

Conditional Use Submittal

Submittal Items

Please included the following:

- Land Use Application
- 2 sets any applicable plans
- Verified statement that property affected is in the exclusive ownership of the applicant or has consent of all owners
- Intake fee: \$315
- Deposit: \$945

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.



THE CITY OF FIRCREST

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Please demonstrate the proposal's compliance with the following criteria:

The proposed use will not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.

The proposed use will meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification.

The proposed use will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.

All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.

Chapter 22.68

CONDITIONAL USE PERMITS

The purpose of this chapter is to establish decision criteria and procedures for special uses, called conditional uses, which possess unique characteristics. Conditional uses are deemed unique due to factors such as size, technological processes, equipment, type or duration of activity, or location with respect to surroundings, streets, existing improvements, or effects or demands upon public facilities. These uses require a special degree of control to ensure consistency with the comprehensive plan and compatibility with adjacent uses and the character of the surrounding neighborhood or community.

Conditional uses will be subject to review by the planning commission and the issuance of a conditional use permit. This process allows the planning commission to:

- a. Determine that the location and characteristics of these uses will be compatible with uses permitted in the surrounding area; and
- b. Make further stipulations and conditions that may reasonably ensure that the intent of this title will be served.

A conditional use permit is classified as a Type III-A application. The processing procedures for this application are described in Chapters 22.05, 22.06, 22.07, 22.08, 22.09 and 22.10 FMC.

Amendment of conditional use permit.

An applicant may request an amendment to an approved conditional use permit by submitting to the department a description of the proposed amendment and accurate plans which clearly identify the proposed changes to the approved design, if applicable. The director may determine that:

- a. The proposed amendment is exempt from further planning commission review because it represents a minor change from the terms of the original approval or the originally approved plans and the criteria listed in FMC 22.68.003 continue to be met; or
- b. The proposed amendment is subject to additional planning commission review because it represents a major change from the terms of the original approval or to the originally approved plans.

A request to amend an approved conditional use permit which has been determined to be subject to additional review shall be processed using the same procedures applicable to the original conditional use permit process. The planning commission may impose conditions on the proposed amendment to ensure that the intent and conditions of the original approval are met. Deviations from an approved conditional use permit are not permitted unless an applicant first obtains approval in accordance with this section. (Ord. 1246 § 20, 2000).

This is a summary of the process. For complete development regulations, please see FMC Chapter 22.68.