**CONDITIONAL USE PERMITS**

The Orting zoning ordinance (Title 13, OMC) identifies allowed *Conditional Uses* in each zoning district if such uses do not introduce incompatible, detrimental, or hazardous conditions at their proposed locations. Conditional Uses are deemed unique due to factors such as size, technological processes, equipment, or location with respect to surroundings, streets, existing improvements, or demands on public facilities.

Conditional Uses will be subject to review by the City resulting in approval of *Conditional Use Permits.* Conditional Use Permit requirements are described in Section 13.6.2 of the Orting Municipal Code.

Criteria for Approval - The City will review conditional use permit applications and may approve, approve with conditions, modify, modify with conditions, or deny the applications. The City may reduce or modify bulk requirements, off-street parking requirements, and use design standards to lessen impacts, as a condition of granting conditional use permits. A conditional use permit may be approved only if all of the following criteria can be met:

1. Approval of the proposed conditional use permit will not be:

1. detrimental to the public health, safety, and general welfare;
2. Adversely affect the established character of the surrounding vicinity; nor
3. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

2. Approval is consistent with the intent of the goals, objectives and policies of the Comprehensive Plan and implementing regulations.

3. That all conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.

4. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health safety and welfare of the community from such hazard.

5. That the Conditional Use will be supported by, and not adversely affect adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.

6. That the Level of Service standards for public facilities and services are met in accordance with the City's concurrency management requirements.

7. Will not preclude the use of LID BMPs if LID BMPs are feasible for existing site conditions or existing site characteristics.

The applicant has the burden of proving that the proposed conditional use meets all of the criteria described above. Specific impacts and concerns are identified after a thorough evaluation of the proposed use in relation to its site, adjacent uses, and after considering input from potentially affected neighbors. Typical concerns include: noise, odor, unusual traffic volumes, glare from outdoor lighting, and outdoor activity. Thorough documentation of the proposal's compliance with the criteria will greatly assist in the permit consideration process and improve the likelihood of approval. *Applicants are required to attend a pre-application meeting with City staff prior to submitting an application.*

The formal permit consideration procedure is:

**Conditional Use Permit Approvals**

1. Electronic copies of the application including the following are submitted:

a) Completed application cover sheet;

b) The material listed below in **Submittal Requirements**;

c) Mailing labels for all property owners within 500 feet of the project site;

d) A letter which addresses each of the required criteria detailed above.

e) Photographs of the site are highly recommended.

f) SEPA Checklist, if applicable

g) Filing fee of $\_\_\_\_\_\_\_\_ (make check payable to the City of Orting)

2. A staff report describing the proposal and the evaluation in accordance with the criteria is prepared. The City may request clarification from the applicant during this evaluation.

3. The Hearings Examiner holds a public hearing on the application. The applicant or a representative must attend this hearing and be prepared to respond to question concerning the proposal. The Examiner considers the application and makes a recommendation on approval, conditional approval, or denial.

4. The Examiner’s decision is final unless an appeal for City Council review is filed.

**Submittal Requirements**

1. A site plan drawn at scale at least 1” = 100’ showing property boundary lines, existing lots, tracts, utility, or access easements and streets, the location and ground elevation of buildings related to the proposed use, parking areas, existing or proposed public and common use areas, landscaped areas, fences and other development features. (If easements or covenants are proposed a draft must be included.) Also indicate the location of water bodies, wetlands, and flood prone areas and provide a legal description of the property and a vicinity map showing the location of the subject property.

2. If the proposed project includes construction activities, the following must also be submitted:

a) Existing topography and preliminary grading plans.

b) Landscaping plan showing existing and proposed vegetation.

c) Proposed water supply system and sewer disposal system.

d) Existing and proposed storm water runoff system and peak flow rates.

e) Areas with slopes in excess of fifteen percent (15%) and any critical areas as defined by the City.

3. Additional information as required by the City. The applicant will be notified in writing if necessary.