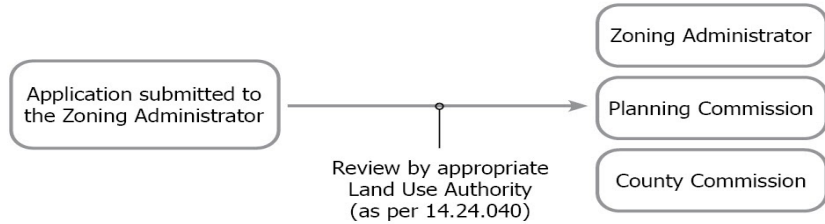




**CONDITIONAL USE APPLICATION REVIEW PROCEDURE**



**Purpose**

The conditional use permit process allows the Zoning Administrator (ZA), the Planning Commission (PC), or County Commission, CC, to approve, conditionally approve, or deny requests for a conditional use permit. All permits shall begin at Zoning Administrator, and progress to the level listed in the land use matrix found in 14.24.040 before the permit is issued.

**Required Documents**

1. The conditional use permit application, shall include as applicable:
  - a. \_\_\_location,
  - b. \_\_\_proof of land ownership,
  - c. \_\_\_a site plan,
  - d. \_\_\_a vicinity plan,
  - e. \_\_\_and a written narrative including but not limited to:
    - i. \_\_\_Type of use proposed;
    - ii. \_\_\_Days and times of operation;
    - iii. \_\_\_Square footage of the building(s) proposed;
    - iv. \_\_\_Square footage used by the conditional use;
    - v. \_\_\_Expected hardship on surrounding uses;
    - vi. \_\_\_Number of users or employees;

vii. \_\_\_Other information the Land Use Authority deems necessary to fulfill the purpose of this title may be requested prior to approval.

2. \_\_\_The applicant shall also pay the appropriate fee outlined in the fee schedule before the County may review the application.

**Standards of Review**

Decisions of approval, approval with conditions, or denial of the conditional use permit application is based on the following criteria:

1. **The safety of people and property**
  - a. Size and location of the use
    - i. Prevent or minimize flood water damage where necessary
    - ii. Relocation, covering, or fencing of irrigation ditches, and drainage channels.
    - iii. Location, dimensions of truck loading and unloading facilities.
    - iv. Hazardous conditions to the public health or safety.
2. **Traffic considerations including;**
  - i. Capacity of existing streets
  - ii. location and off street parking

- iii. internal traffic circulation

**3. Health and Sanitation**

- a. Emergency vehicle access
- b. screening of trash pick-up or waste storage areas.

**4. Environmental Concerns**

- a. Utility capacity
- b. Usable and permanent open space considerations
- c. Signage and lighting
- d. Noise, vibration, pollution, odors, stream, or other factors that might affect people and property offsite.
- e. Potential discharge into the air, ground water, surface and subsurface water, or soil.

**5. The General Plan and Permitted Zoning Conditions**

- a. Fencing, screening, and landscaping to separate from adjoining uses.
- b. Design, architectural detail, building mass, bulk, orientation, to conform to the surrounding area.
- c. Removal of structures, debris, or plant materials incompatible with characteristics of the underlying zone.

Issuance of a conditional use permit for an electricity generating plant, whose primary fuel source is coal, shall require approval of a majority of registered voters within the county voting at a regularly scheduled election.