

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: Tom & Patty Salvino Phone: 503-551-9151
- (B) Address: _____
- (C) Property Address: 846 E. Main St John Day, OR 97845
- (D) Township; Range; Section; Tax Lot: _____
- (E) Zone: _____ (F) Parcel Size: _____
- (G) Existing Use/Structures: House, 2 car garage, barn, pumphouse
- (H) Application Proposal:

Move our motorhome onto our property (1 acre) and live in it for 1 year.

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.

Jonas J. Salvino 10-14-19
Applicant/Owner Date

Patty L. Salvino 10-14-19
Applicant/Owner Date

RECEIVED FOR OFFICE USE ONLY

OCT 15 2019

Submittal Date: _____ Fee: ^{C024034} \$500 Received by: *CWJ*

CITY OF JOHN DAY

Application Type: CUP Completeness: 10-14-2019 120 Day: _____

Staff Report: 11/7/19 Commission Hearing: 11/12/19 Council Hearing: _____

ACKNOWLEDGEMENT OF FEE SCHEDULE AND COSTS

By signing my name below, I acknowledge that I received a copy of the Fee Schedule effective as of November 22, 2005 and I have read it and agree to pay the fees in said Fee Schedule and costs as stated herein.

I also acknowledge that I understand that I am responsible for all costs incurred by the City related to my land use and development permit applications and approvals, and appeals under Title 5 of the JOHN DAY CITY CODE "Development Code" and Measure 37 claims under Ordinance 04-112-2.

City costs include but are not limited to:

- 2.1 City Manager at \$47.51 per hour;
- 2.2 City Planner at \$115.00 per hour;
- 2.3 City Secretary/Cashier at \$26.27 per hour;
- 2.4 Public Works Director at \$30.06 per hour;
- 2.5 Police Chief at \$43.84 per hour;
- 2.6 Fire Chief at \$36.39 per hour;
- 2.7 City Engineer at \$100.00 per hour
- 2.8 City Attorney at \$150.00 per hour;
- 2.9 Facsimile transmittal at \$2.00 per fax and \$.50 per page;
- 2.10 Copy fee of \$.25 per page;
- 2.11 Mileage at current Internal Revenue Service rate; and
- 2.12 City surveyor fee.

Dated this 14 day of October, 2019

Patty Salvino
Print Applicant's Name

Patty Salvino
Applicant's Signature

JOHN DAY TITLE 5 & MEASURE 37 FEE SCHEDULE

The following fee categories and fees apply to land use and development permit applications and approvals, and appeals under Title 5 of the JOHN DAY CITY CODE "Development Code" and Measure 37 claims under Ordinance No. 04-112-2. These fees are deposits only. All persons required to file applications under Title 5 for land use and development permit applications and approvals, or file appeals under Title 5 or claims under Measure 37 under Ordinance 04-112-2 shall pay the actual cost to the City for processing said applications, appeals and claims. If the cost to the City is less than the required deposit the City will refund the difference and if the cost to the City is more than the deposit the City shall bill for the difference as authorized. Costs to the City shall include but are not limited to payment of City employee wages who are involved in processing an application or appeal at their current hourly rate, City attorney fees, City engineer fees, City surveyor fees, newspaper publication fees, postage, map creation and duplication fees, copying fees, long distance telephone call fees, facsimile fess and mileage as authorized.

FEE CATEGORY	FEE
1. Land Use District Map Change Includes but is not limited to:	
1.1 Petitions for Annexation (Type IV Review)	\$500
1.2 District Map (Zone) Changes	\$500
2. Comprehensive Plan Amendments	\$500
3. Conditional Use Permit	\$500
4. Land Use Review	\$100
5. Variance:	
5.1 Class A	\$100
5.2 Class B	\$250
5.3 Cass C	\$250
6. Code	
6.1 Interpretation	\$100
6.2 Amendment	\$500
7. Flood Plain Development or Flood Plain Permit	\$200
8. Appeals:	
8.1 To the Planning Commission	\$100
8.2 To the City Council	\$300
9. Nonconforming Use or Development Confirmation	\$250
10. Historic Building Permit, Demolition or Remodel/Alteration:	
10.1 If handled by Staff and no public hearing is held	\$250
10.2 If a Public Hearing is required	\$400
11. Property Line Adjustment and/or Lot Consolidations	\$100
12. Master Planned Development	\$1,500 plus \$25 per lot
13. Partition	\$300
14. Site Plan Review	\$300
15. Subdivision	\$1,200 plus \$25 per lot
16. Measure 37 Claim	\$ 50
17. Lot of Record Determination	\$ 50
18. Access Permit (public street)	\$ 50
19. Home Occupation exceeding the criteria in Section 5-2.2.200	\$100
20. Modification to Approval:	
20.1 Minor (Type II)	\$ 50
20.2 Major (Type III)	\$150
21. Sign Permit:	\$ 50
22. Temporary Use Permit:	
22.1 Type II	\$ 50
22.2 Type III	\$150

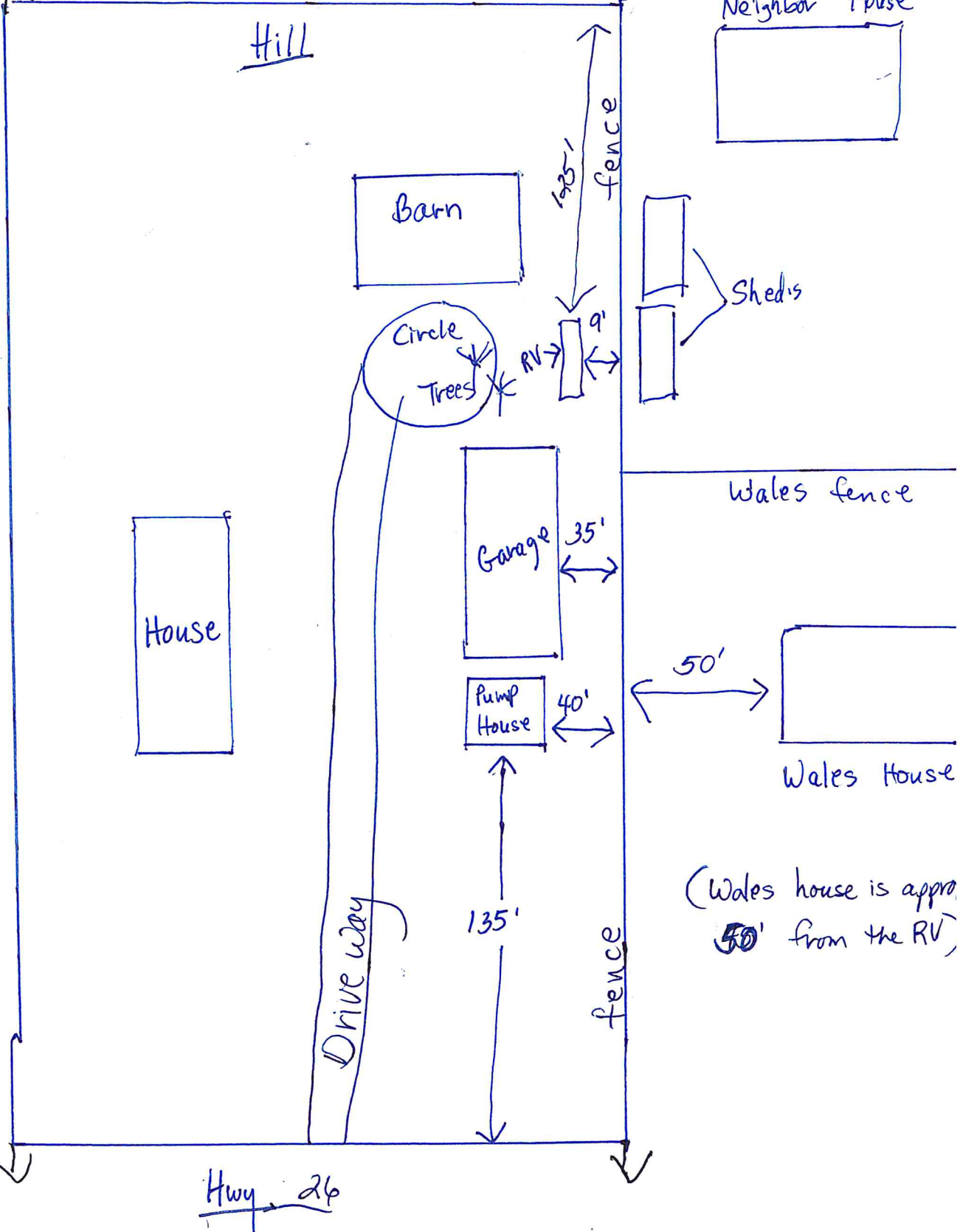
Salvino Property - John Day, OR

846 E. Main St.

1 acre

325' approx

325' approx total length



Hwy 26

(Wales house is approx 50' from the RV)

October 14, 2019

Planning Commission,

My husband Tom & I, and Mitch & Laura Saul (son-in-law & daughter) hope you will approve our application to live in our motorhome on our property in John Day for 1 year.

The reason for this request is so that I can continue to stay in John Day and babysit my granddaughter who is now 1 yr old.

I have been caring for her since she was 3 weeks old and she is the most adorable little red-haired girl! My being here taking care of Laney allows Mitch who works at and is part owner at Solutions accounting firm & for Laura who owns Cloud 9 hair salon to both be able to go to work and concentrate on their businesses and not have to worry about their new daughters well being as she is being cared for by her grandmother who dearly loves her.

Most of you probably have children and/or grandchildren and love them very much and understand the importance of having a family member care for your own little ones, who love them just as much as you do.

Thankyou, Tom & Patty Salvino

A handwritten signature in black ink that reads "Tom & Patty Salvino". The signature is written in a cursive style with a large, decorative flourish at the end of the name "Salvino".