City Of Warrenton
Planning Department
Conditional Use Permit
WMC 16.220

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate throughout a zoning district or without restrictions in that district, but would be beneficial to the City if their number, area, location, design, and relation to the surrounding property are controlled. A property owner or designated representative may initiate a request for a conditional use by filing an application with the Planning Department according to the requirements of Section 16.208.050. In addition, the applicant shall provide any related plans, drawings, and/or information needed to provide background for the request.

Property

Address: _____

Tax Lot (s): _____

Zone: _____ Flood Zone: _____ Wetlands: _____

Applicant

Name (s): _____

Phone: _____ E-Mail Address: _____

Mailing Address: _____

Applicant Signature(s): _____ Date: _____

Property Owner (if different from applicant)

Name (s): _____

Phone: _____ E-mail Address: _____

Mailing Address: _____

Owner's Signature: _____ Date: _____

I am a record owner of property (person(s) whose name is on the most recently-recorded deed), or contract purchaser with written permission from the record owner and am providing my signature as written authorization for the applicant to submit this application.

Description of Proposed Land Use

_____
_____
_____
_____
_____

Conditional Use Permit Review Criteria

Please provide written responses to each of the criteria below that clearly explain how your proposal meets each item. Attach a separate piece of paper if needed. Be as specific as possible. "Yes" and "No" responses are not sufficient.

WMC 16.220.030

1. The proposed use is in conformance with the Comprehensive Plan.

_____
_____
_____

2. The location, size and design, and operating characteristics of the proposed use are such that the development will be compatible with, and have a minimal impact on surrounding properties.

_____
_____
_____

3. The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated.

_____
_____
_____

4. Public facilities and services are adequate to accommodate the proposed use.

_____
_____
_____

5. The site's physical characteristics, in term of topography, soils and other pertinent considerations are, are appropriate for the use.

_____
_____
_____

6. The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for the building, parking, landscaping, driveway, on-site circulation, public areas, loading areas, storage facilities, setbacks, buffers, and utilities which are required by City ordinances.

_____
_____
_____

7. The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the intended use.

_____
_____
_____

Submittal Checklist

Applicants shall submit all of the following items on a site plan along with the application form. The site plan shall contain the following information:

☐ The proposed development site, including boundaries, dimensions, and gross area drawn to scale.

☐ Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns, if any.

☐ The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements, if any

☐ The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan.

☐ The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access, if being modified by the application.

☐ The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable), and proposed paving materials.

☐ Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.

☐ Loading and service areas for waste disposal, loading and delivery, if any

☐ Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.

☐ Location, type, and height of outdoor lighting.

☐ Locations, sizes, and types of signs (shall comply with Chapter 16.144).

☐ The Planning Department may require studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.).

☐ The applicant's entire tax lot and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified.

☐ Identification of slopes greater than 10%.

☐ Any areas identified as located in a designated floodplain and/or floodway, if any

☐ Depict any wetland and riparian areas, streams and/or wildlife habitat areas, if any.

☐ Site features such as pavement, areas having unique views, and drainage ways, canals and ditches, if any.

☐ Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.

☐ North arrow, scale, names and addresses of all property owners.

☐ Name and address of applicant, project designer, engineer, architect, surveyor, and/or planner, if applicable.

☐ Letter or narrative report documenting compliance with the applicable approval criteria including the conditional use criteria, zoning development standards, and applicable design standards. Please see the Planning Staff for applicable design standards.

This application will not be officially accepted until department staff have determined that the application is completely filled out, signed, the application fee has been paid, and the submittal requirements have been met.

A1

RC

OSI

CMU

RM

Pacific Drive

5th Ave

4th Ave

2nd Ave

3rd Ave

6th Ave

7th Ave

8th Ave

Iredale St

Jetty St

King Salmon St

Heceta Pl

Heceta St

Lake Dr

Lake Dr

201 200 200 300 100

900 801

1101 1000

1100 1001 3100 3000 2701 2500 2200 3400 3401

2800 2400 2100

3200 3700 3301 3300 3300

2000 1800

1900 4804 4501 4400 4300 4202 3503 3507 3509

4700 4901 301

4803 4801 5103 4205 4203 3700 3802 3900 700 200 201

4802 4900 5001 5100 5200 3800 3801 600 500 400

30000 30002 30003 40004 5000 500 111

6100 6001 5800 5600 6700 1300 900 800 2500 2200 2000 1700 3600

6101 6000 6800 1200 2600 2400 1900

5401 5901 6300 5702 5500 6600 1500 3500

6201 6200 5001 6901 7100 3530 4100 3900 3700

6400 5700 6501 7200 1600 2800 3000 3200 3400 900

1000 900 800 701 700 1300 400 102 100 1700 901 601 500 300 2600 2500 1000

1102 801 1200 101 1602 1900 1000 900 1100 1300 1400 1500 201 100 2400

1101 1100 1800 1601 1200 2700

1501 1800 1702 1604 1601 2000 2002 2203 2200 2205 2202 2800 2300

1900 1701 1602 1600 2001 2204 2201 2901 3000

1700 1603 3400 2900

2400 2301 2201 2202 2102 2100 2103 2803 2808 2500 2401 2303 3300 3301 3100

2402 2203 2204 2101 2807 2806 2600 2502 2301 2304 5600

RC

RM

5th Ave

5th Ave

2500
2400
2300
2200
2100
2000
1900

2900
3000
3100
3200
3300
3400
3500