
- _____
- _____
- _____

The following will be mandatory conditions of approval:

- A. *The building spaces required (restroom and laundry room) shall be lighted at all times of the night and day, shall be ventilated, shall be provided with heating facilities which shall maintain a minimum room temperature of 65°F, shall have floors of waterproof material, and shall have sanitary ceiling, floor and wall surfaces. Floor drains adequate to permit easy cleaning are recommended but not required.*
- B. *Evidence shall be provided that the park will be eligible for a certificate of sanitation as required by state law.*