



CONDITIONAL USE PERMIT APPLICATION TYPE II

OFFICE USE ONLY
Date Received: _____
FILE NO. _____
120 DAY EXPIRATION

Purpose:

Some types of land use activities may not be compatible with existing or planned improvements in an area and for this reason, the County needs to exercise discretion in deciding the matter. This is accomplished by the Conditional Use Permit (CUP), a land use decision process that allows the County to determine if the proposed use is feasible for the surrounding lands. Since the Conditional Use Permit is a discretionary matter, it may be in your best interest to speak with a private land use planner, surveyor or title company for guidance in preparing the application materials.

Applicable Regulation

Lake County Zoning Ordinance Article (s) 2 Exclusive Farm Use Zone., 3 Agriculture Use Zone., 4 Rural Center Zone., 5 Forest Use Zone., 6 Rural Residential Zone., 7 Farm Residential Zone., 8 Suburban Residential Zone., 9 Commercial Zone., 10 Light Industrial Zone., Heavy Industrial Zone. 24 Conditional Uses

Applicant(s) Information

Name: _____
 Address _____ City _____ State _____
 Telephone:(H) _____ (C) _____ E-Mail: _____

Property Owner(s) Information

Name: _____
 Address _____ City _____ State _____
 Telephone:(H) _____ (C) _____ E-Mail: _____

Agent Information

Name: _____ NOTE: ATTACH COPY OF AGENT AUTHORIZATION
 Address _____ City _____ State _____
 Telephone:(H) _____ (C) _____ E-Mail: _____

Property Identification

Address (If Assigned) _____ City or Rural Area _____
 Assessment Information Township _____ Range _____ Section _____ TaxLot(s) _____
 Assessment Account Number _____

Proposed Use

I/We propose a Conditional Use Permit for the use identified in the **check box** on page 2 of this form.

Required Enclosures

- Assessment Map <http://www.ormap.org>
- Administrative Fee \$250.00
- Agent Authorization Form
- Building Elevations, Renderings or Photos
- Site Plan Map (Lake County Plot Map)
- Applicant Findings (see page 2 through 11)
- Applicant Certification (see page 12)

Signatures and Authorization

I/We as the applicant (s), owner (s) or authorized agent for this application have provided the aforementioned information, certifications and forms to the best of our knowledge and will attend the Planning Commission meeting.

Applicant or Agent signature: _____ Date: _____



APPLICANT FINDINGS OF FACT TYPE II CONDITIONAL USE PERMIT

OFFICE USE ONLY
FILE NO. _____

Property Identification

Assessment Information Township _____ Range _____ Section _____ TaxLot(s) _____
Assessment Account Number _____

Findings of Fact

Relating to the subject property described on this application, I/We state the following facts to be true.

Note to preparer: **Circle responses as appropriate.**

The subject property is zoned:

(Circle as appropriate)

A-1, Exclusive Farm Use

A-2, Agricultural Use

A-3, Rural Center

F-1, Forest Use

R-1, Residential Use

R-2, Farm Residential Use

R-3, Suburban Residential

C-1, Commercial Use

M-1, Light Industrial

M-2, Heavy Industrial

The subject property has a

Comprehensive Plan

Designation as:

(Circle as appropriate)

A, Agriculture

R, Range

F, Forest

RR, Rural Residential

C, Commercial

FR, Farm Residential

RC, Rural/Recreation Center

I, Industrial

The subject property has a Overlay Zone

Designation as:

(Circle as appropriate)

A-A, Airport Approach Zone

H-G, High Groundwater Zone

R-A, Mobile Home Exclusion Zone

Not Applicable

Please circle the **activity/use** that you propose on the subject property. **Note: If the proposed activity/use is not listed for the zone corresponding with your property, the activity/use is prohibited and cannot be considered by Lake County.**

Article 2, A-1, Exclusive Farm Use:

(1) Public or private schools, including all buildings essential to the operation of school.

(2) Churches.

(3) Operations conducted for the mining and processing of geothermal resources as defined by ORS 522.005 or exploration, mining and processing of aggregate and other mineral resources or other subsurface resources.

(4) Private parks, playgrounds, hunting and fishing preserves and campgrounds and public or private golf courses.

(5) Commercial utility facilities for the purpose of generating power for public use by sale.

(6) Personal use airports for airplanes and helicopter pads, including associated hangar, maintenance and service facilities as set forth by ORS 215.283(2)(g).

(7) A site for the disposal of solid waste approved by the governing body of a city or the county or both and for which a permit has been granted under ORS 459.245 by the Department of Environmental Quality together with equipment, facilities or buildings necessary for its operation. (8) Dog kennels as set forth by ORS 215.283(2)(m). (9) Transmission towers over 200 feet in height.

(10) Reconstruction or modification of public roads and highways involving the removal or displacement of buildings but not resulting in the creation of new land parcels.

(11) A destination resort which is approved consistent with the requirements of any Statewide planning goal relating to the siting of a destination resort.

(12) Single-family residential dwelling, not provided in conjunction with farm use, subject to the requirements set forth in Sections 24.19 and 24.20 of this Ordinance; includes mobile house or manufactured home.

(13) Residential homes for handicapped persons, as those terms are defined in ORS 443.580, in existing dwellings, subject to the requirements set forth in Sections 24.19 and 24.20 of this ordinance.

(14) Commercial livestock feedlot or sales yard, hog or mink farm, or slaughter facility located within one quarter mile from a lot or parcel in an area or zone designated as Farm Residential, Rural Residential or Rural Center, or within one half mile of an Urban Growth Boundary.



APPLICANT FINDINGS OF FACT TYPE II CONDITIONAL USE PERMIT

OFFICE USE ONLY

FILE NO.

Findings of Fact (Continued from Previous Page) Circle the use/activity for the applicable zone from Page 2.

Article 3, A-2, Agriculture Use Zone:

- (1) Public or private schools, including all buildings essential to the operation of school.
- (2) Churches.
- (3) Operations conducted for the mining and processing of geothermal resources as defined by ORS522.005 or exploration, mining and processing of aggregate and other mineral resources or other subsurface resources.
- (4) Private parks, playgrounds, hunting and fishing preserves and campgrounds and public or private golf courses.
- (5) Commercial utility facilities for the purpose of generating power for public use by sale.
- (6) Personal use airports for airplanes and helicopter pads, including associated hangar, maintenance and service facilities.
- (7) A site for the disposal of solid waste approved by the governing body of a city or the county or both and for which a permit has been granted under ORS 459.245 by the Department of Environmental Quality together with equipment, facilities or buildings necessary for its operation.
- (8) Dog kennels as set forth by ORS 215.283(2)(m).
- (9) Transmission towers over 200 feet in height.
- (10) Reconstruction or modification of public roads and highways involving the removal or displacement of buildings but not resulting in the creation of new land parcels.
- (11) A destination resort which is approved consistent with the requirements of any Statewide planning goal relating to the siting of a destination resort.
- (12) Single-family residential dwelling, not provided in conjunction with farm use, subject to the requirements set forth in Sections 24.19 and 24.20 of this Ordinance; includes mobile house or manufactured home.
- (13) Residential homes for handicapped persons, as those terms are defined in ORS 443.580, in existing dwellings, subject to the requirements set forth in Sections 24.19 and 24.20 of this ordinance.
- (14) Commercial livestock feedlot or sales yard, hog or mink farm, or slaughter facility located within one quarter mile from a lot or parcel in an area or zone designated as Farm Residential, Rural Residential or Rural Center, or within one half mile of an Urban Growth Boundary.



APPLICANT FINDINGS OF FACT TYPE II CONDITIONAL USE PERMIT

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FILE NO.

Findings of Fact (Continued from Previous Page) Circle the use/activity for the applicable zone from Page 2.

Article 4, A-3, Rural Center Zone:

- (1) Commercial activities that are in conjunction with farm use, and include, but are not limited to the manufacture of alternate fuels from agricultural or forest materials.
- (2) Operations conducted for the mining and processing of geothermal resources as defined by ORS 522.005 or exploration, mining and processing of aggregate and other material resources or other subsurface resources.
- (3) Amusement or recreation uses.
- (4) Lodges, hotels, motels.
- (5) Restaurant, bar, tavern.
- (6) Airport facilities.
- (7) Campgrounds or travel trailer parks.
- (8) Mobile home parks.
- (9) Planned development.
- (10) Kennels or boarding stables.
- (11) Aggregate or mineral removal or processing.
- (12) Wrecking yard or Junk yard.
- (13) Energy facilities.
- (14) Other residential, commercial, or industrial uses compatible with the above permitted or conditional uses, and in accord with other zoning and Comprehensive Plan provisions.
- (15) Livestock sales yard or auction market.
- (16) Residential Facility or an Adult Foster Home.

Article 5, F-1, Forest Use Zone:

- (1) Commercial utility facilities for the purpose of generating power for public use by sale.
- (2) Commercial or industrial activities that are undertaken in conjunction with forestry uses, and include but are not limited to (1) wood processing, and (2) the manufacture of alternate fuels from forest materials.
- (3) Personal use airport or private airstrip, and hangers and other facilities.
- (4) Churches, schools, or single-family dwelling not provided in conjunction with forestry uses.
- (5) Operations conducted for the mining and processing of geothermal resources as defined by ORS 522.005 or exploration, mining and processing of aggregate and other mineral resources or other subsurface resources.
- (6) Radio or TV tower.
- (7) Planned developments.



APPLICANT FINDINGS OF FACT TYPE II CONDITIONAL USE PERMIT

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Findings of Fact (Continued from Previous Page) Circle the use/activity for the applicable zone from Page 2.

Article 6, R-1, Rural Residential Zone:

- (1) Cemetery.
- (2) Golf course.
- (3) Rest homes.
- (4) Utility substations and related structures.
- (5) Mobile home parks.
- (6) Other public use or facility.
- (7) Radio or television transmitter or tower.
- (8) Airport.
- (9) Kennels or boarding stables.
- (10) Aggregate removal or processing.
- (11) Planned development.
- (12) Residential Facility or an Adult Foster Home.

Article 7, R-2, Farm Residential Zone:

- (1) Cemetery.
- (2) Golf course.
- (3) Rest homes.
- (4) Utility substations and related structures.
- (5) Mobile home parks.
- (6) Other public use or facility.
- (7) Radio or television transmitter or tower.
- (8) Airport.
- (9) Kennels or boarding stables.
- (10) Aggregate removal or processing.
- (11) Planned development.
- (12) Residential Facility or an Adult Foster Home.



APPLICANT FINDINGS OF FACT TYPE II CONDITIONAL USE PERMIT

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Findings of Fact (Continued from Previous Page) Circle the use/activity for the applicable zone from Page 2.

Article 8, R-3, Suburban Residential Zone:

- (A) Public or Private school or church, including buildings essential to the operator thereof.
- (B) Golf Course and other open land recreational uses, but excluding intensive commercial amusement use such as driving ranges, automobile race track or amusement park.
- (C) Government structure or uses including, but not limited to parks, playgrounds, recreation building, fire or other emergency services station, library, museum, office or other services building.
- (D) Community building owned and operated by a governmental agency or a nonprofit, social or fraternal organization.
- (E) Hospital and other medical service facilities including but not limited to, clinics, sanitarium, rest home, home for the aged, nursing or convalescent home.
- (F) Telephone exchanges, radio and television facilities, electrical substations, and other public or private utility facilities.
- (G) Mobile Home Park and/or Recreation Vehicle Park.
- (H) Limited Home Occupation.
- (I) Residential Facility or an Adult Foster Home.
- (J) Cemetery and/or Mortuary, including crematorium.
- (K) Multi-family dwelling complex.
- (L) Planned Unit Development.
- (M) Other Public or semi-public uses or facilities.
- (N) Airport or heliport, including associated hangars, terminals, maintenance and service facilities.



APPLICANT FINDINGS OF FACT TYPE II CONDITIONAL USE PERMIT

OFFICE USE ONLY

FILE NO.

Findings of Fact (Continued from Previous Page) Circle the use/activity for the applicable zone from Page 2.

Article 9, C-1, Commercial Zone:

- (A) Single family dwellings, including mobile houses and manufactured homes in compliance with section 20.06 of this Ordinance, two-family dwellings, and multi-dwelling complexes of more than 20 units or within 500 feet of an Industrial Zone.
- (B) Indoor or outdoor amusement enterprises.
- (C) Public or private school, golf course or other recreational use, and other buildings and accessory uses essential to the operation of such uses located within 500 feet of an Industrial Zone.
- (D) Fuel storage and distribution.
- (E) Cabinet, sheet metal, heating, electrical, welding, or plumbing shop.
- (F) Church and other buildings accessory and directly related to the functions thereof, including parsonage.
- (G) Recreation Vehicle Park, camp ground or temporary mobile home park.
- (H) Government structure or use.
- (I) Telephone exchanges, radio and television facilities including transmitters or towers, electrical substations and other public or private utilities.
- (J) Processing, packing or storage of food or beverages, excluding products involving distillation, fermentation or rendering of fats or oils, or slaughtering.
- (K) Hospitals, rest homes, nursing homes.
- (L) Waste disposal sites, solid waste drop boxes, etc.
- (M) Club, lodge or fraternal organization.
- (N) Veterinary clinic or animal hospital providing large animal care with outside facilities or kennels.
- (O) Energy facilities.
- (P) Other uses permitted by the corresponding Commercial Zone (s) of an affected City within the same Urban Growth Boundary to which this Zone may be applicable..
- (Q) Cemetery, mortuary and/or crematorium.
- (R) Eating and drinking establishments serving alcoholic beverages and drive-ins.
- (S) Livestock sales yards.
- (T) Residential Home, Residential Facility or an Adult Foster Home.



APPLICANT FINDINGS OF FACT TYPE II CONDITIONAL USE PERMIT

OFFICE USE ONLY
FILE NO.

Findings of Fact (Continued from Previous Page) Circle the use/activity for the applicable zone from Page 2.

Article 10, M-I, Light Industrial Zone:

- (A) Any use permitted by section 10.02 which is located within 200 feet of a lot within a residential zone or a lot within a duly platted subdivision.
- (B) Any use permitted by section 10.02 which involves outside storage and is located within 200 feet of a residential or commercial zone.
- (C.) Any use permitted by section 10.02 which is located within 200 feet of a residential or commercial zone and requires a DEQ contaminant discharge permit.
 - (1) Occupy more than 70% of the land area.
 - (2) Require more than on (1) acre of land area.
 - (3) Generate more than 20 truck-trailer or other heavy equipment trips to and from the premises during the busiest hour of the day.
 - (4) Generate any odor, dust, fumes, glare, flashing lights, or noise which is perceptible within 500 feet from the property line of the subject use without instruments.
- (D) The resumption of a residential use where the subject use has previously been conducted and has not been discontinued for a period exceeding six months.
- (E) Livestock sales or auction market and slaughtering facility, excluding rendering plant.
- (F) Energy facilities.
- (G) Temporary mobile home park.
- (H) Wrecking yard or junk yard.
- (I) Forest products remanufacturing with all manufacturing activities totally enclosed within buildings except as set forth in Section 10.02(R).



APPLICANT FINDINGS OF FACT TYPE II CONDITIONAL USE PERMIT

OFFICE USE ONLY

FILE NO.

Findings of Fact (Continued from Previous Page) Circle the use/activity for the applicable zone from Page 2.

Article II, M-2, Heavy Industrial Zone:

- (A) Any use permitted in Section 11.02 that is adjacent to or across the street from a residential use of lot in a residential zone or a duly platted and approved residential subdivision or development.
- (B) The resumption of a residential use where such use has previously been conducted and has not been discontinued for a period exceeding six months.
- (C.) Concrete, ready-mix, concrete batching or other concrete products facility.
- (D) Automobile or other automotive wrecking yard and junk yard.
- (E) Commercial livestock feedlot, stock yards, sale yard auction market, slaughter facility, and rendering plant.
- (F) Petroleum, synthetic or other fuel producing and/or packaging or processing plant, including storage and distribution, and by-products thereof.
- (G) Chemical manufacturing, storage and distribution facility, including farm chemicals.
- (H) Operations conducted for the exploration, mining and processing of geothermal resources.
- (I) Commercial utility facilities or other facilities for the purpose of generating power for sale.
- (J) Recycling centres or facilities.
- (K) Temporary Mobile Home Park.
- (L) Any use permitted by Section 11.02 that generates any odor, fumes, glare, flashing lights or noise that is perceptible without instruments from a lot or use in a residential or commercial zone within 500 feet of the proposed use.
- (M) Any other industrial use not declared a nuisance by the County or a court of competent jurisdiction provided such use is not expected to create a nuisance because of odor, noise, dust, smoke, traffic, gas or other factors, and is found to be in compliance with applicable nuisance and pollution regulations.



APPLICANT FINDINGS OF FACT TYPE I CONDITIONAL USE PERMIT

OFFICE USE ONLY
FILE NO.

Property Identification

Assessment Information Township _____ Range _____ Section _____ TaxLot(s) _____
Assessment Account Number _____

Findings of Fact (Continued from Previous Page)

Relating to the subject property described on this application, I/We state the following facts to be true.
Note to preparer: **Circle responses as appropriate.**

The property is located within the Urban Growth Boundary of:

Lakeview

Paisley

Not Applicable— The property is not near these towns.

The property is _____ acres and currently is *vacant / developed*.

The property was previously used for _____.

The property was purchased by the applicant _____ (Indicate date of purchase).

Domestic water *will be provided / or is currently provided by well / spring / municipal connection*.

Sewage disposal *will be provided / or is currently provided by septic / municipal connection*.

Garbage collection or disposal *will be / or is currently provided by* _____.

Legal access to the property is attained through a private / public road that is dirt / gravel / paved.

Signs and/or exterior lighting *are / are not* proposed with this application as depicted on the plot plan.

The name of the access road is _____.

An access permit has / has not been obtained for this property from the Oregon Department of Transportation or Lake County Public Works.

Electrical service *will be provided / or is currently provided by* _____.

Fire protection *will be provided / or is currently provided by* _____.

The property does / does not have irrigation rights.

The property is /is not located in a Floodplain.

The property is level/slightly sloped/steep.



APPLICANT FINDINGS OF FACT

OFFICE USE ONLY
FILE NO. _____

The Soil Classification Map (SCS) map *identifies / does not identify* this property. For identified properties, the Soil Classification Map (SCS) shows that this property is comprised primarily of _____ Class soil (indicate the soil designation as shown in the SCS guide).

I/We have checked with the Oregon Parks and Recreation Department, State Historic Preservation Office and can report that archeological sites *have / have not* been identified on this property.

I/We have checked with the Oregon Department of Fish and Wildlife and determined that the property *is / is not* located within a special wildlife overlay area, a Big Game Winter Range or Wetland Area.

I/We have checked with the Oregon Department of Forestry and determined that the property *is / is not* located within a wildfire hazard area.

The proposed setbacks and structure height as shown on the attached plot plan and elevations are:
 Front Setback = _____ Feet, Left Side Setback= _____ Feet, Right Side Setback= _____ Rear= _____ Feet.
 Height= _____ Feet

There will be noise generated by this activity which can be described as _____

This application involves a business or other activity that will operate during the following days and times as described: _____

The existing conditions for surrounding properties are shown in the following table:

Direction	House		Barn/Shed		Farm Use?		Forest Use?		Acreage	Zone
	Yes	No	Yes	No	Yes	No	Yes	No		
North	Yes	No	Yes	No	Yes	No	Yes	No		
South	Yes	No	Yes	No	Yes	No	Yes	No		
East	Yes	No	Yes	No	Yes	No	Yes	No		
West	Yes	No	Yes	No	Yes	No	Yes	No		



CERTIFICATION

OFFICE USE ONLY
FILE NO.

Property Identification

Assessment Information Township _____ Range _____ Section _____ TaxLot(s) _____
 Assessment Account Number _____

Acknowledgement

I/We agree that all approvals or permits from other local, state and/or federal agencies will be obtained and that any conditions of approval assigned by Lake County will be adhered to.

I/We understand that Lake County will review the submitted application materials and if deemed complete, Lake County staff will schedule the matter before the Planning Commission for review at its earliest convenience. A notice of the meeting will be mailed to surrounding property owners allowing public comment. The County under the provisions of Oregon Law, is required to render a decision on the matter within 120 days and I/We or our Agent will attend the scheduled meeting to answer any questions of the Planning Commission or Board of Commissioners.

I/We acknowledge that I/We are familiar with the standards and limitations specified by the amended Lake County Zoning Ordinance of 1980 as amended. I/We propose to meet the applicable standards as established by the Comprehensive Plan and Zoning Ordinance, as shown on the plans, specifications and other supplementary materials submitted with this application.

I/We understand the possibility that this development may result in increased property taxes under Oregon Law and/or other tax regulations.

I/We hereby certify that I/We have read and examined this application and know the same to be true and correct to the best of my/our knowledge. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.

Signatures

Applicant Signature

Date

Applicant Signature

Date

Property Owner Signature

Date

Property Owner Signature

Date



PLOT PLAN INSTRUCTIONS

Purpose:

The plot plan is an important aspect of development as it provides a visual evaluation of the project and it is used to determine the impact of multiple factors on the environment and the surrounding neighborhood. The plot plan is part of the official record that will be associated with a property and for this reason, the quality of the document is essential.

Size Requirements For Plot Map:

The map can be drawn on white paper which is either 8 1/2 x 11 or 8 1/2 x 14 inches in size. If another size is used, the applicant must include one copy of 8 1/2 x 11 inches as this will allow the drawing to be included in the Lake County record package.

Helpful Hints:

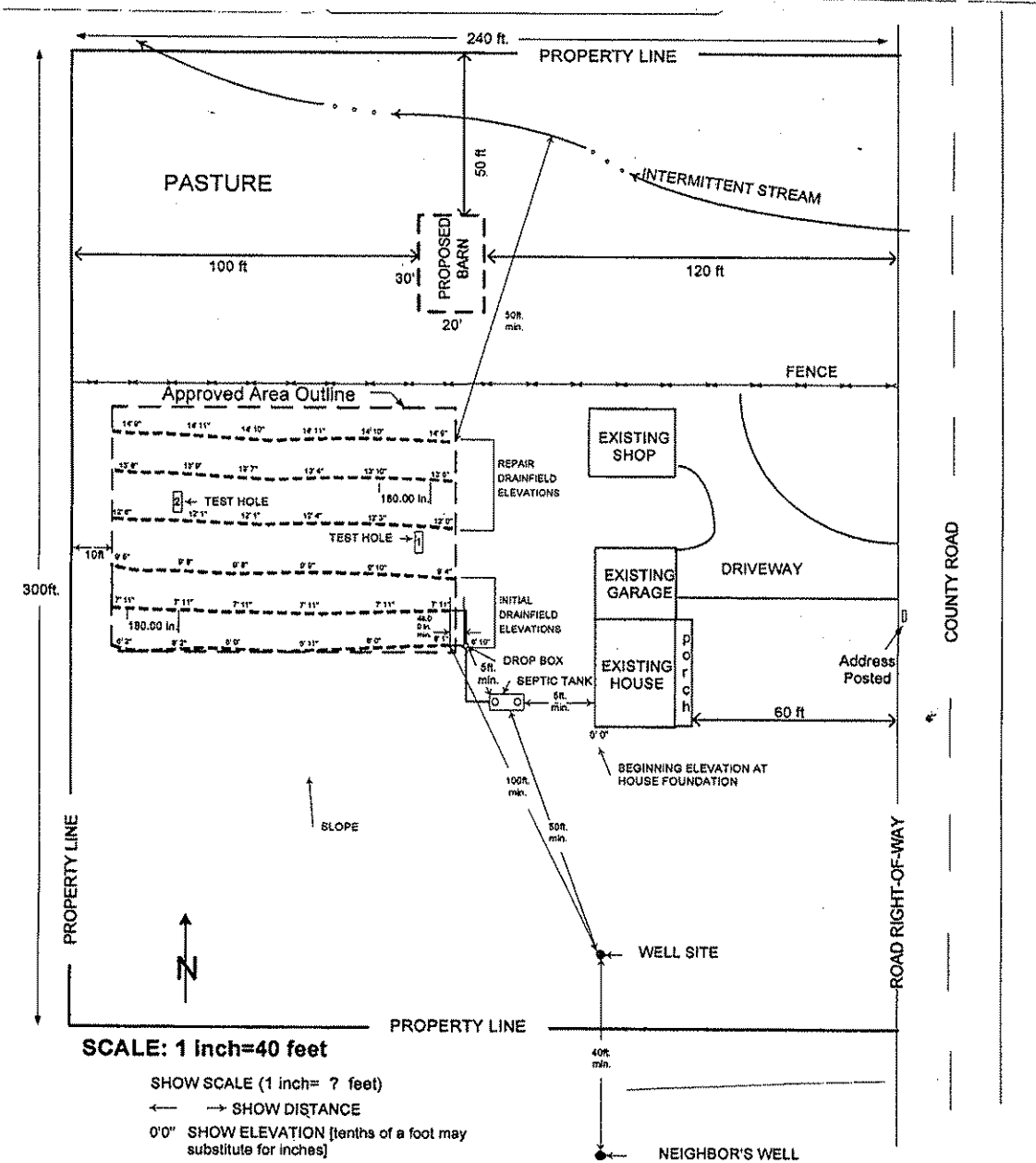
1. Use the Internet to collect preliminary information. <http://www.ormap.org/disclaimer.cfm> will allow you to find the tax assessment map with dimensions of your property. The Google Earth program will allow you to access an aerial photograph of your property. Print off copies of the Internet materials as these will be helpful when composing your plot plan. Visit your local library for Internet access.
2. Visit the site. Bring a clipboard, paper, pencil, camera and tape measure to document the activities of the parcel. Look at the ground level, trees, rock outcroppings or areas that might be susceptible to flooding. Observe and record the location of existing structures, roads, wells, septic and nearest electrical service. Measure and record the distances between the property lines and the existing and proposed structures and facilities.

Prepare the plot plan:

1. A plot plan template is attached with this form. Using a standard ruler, determine which scale will work best for your development. You may decide that 1 inch on the ruler will best represent 50 feet on the paper or for larger projects 1 inch to 100 feet.
2. Add the following items to the plan:
 - The shape and dimensions of your property must be accurately drawn on solid black lines. Label adjacent roads.
 - Label the map with Map Township, Range, Section and Taxlot Number, North Arrow, Scale and Date.
 - Identify the location of existing structures and facilities. Used dashed lines for new construction. Write in setback distances.
 - Show the location and direction of all water courses and drainage ways (such as intermittent streams, creeks, irrigation canals, etc) as well as the 100-year floodplain, if applicable.
 - Identify the location of sewage disposal systems, well or public water connections, electrical service.
 - Identify the location of the address sign. If an address has not been assigned, show where sign will be located.



PLOT PLAN EXAMPLE



Township 39, Range 16E, Section 13BA, Tax Lot 2300 Assessment Account 122345

Address _____ Permit No. _____



PLOT PLAN TEMPLATE

[Large empty rectangular box for drawing the plot plan]

NOTE: USE THE INFORMATION ON PAGES 1 AND 2 TO CREATE THIS PLOT PLAN

DATE: _____

Township_____, Range_____, Section_____, Tax Lot_____, Assessment Account_____ **N**

Address_____ Permit_____ Scale 1 inch = _____ Feet