

RECEIVED

JUN 05 2020

CITY OF JOHN DAY

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: SCOTT HOLNORF Phone: 971-272-7592
- (B) Address: 111 SKYLINE DR.
- (C) Property Address: SAME
- (D) Township; Range; Section; Tax Lot: JOHN DAY <sup>TL</sup> 300
- (E) Zone: PG (F) Parcel Size: .74
- (G) Existing Use/Structures: HOUSE
- (H) Application Proposal: GARAGE

REVIEW CRITERIA

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.

Scott Holcomb 6-5-20  
Applicant/Owner Date

\_\_\_\_\_  
Applicant/Owner Date

### FOR OFFICE USE ONLY

Submittal Date: 4/5/20 Fee: \_\_\_\_\_ Received by: \_\_\_\_\_  
Application Type: CUP-2005 Completeness: \_\_\_\_\_ 120 Day: \_\_\_\_\_  
Staff Report: \_\_\_\_\_ Commission Hearing: 6/30/20 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.

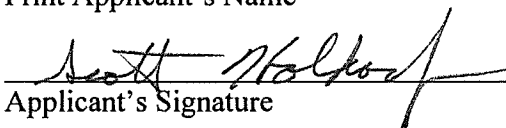
I also acknowledge that I understand that I am responsible for all costs incurred by the City related to my land use and development permit applications and approvals, and appeals under Title 5 of the JOHN DAY CITY CODE "Development Code" and Measure 37 claims under Ordinance 04-112-2.

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.

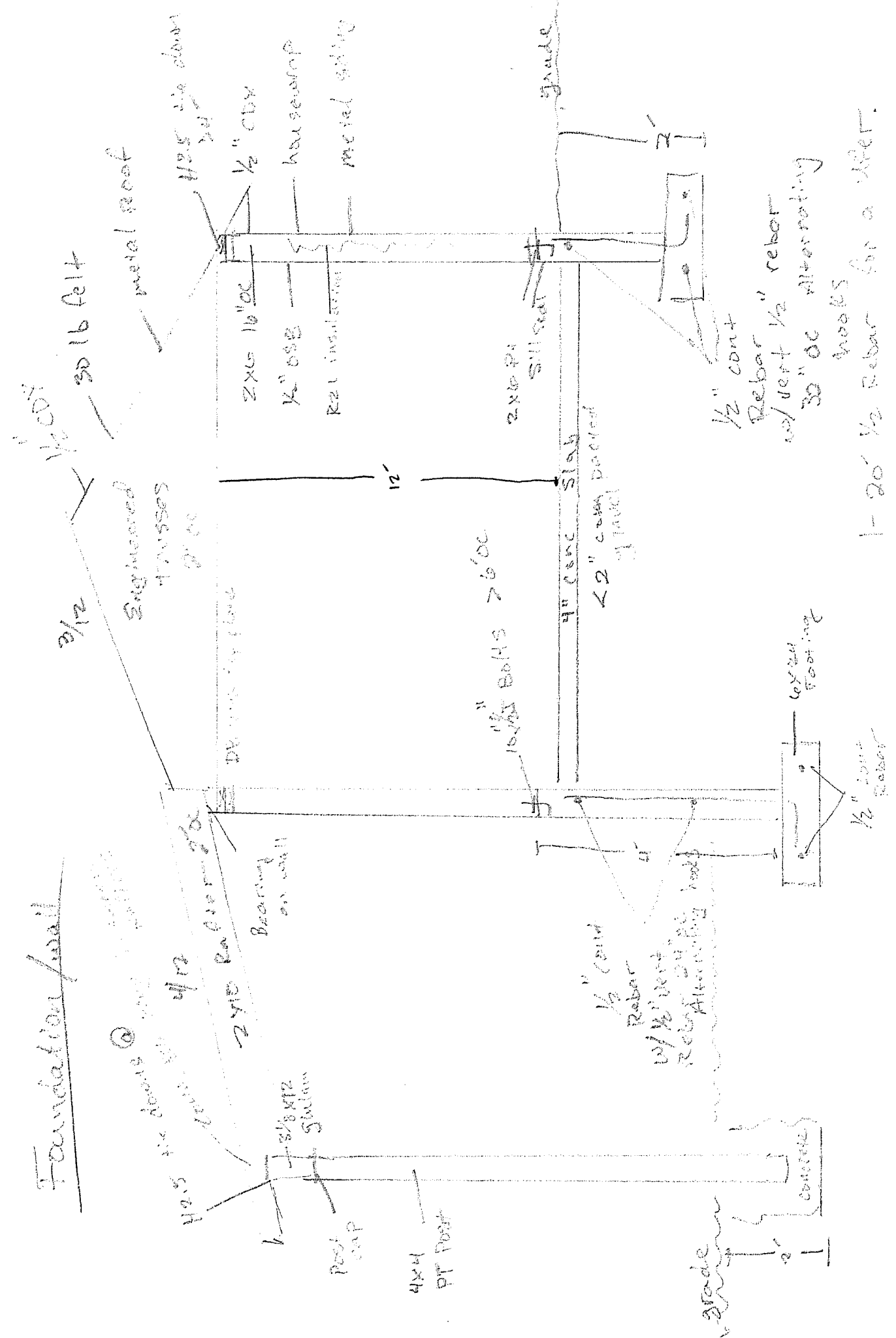
Dated this 5<sup>th</sup> day of 6, 2020

SCOTT HOLDORF  
Print Applicant's Name

  
Applicant's Signature

Tyler Shedd  
 511 600 1811

# Foundation/Wall



30 lb felt

metal roof

1/2" dia drain  
 2x4

1/2" CDX

housewrap

metal siding

2x6 16" OC

1/2" OSB

R21 insulation

2x10 PT

Sill seat

grade

1/2" cont

Rebar 1/2" rebar

w/vert 1/2" rebar

30" OC alternating

blocks for a 1/2"

2 1/2"

Engineered  
 trusses

2x6

DR. ins. on floor

12'

2x6' OC

4" CSRC Slab

< 2" cover  
 of panel

1/2" Bolts

6x24 Footing

1/2" cont  
 Rebar

1/2" dia doors @  
 6" on center

1/2"

2x10 Rafters

Bearing  
 on wall

2x8x12  
 Sillium

Post  
 cap

4x4  
 PT Post

1/2" cont  
 Rebar

w/vert  
 Rebar  
 Alternating  
 both

grade

2"

concrete

Tyler Sheedy  
181 020 115  
541 620 181

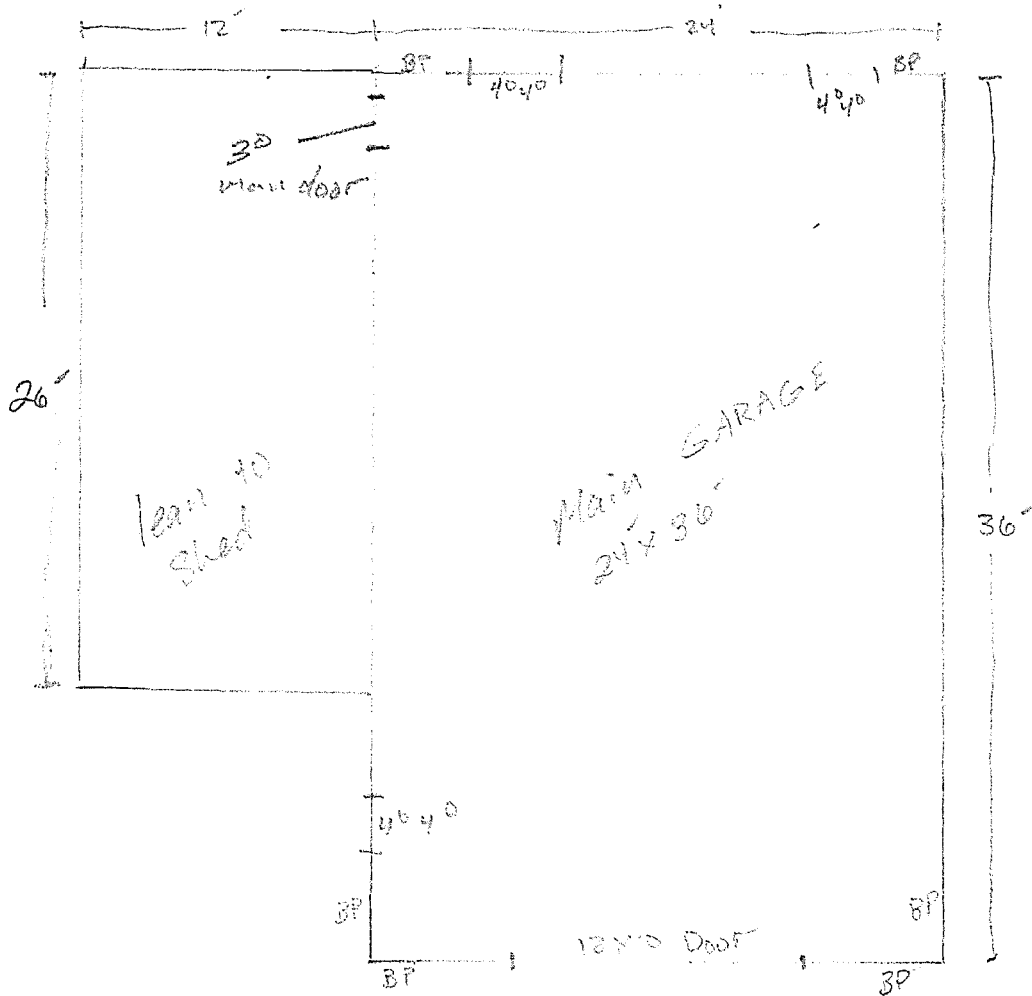
Roofers

Garage floor 3-2x12's w/ 2-2x10 Kings studs each side

Windows/Doors 2-2x10's @ 10' on center king studs each side

All brns panels 8 d nails 6" oc perimeter 8" oc field  
full blocking @ all seams

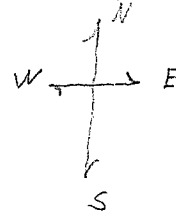
Tyler Sheedy  
571 620 1811



Scale  $\frac{1}{8}'' = 1'$



SCOTT HOLDORF  
951-272-7592



HOUSE

GARAGE

12'

21'

30'

33'

6'

OVER 100'

SKYLINE DR

4TH ST

OREGON IRON WORKS, INC.

9700 S.E. Lawnfield Road  
Clackamas, Oregon 97015
