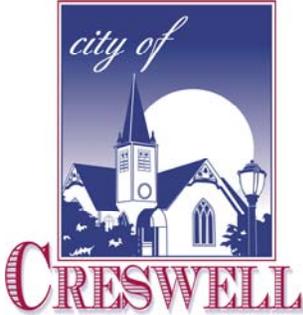


Supplemental Form: CONDITIONAL USE PERMIT



Submittal Requirements: Complete all supplemental application requirements listed below. Check the appropriate box as you include it in your application packet. For the initial staff review (5) copies drawn on a sheet not less than 18 inches by 24 inches plus one (1) 8-1/2" x 11" or 11" x 17" scaled reduction of each plan of an application are required. Once the application has been deemed complete, (12) more copies will be required for the Planning Commission hearing. Conditional Use Permits are processed as a Type III procedure (Section 4.1.400).

* For Type III Procedures applications must be submitted and be deemed complete at least forty-five (45) days before the Planning Commission meeting date.

An application for conditional use approval must include an *Agreement for Payment of Land Use Application Fees* and the following information (A-I). For a description of each item, please refer to Section 4.2.500 - Site Design Review Application Submission Requirements.

Applicant Use

Creswell Code Section 4.4.300

- A. Existing site conditions
- B. Site plan
- C. Preliminary grading plan
- D. A landscape plan
- E. Architectural drawings of all structures
- F. A copy of all existing and proposed restrictions or covenants
- G. Narrative report or letter documenting compliance with all applicable approval criteria in Sections 4.2.600 and 4.4.400.
- H. One set of pre-stamped and preaddressed envelopes for all real property owners of record who will receive a notice of the application as required by section 4.1.400. C of the Creswell Development code.
- I. A Non-refundable fee and deposit

Official Use

- A
- B
- C
- D
- E
- F
- G
- H
- I

Information on the Review Criteria for Conditional Use Permit Applications

4.4.400 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 to serve the proposal.

B. Site Design Standards. The Site Design Review approval criteria (Section 4.2.600) shall be met.

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 that 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 or lot coverage, and/or location on the site;
5. Designating the size, number, location and/or design of vehicle access points or parking 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, wetlands, watercourses, habitat areas, drainage areas, historic resources, and/or cultural resources;
13. Requiring the dedication of sufficient land to the public, and/or construction of pedestrian/bicycle pathways in accordance with the adopted plans, or in compliance with Section 3.4.010.D, Dedication of land and construction shall conform to the provisions of Chapter 3.1, and Section 3.1.300 in particular