

City of John Day
450 East Main Street
John Day, OR 97845

Phone: 541-575-0028
Fax: 541-575-3668

CONDITIONAL USE APPLICATION

I. BACKGROUND INFORMATION

- (A) Applicant/Owner: _____ Phone: _____
- (B) Address: _____
- (C) Property Address: _____
- (D) Township; Range; Section; Tax Lot: _____
- (E) Zone: _____ (F) Parcel Size: _____
- (G) Existing Use/Structures: _____
- (H) Application Proposal:

5-4.4.010 Conditional Use Permits - Purpose

There are certain uses, which, due to the nature of their impacts on surrounding land uses and public facilities, require a case-by-case review and analysis. These are identified as “Conditional Uses” in Article 5-2 - Land Use Districts. The purpose of Chapter 5-4.4 is to provide standards and procedures under which a conditional use may be permitted, enlarged or altered if the site is appropriate and if other appropriate conditions of approval can be met.

5-4.4.020 Conditional Use Permits - Approvals Process

- A. **Initial Application.** An application for a new conditional use shall be processed as a Type III procedure, per Section 5-4.1.040. The application shall meet submission requirements in Section 5-4.4.030, and the approval criteria contained in Section 5-4.4.040.
- B. **Modification of Approved or Existing Conditional Use.** Modifications to approved or existing conditional uses shall be processed in accordance with Chapter 5-4.6.

5-4.4.030 Conditional Use Permits - Application Submission Requirements

In addition to the submission requirements required in Chapter 5-4.1, an application for conditional use approval shall include the following information, as the Planning Officials deems applicable. For a description of each item, please refer to Section 5-4.2.050 Site Design Review Application Submission Requirements:

1. Existing site conditions
2. Site plan
3. Preliminary grading plan
4. A landscape plan
5. Architectural drawings of all structures
6. Drawings of all proposed signs
7. A copy of all existing and proposed restrictions or covenants

8. Narrative report or letter documenting compliance with all applicable approval criteria in Section 5-4.4.040
9. Other information the Planning Official deems necessary to facilitate review of the proposal under the approval criteria of Section 5-4.4.040

5-4.4.040 Conditional Use Permits - Criteria, Standards and Conditions of Approval

The City shall approve, approve with conditions, or deny an application for a conditional use or to enlarge or alter a conditional use based on findings of fact with respect to each of the standards and criteria in A-C.

A. Use Criteria

1. The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations;
2. The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other Code standards, or other reasonable conditions of approval; and
3. All required public facilities have adequate capacity or are to be improved to serve the proposal, consistent with City standards.
4. A conditional use permit shall not allow a use that is prohibited or not expressly allowed under Article 5-2; nor shall a conditional use permit grant a variance without a variance application being reviewed with the conditional use application.

- B. Site Design Standards.** The Site Design Review approval criteria (Section 5-4.2.060) shall be met. The Planning Official may waive the application requirements for Site Design Review upon determining that the Conditional Use Permit application provides sufficient information to evaluate the proposal.
- C. Conditions of Approval.** The City may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity, and that the negative impact of the proposed use on the surrounding uses and public facilities is minimized. These conditions include, but are not limited to, the following:
1. Limiting the hours, days, place and/or manner of operation;
 2. Requiring site or architectural design features which minimize environmental impacts such as noise, vibration, exhaust/emissions, light, glare, erosion, odor and/or dust;
 3. Requiring larger setback areas, lot area, and/or lot depth or width;
 4. Limiting the building or structure height, size, lot coverage, and/or location on the site;
 5. Designating the size, number, location and/or design of vehicle access points or parking and loading areas;
 6. Requiring street right-of-way to be dedicated and street(s), sidewalks, curbs, planting strips, pathways, or trails to be improved;
 7. Requiring landscaping, screening, drainage, water quality facilities, and/or improvement of parking and loading areas;
 8. Limiting the number, size, location, height and/or lighting of signs;
 9. Limiting or setting standards for the location, design, and/or intensity of outdoor lighting;
 10. Requiring berms, screening or landscaping and the establishment of standards for their installation and maintenance;
 11. Requiring and designating the size, height, location and/or materials for fences;
 12. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, drainage areas, historic resources, cultural resources, and/or sensitive lands;
 13. Requiring the dedication of sufficient land to the public, and/or construction of pedestrian/bicycle pathways in accordance with the adopted plans, or requiring the recording of a local improvement district non-remonstrance agreement for the same. Dedication of land and construction shall conform to the provisions of Chapter 5-3.1, and Section 5-3.1.030 in particular;

14. Establish a time table for periodic review and renewal, or expiration, of the conditional use to ensure compliance with conditions of approval; such review may be subject to approval by the Planning Official or Planning Commission through a Type II Administrative Review or Type III Quasi-Judicial process at the discretion of the decision making body.

SIGNATURES

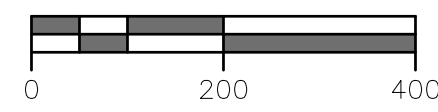
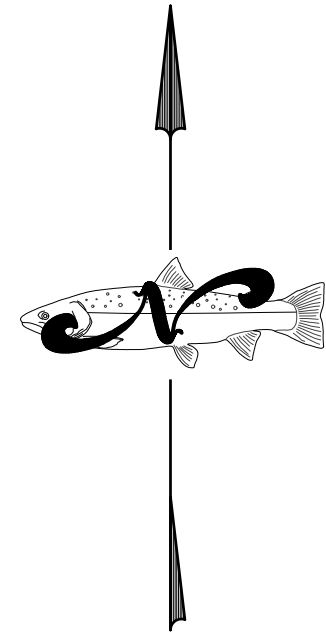
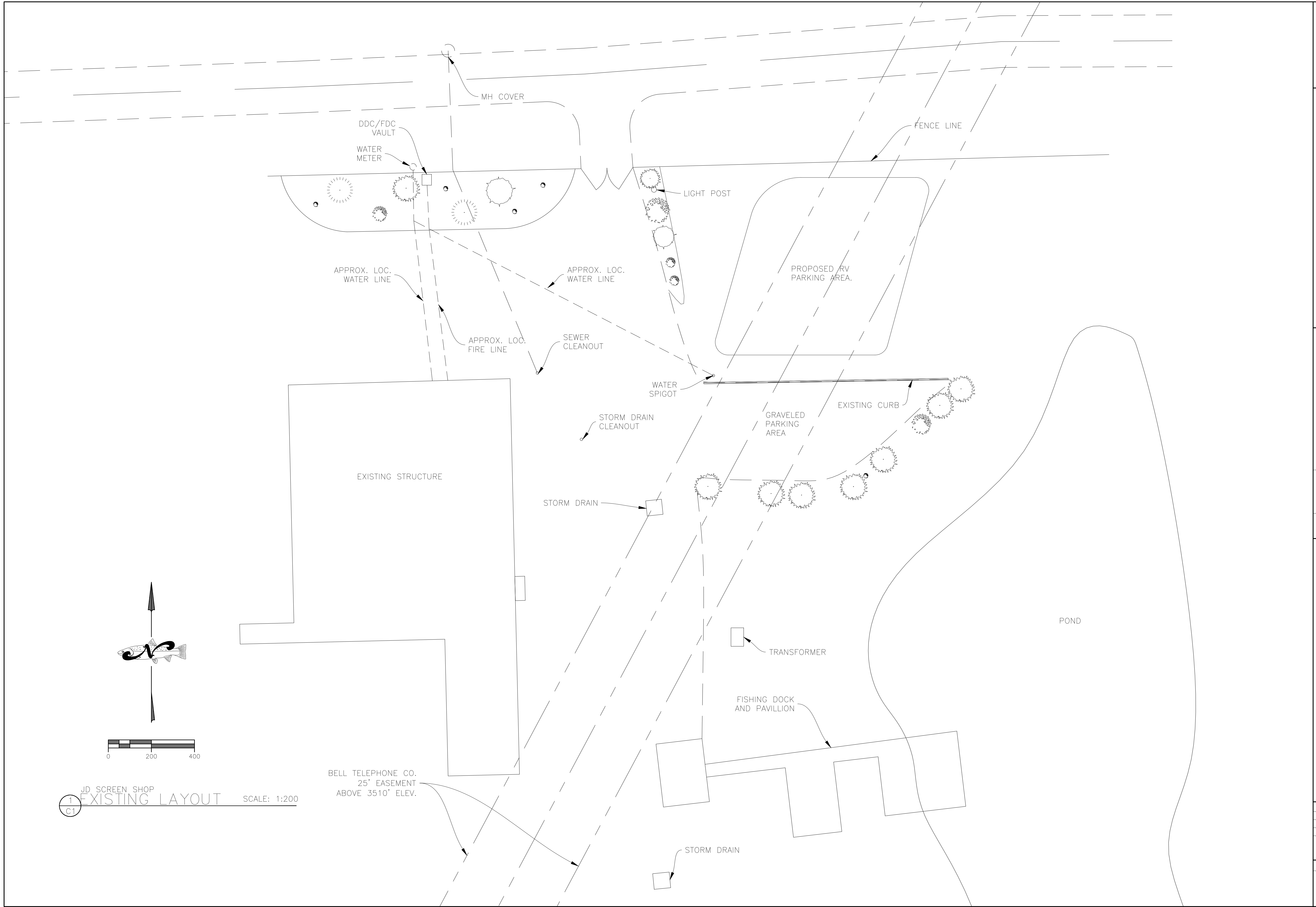
NOTE: ALL OWNERS MUST SIGN THIS APPLICATION OR SUBMIT A LETTER OF CONSENT AUTHORIZING ANOTHER INDIVIDUAL TO MAKE APPLICATION. INCOMPLETE OR MISSING INFORMATION MAY DELAY THE REVIEW PROCESS.

Michael J. Jensen 10/14/19
Applicant/Owner Date

Applicant/Owner Date

FOR OFFICE USE ONLY		
Submittal Date: <u>10/15/2019</u>	Fee: _____	Received by: _____
Application Type: <u>CUP</u>	Completeness: <u>10/14/2019</u>	120 Day: _____
Staff Report: <u>11/7/19</u>	Commission Hearing: <u>11/12/2019</u>	Council Hearing: _____

\\FMJOHNS\HOME\SEALRY\MY DOCUMENTS\PROJECTS\JD SCREENS SHOP\HOST PAD\HOST PAD.DWG - Monday, September 30, 2019 3:14:03 PM - 11X17 PLOTTED AT HALF SCALE



JD SCREEN SHOP
 1
 C1
 EXISTING LAYOUT SCALE: 1:200

BELL TELEPHONE CO.
 25' EASEMENT
 ABOVE 3510' ELEV.

Oregon
 DEPARTMENT OF FISH AND WILDLIFE
 FISH DIVISION
 FISH SCREENING AND PASSAGE PROGRAM
 4034 FAIRVIEW INDUSTRIAL DR. S.E.
 SALEM, OREGON 97302
 PHONE: (503) 947-6224 FAX: (503) 947-6203

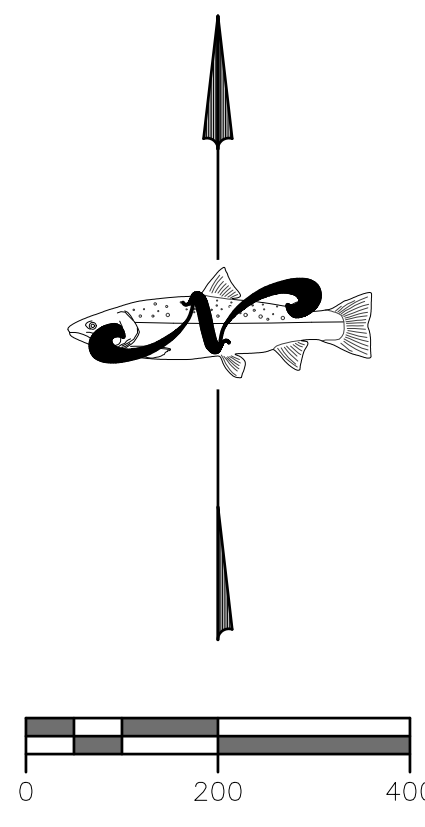
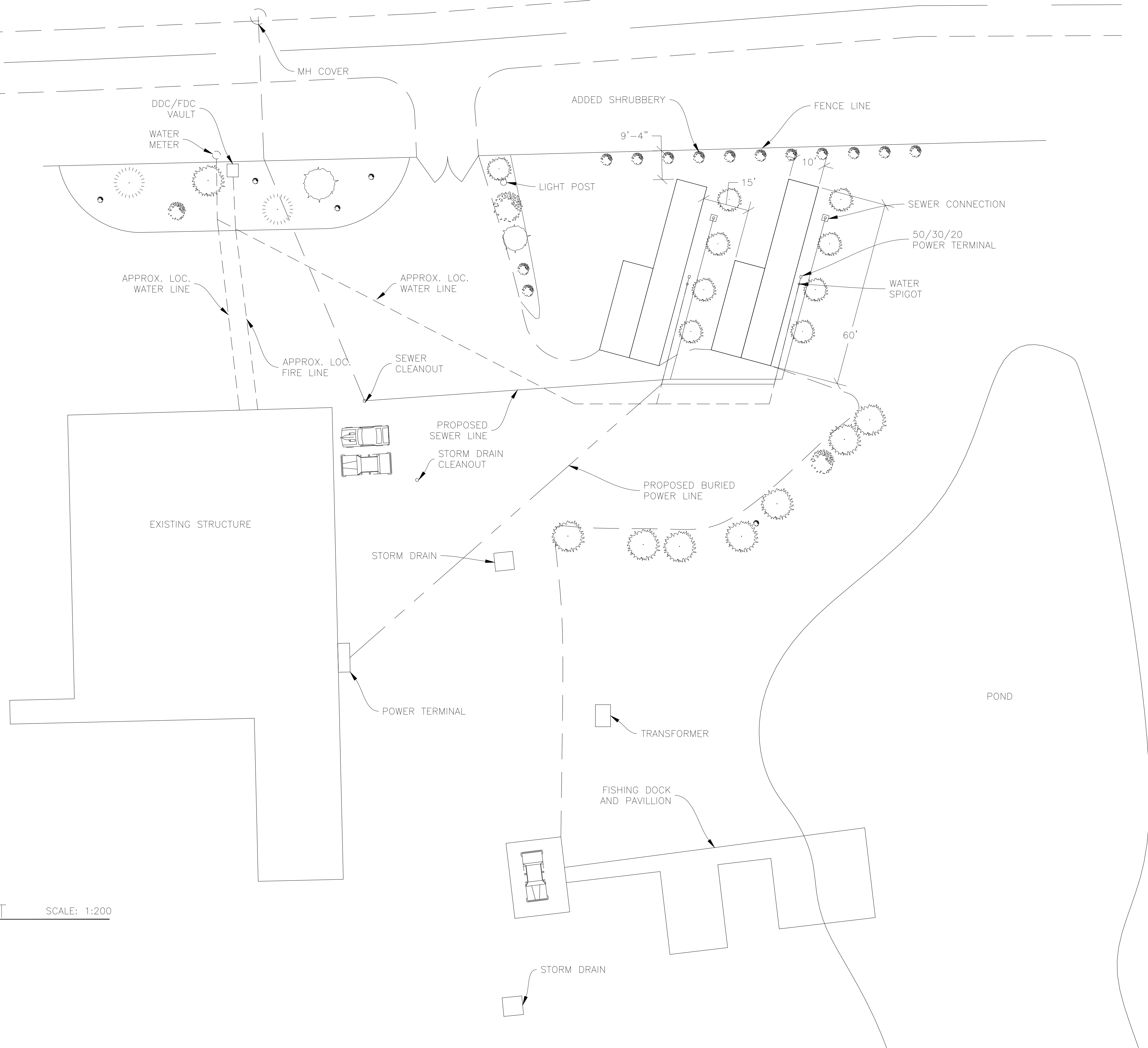
REV.	DATE	DESCRIPTION

JOHN DAY SCREEN SHOP - HOST PAD
357 PATTERSON BRIDGE RD
JOHN DAY, OR
EXISTING LAYOUT

DATE: 8-14-2019
 DESIGN BY:
 DRAWN BY: RLS
 CHECKED BY:
 NOTES:

FILE NO.
 SHEET **C1**
 OF

\\FWJOHNS\HOME\SEALRY\MY DOCUMENTS\PROJECTS\JD SCREENS SHOP HOST PAD\HOST PAD.DWG - Monday, September 30, 2019 3:14:07 PM - 11X17 PLOTTED AT HALF SCALE



JD SCREEN SHOP
PROPOSED LAYOUT SCALE: 1:200

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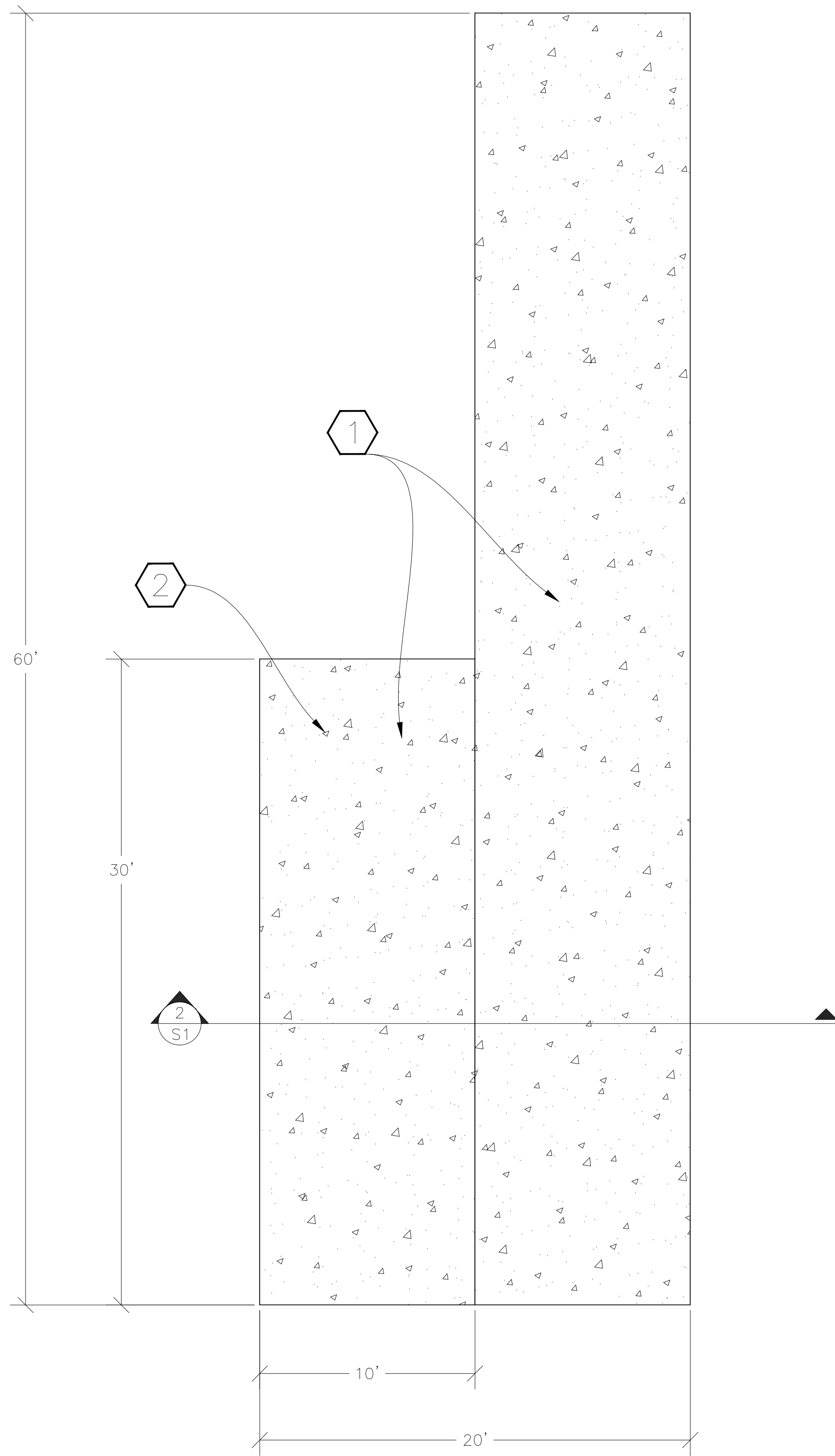
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JOHN DAY, OR
PROPOSED LAYOUT

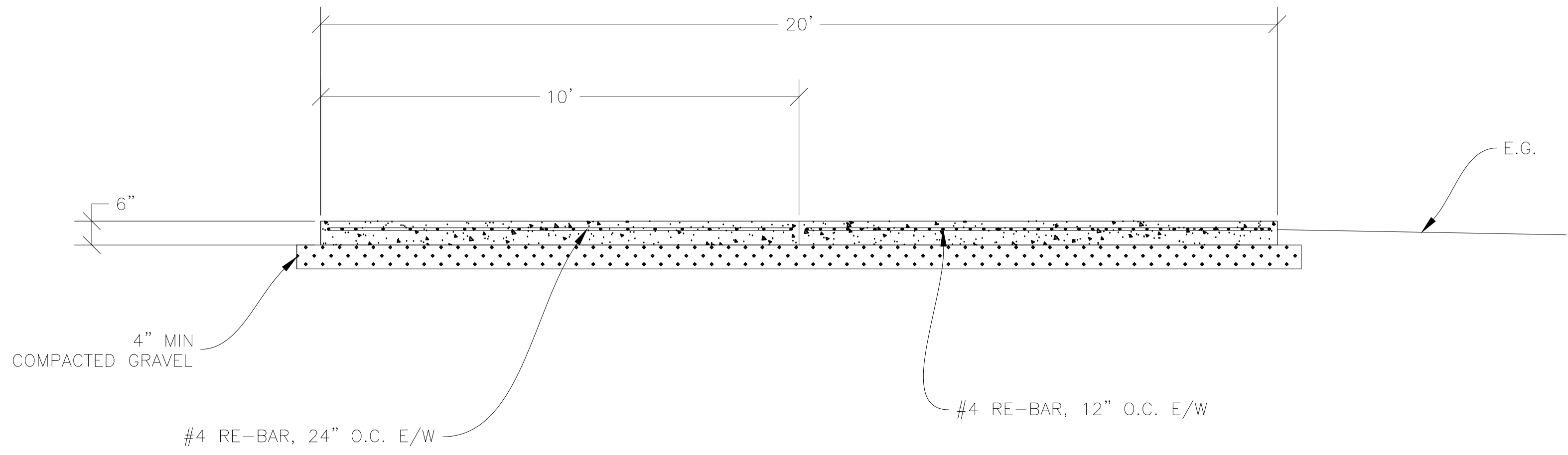
DATE: 8-14-2019
 DESIGN BY:
 DRAWN BY: RLS
 CHECKED BY:
 NOTES:

FILE NO.
 SHEET **C2**
 OF

SHEET S1 NOTES:
 ① OPTIONAL MONOLITHIC POUR
 ② OPTIONAL AS COMPACTED GRAVEL



① PLAN VIEW SCALE: 1/4" = 1'-0"



② SECTION VIEW SCALE: 1/2" = 1'-0"

ESTIMATED QUANTITIES PER PAD

MATERIAL	QTY.
CONCRETE	16.7 CU. YDS.
#4 REBAR	1563 LINEAR FT.
3/4" MINUS GRAVEL	12.1 CU. YD.

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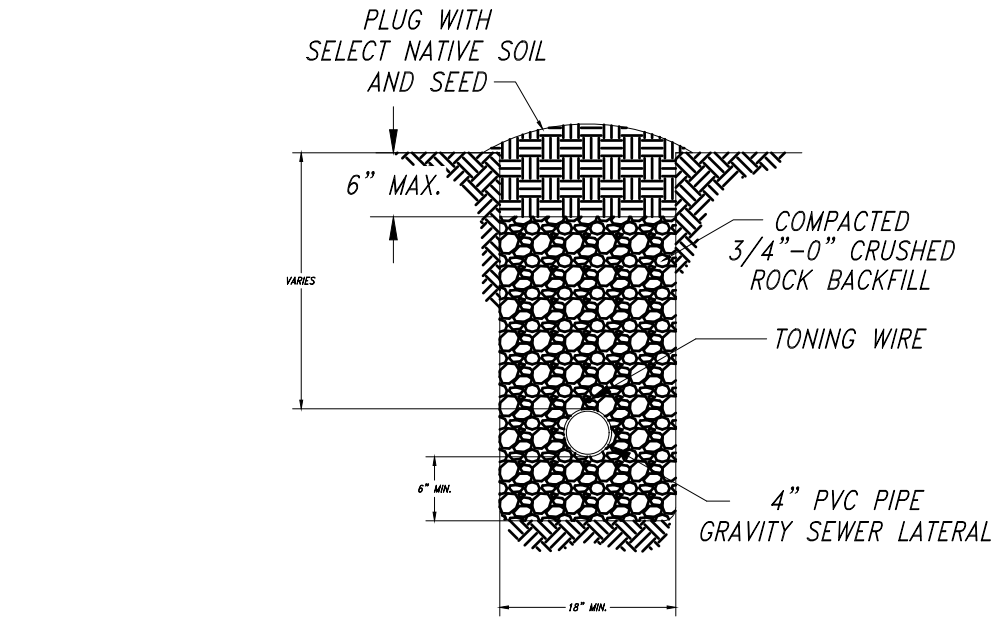
REV.	DATE	DESCRIPTION

JOHN DAY SCREEN SHOP - HOST PAD
357 PATTERSON BRIDGE RD
JOHN DAY, OR
SLAB LAYOUT

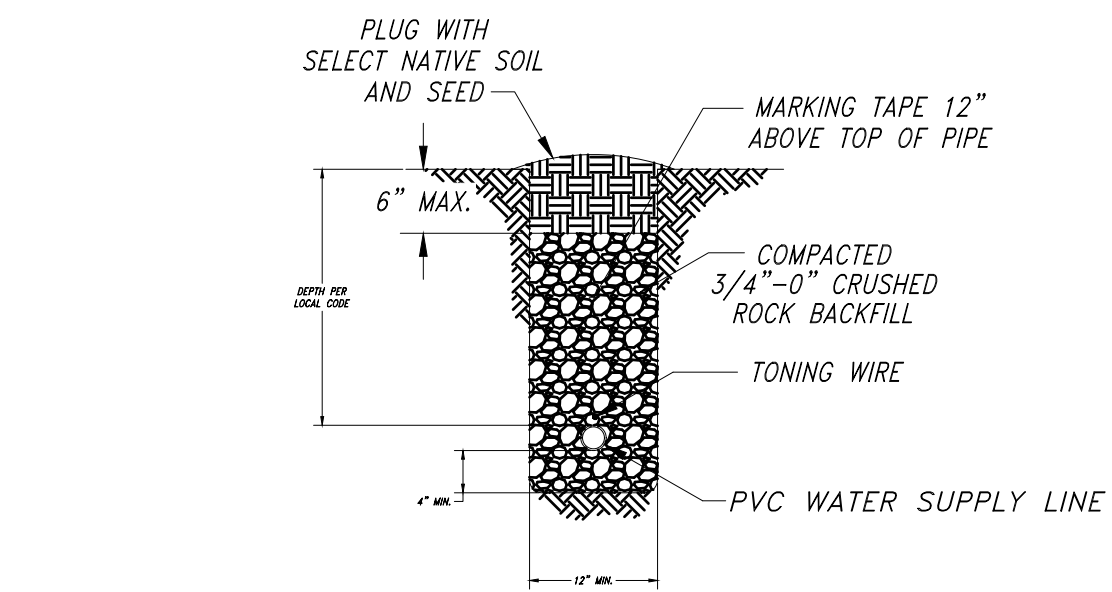
DATE: 8-14-2019
 DESIGN BY:
 DRAWN BY: RLS
 CHECKED BY:
 NOTES:

FILE NO.
 SHEET **S1**
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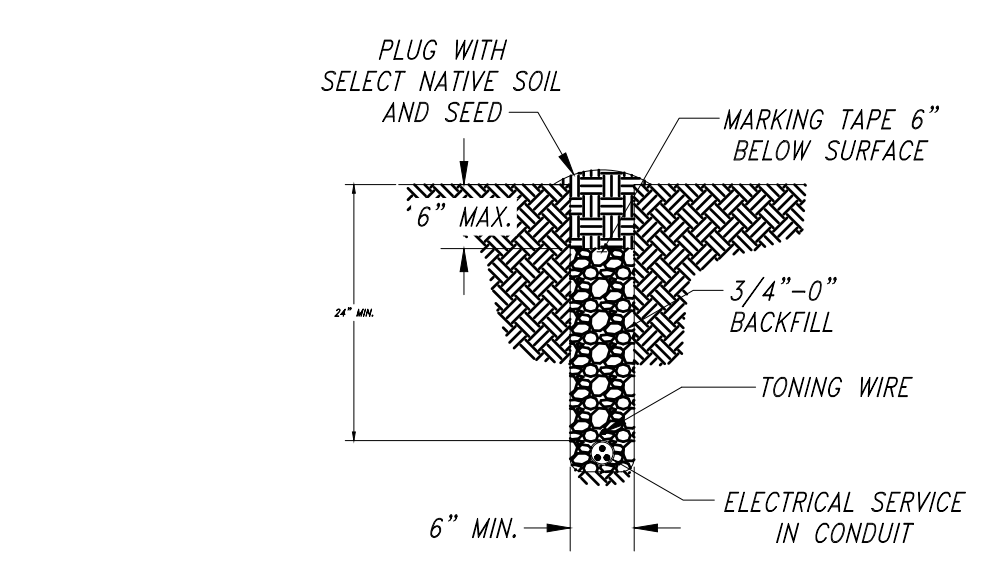
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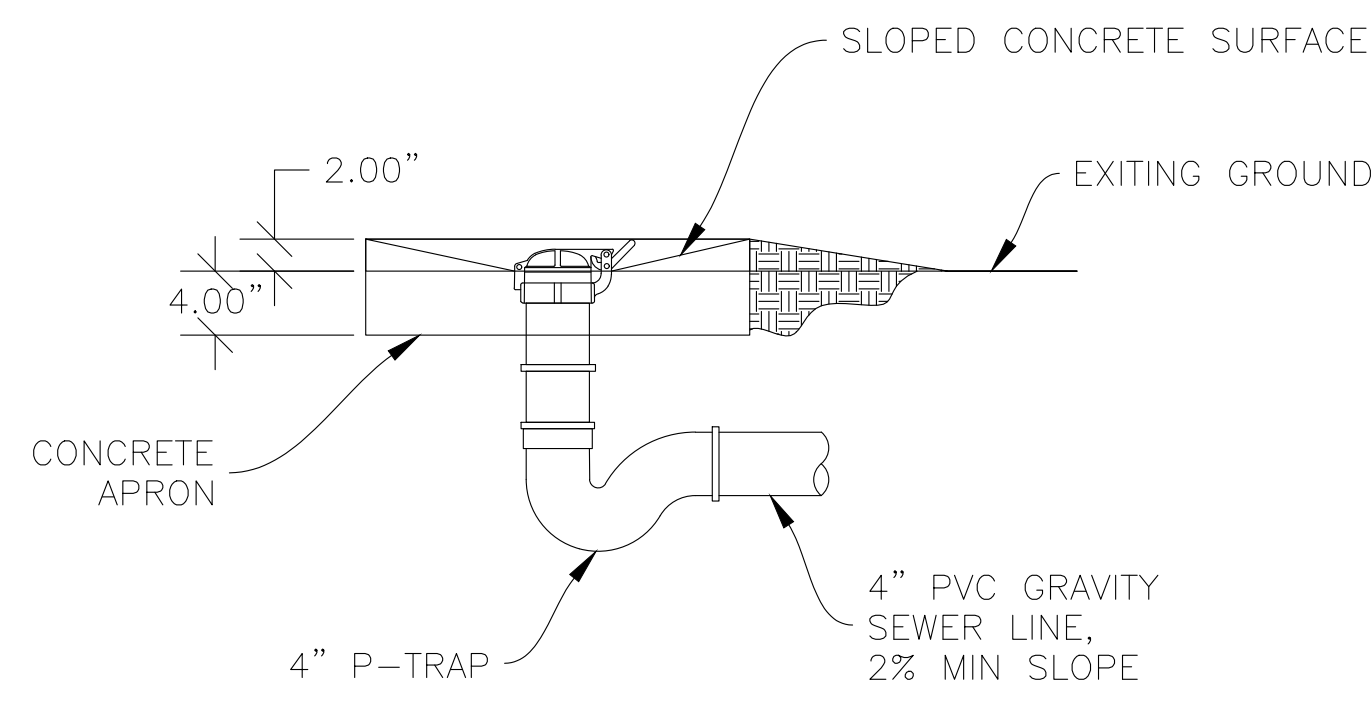
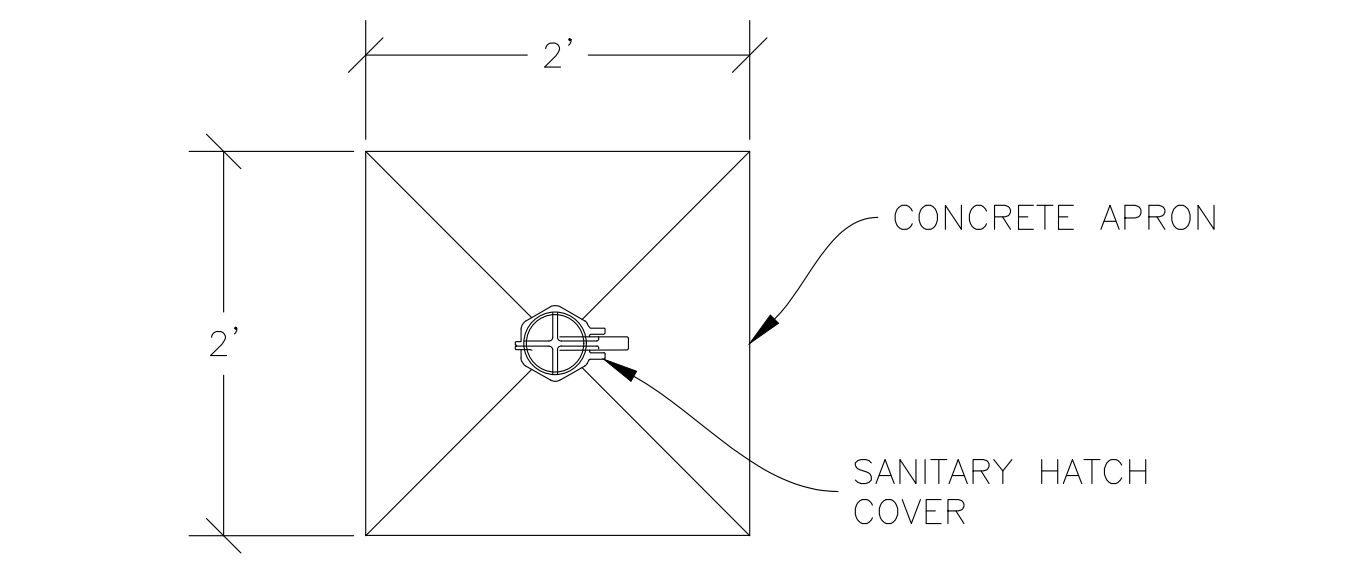
1 SEWER LINE SCALE: 3/4"=1'-0"



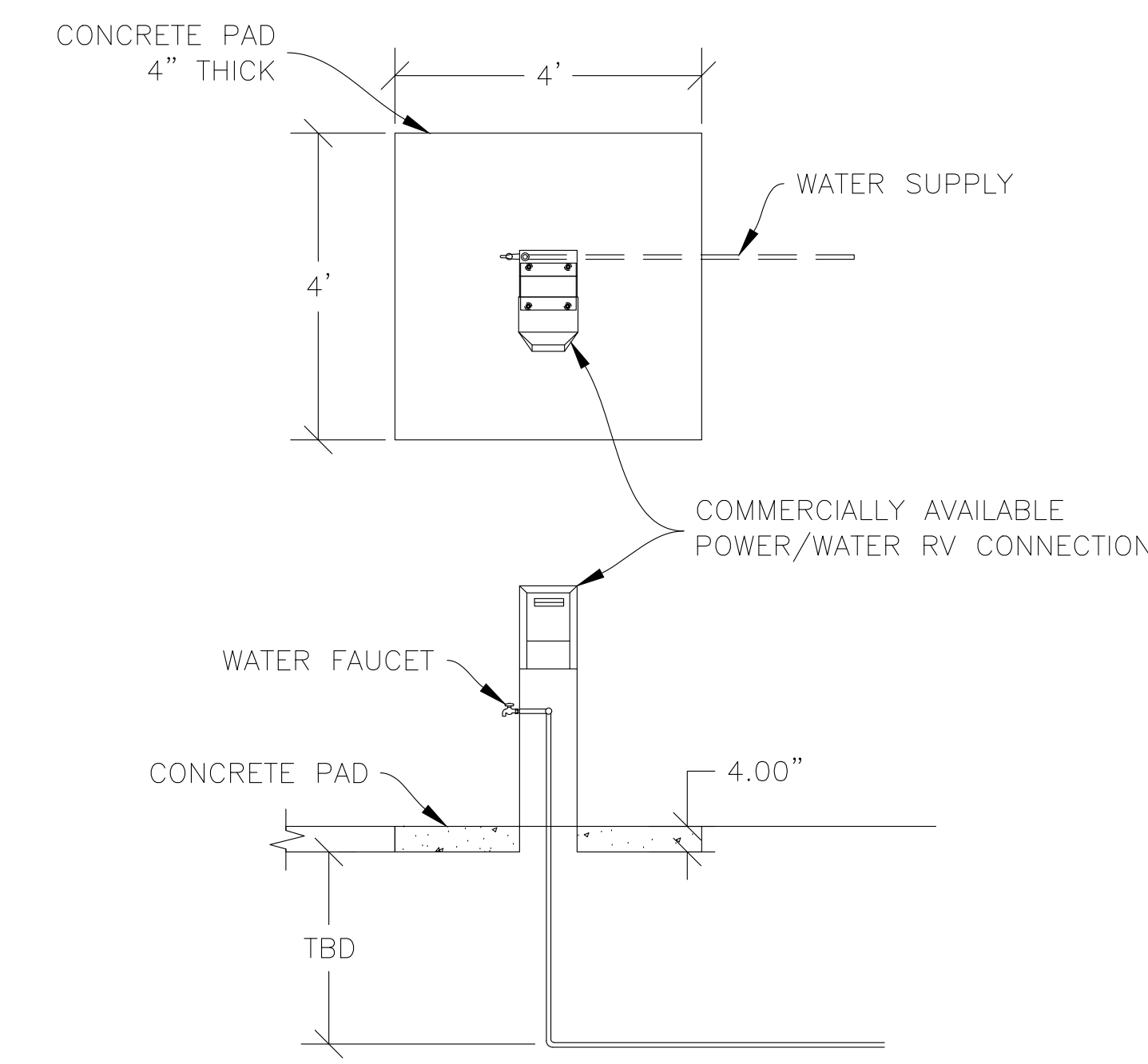
2 WATER LINE SCALE: 3/4"=1'-0"



3 ELECTRICAL LINE SCALE: 3/4"=1'-0"



4 SEWER CONNECTION SCALE: 1"=1'-0"



5 UTILITIES CONNECTION SCALE: 1/2"=1'-0"

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REV.	DATE	DESCRIPTION

JOHN DAY SCREEN SHOP - HOST PAD
357 PATTERSON BRIDGE RD
JOHN DAY, OR
DETAILS

DATE: 8-14-2019
 DESIGN BY:
 DRAWN BY: RLS
 CHECKED BY:
 NOTES:

FILE NO.
 SHEET **S2**
 OF