

**CITY OF MYRTLE POINT**  
**CONDITIONAL USE REQUEST**  
**424 Fifth Street, Myrtle Point, Oregon 97458**  
**(541) 572-2626**

Request #: \_\_\_\_\_

Date \_\_\_\_\_

Applicant's name/address: \_\_\_\_\_

Construction Address (if different) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Property Owner's Address (if different)

\_\_\_\_\_  
Phone: \_\_\_\_\_

\_\_\_\_\_

Conditional Use proposed:  
\_\_\_\_\_  
\_\_\_\_\_

Property is zoned: \_\_\_\_\_

Are there existing buildings? \_\_\_\_\_

Previous actions (include dates) taken on this property (conditional use, variance, zone change, etc.)  
\_\_\_\_\_  
\_\_\_\_\_

Do you intend to begin construction as soon as the application is approved? \_\_\_\_\_

- Indicate your interest on the property:
- |   |   |
|---|---|
| <input type="checkbox"/> Deed Holder  | <input type="checkbox"/> Contract Purchaser |
| <input type="checkbox"/> Authorized Agent<br>(written authorization required) | <input type="checkbox"/> Optional Purchaser |

**PLEASE READ CAREFULLY AND SIGN**

I will furnish a site plan showing the dimensions and arrangement of any proposed development, and any other drawings, surveys or materials deemed necessary by the Planning Commission or City Council so that they may fully understand the proposed use and its relationship to surrounding properties.

I understand that I must demonstrate, in writing, that the proposed conditional use meets the circumstances for granting a conditional use as described in the Myrtle Point Development Code (listed on reverse side of this application.)

I understand that I, or my representative, must be present at the Planning Commission's hearing on the application.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date Signed

## **Myrtle Point Development Code**

### **4.4.040 Criteria, Standards and Conditions of Approval**

The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use, including requests to enlarge or alter a conditional use, based on findings of fact with respect to all of the criteria and standards 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, if any, on adjacent properties and on the public can be mitigated through application of other Code standards, or other reasonable conditions of approval.
3. All required public facilities, including water, sanitary sewer, and streets, 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 2; nor shall a conditional use permit grant a variance without a variance application being reviewed with the conditional use application.

**B. 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, one or more of 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 improvements made, or the installation of pathways or sidewalks, as applicable;
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, type, 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 improvements to water, sanitary sewer, or storm drainage systems, in conformance with City standards; and
14. The Planning Commission may require renewal of conditional use permits annually or in accordance with another timetable as approved pursuant to this Chapter. Where applicable, the timetable shall provide for periodic review and renewal, or expiration, of the conditional use permit to ensure compliance with conditions of approval; such period review may occur through an Administrative or Quasi-Judicial Land Use review process.