

# BAKER CITY-COUNTY PLANNING DEPARTMENT



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File No.	_____
Received By:	_____
Date Submitted:	_____
County Planning:	101131-3404105
Fee Collected:	\$ 250.00
Date Paid:	_____
Receipt By:	_____

## CONDITIONAL USE PERMIT APPLICATION

**PROPOSED USE:** \_\_\_\_\_  
 \_\_\_\_\_

If proposed use is an accessory structure, is it attached to the primary building/dwelling?  (YES)  (NO)

Has the subject property received a Measure 49 or Measure 37 approval?  (YES)  (NO)

<u>APPLICANT</u>			<u>PROPERTY OWNER</u>		
➤			➤		
<b>Last Name</b>	<b>First</b>	<b>MI</b>	<b>Last Name</b>	<b>First</b>	<b>MI</b>
➤			➤		
<b>Mailing Address</b>			<b>Mailing Address</b>		
➤			➤		
<b>Physical Address</b>			<b>Physical Address</b>		
➤			➤		
<b>City</b>	<b>State</b>	<b>Zip</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
➤			➤		
<b>Telephone</b>			<b>Telephone</b>		
➤			➤		
<b>Email</b>			<b>Email</b>		

### Property Information

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot \_\_\_\_\_ Ref. \_\_\_\_\_  M49/37

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot \_\_\_\_\_ Ref. \_\_\_\_\_  M49/37

Size of Tract (include all contiguous lots under the same ownership): \_\_\_\_\_

<b>Zone:</b>	<b>Total Acres:</b>
<b>Rural Fire District:</b>	<b>Flood Zone Map:</b>
<b>Overlay Zone:</b>	<b>Wetlands Map:</b>
<b>Soils:</b>	<b>Urban Growth Boundary:</b>
<b>Legal Parcel:</b>	<b>Existing Development:</b>

**REQUESTED USE INFORMATION**

<b>Predominant Use:</b>	<b>Water Supply:</b> Public      Spring      Creek      Well
<b>Sanitary Waste Disposal:</b> Septic Tank/Drainfield Type	<b>Land Use Compatibility Statement /Authorization Notice</b> <b>Approval Date:</b>
<b>Power Supplier:</b>	<b>Other Utilities:</b>
<b>Water Rights/Acres:</b>	<b>Site Plan Received/Approved:</b>
<b>Road Approach:</b> State Hwy:      County Road:      Pvt. Easement:	<b>Road Name:</b>

**APPLICANT'S SIGNATURE AND CONSENT AGREEMENT**

*Please read carefully and initial each line.*

- \_\_\_\_\_ I understand that this approval will not modify the maintenance of, or snow removal on, any County access road(s) to this parcel.
- \_\_\_\_\_ I hereby certify that all work to be performed shall be in accordance with all governing laws and rules.
- \_\_\_\_\_ I understand that the approval herein, if granted, represents only land use approval of my building permit and that a copy of this land use approval must be attached to the building permit form issued by the Building Department.
- \_\_\_\_\_ I understand and agree that my land use approval may be revoked if I do not comply with the approved Site Plan and Conditions of Approval that may be contained herein.
- \_\_\_\_\_ Planning approval is valid for a period of 1 / 2 / 4 year(s) from the date of approval. I understand that any work must be completed within this time period. I understand that I may apply for an *Extension of Time* if I am unable to complete the Conditions of Approval within the allotted time frame. I understand that an *Extension of Time* application must be submitted prior to the expiration of the final approval.
- \_\_\_\_\_ I am the property owner and I am doing my own work.
- \_\_\_\_\_ I am an authorized agent of the property owner.

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Property Owner(s) Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Property Owner(s) Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Lien Holder(s) Signature:** \_\_\_\_\_

**\*\* NOTE: All property owners must sign. Authorized signatures must provide legal documentation at the time of submittal. \*\*\***

**PLANNING DEPARTMENT REVIEW - FOR OFFICE USE ONLY**

Permitted Use       Conditional Use       Lot of Record       Plan Amendment       Variance

Approved       Denied      **PERMIT#:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**REASON FOR DENIAL:** \_\_\_\_\_

**PLANNING OFFICIAL SIGNATURE:** \_\_\_\_\_ **TITLE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

## Baker County Zoning Ordinance – Conditional Use Permit Criteria

### 210.05 Approval Criteria

- A. Type I requests. A minor modification shall be approved, approved with conditions, or denied based on compliance with the following approval criteria:
1. The proposed development is in compliance with all applicable requirements of this ordinance; and
  2. The modification is not a major modification as defined in Section 210.04 (B).
- B. Type II and III requests. A new, major modification of an existing or re-activated conditional use may be approved, approved with conditions, or denied based on compliance with the following approval criteria:
1. The proposal will be consistent with the Comprehensive Plan and objectives of this ordinance and other applicable policies of the County.
  2. Taking into account location, size, design and operating characteristics, the proposal will have a minimal adverse impact on the (1) livability, (2) value, and (3) appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright.
  3. All required public facilities have adequate capacity to serve the proposal.
  4. The proposal will not result in emissions that damage the air or water quality of the area. Documentation is required to demonstrate that required state and federal discharge permits have been obtained.
  5. The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrant.
  6. The proposal will preserve assets of particular interest to the community.

**There are additional criteria within each zoning designation and related to the specific type of Conditional Use Permit applied for. Please consult with the Planning Department for all the criteria you will need to address.**