

# CITY OF HERMISTON

## CONDITIONAL USE PERMIT PROCEDURES

### BACKGROUND

The City of Hermiston's zoning ordinance sets forth uses which are permitted outright in each zone and also sets uses which are allowed as conditional uses. Conditional uses are those uses which may be appropriate, desirable, convenient or necessary in the district in which they are allowed, but which by reason of their height or bulk or the creation of traffic hazards or parking problems or other adverse conditions may be injurious to the public safety, welfare, comfort and convenience unless appropriate conditions are imposed. In the case of conditional uses, the City may wish to allow a certain use, but impose certain conditions on the permit before allowing construction to commence to ensure that the conditional use will not disturb the surrounding uses.

### PROCEDURES

Applicants interested in pursuing a conditional use are encouraged to attend a pre-development meeting. The pre-development meeting gives applicants a chance to meeting with the city development staff and become familiar with City requirements and processes. After attending the pre-development meeting, obtain an application for a conditional use from the city planning department. Complete the application and submit it along with completed site plans and an application fee to the city planner. All property owners within 300 feet of the proposed use will be notified by mail. Following the conclusion of the comment period, the planning commission will hold a public hearing. The planning commission will then decide whether to grant or deny a conditional use permit. If the planning commission grants the conditional use permit, building permits may then be obtained. If denied, the applicant may appeal the planning commission decision to the city council within ten days.