

Received By: AM

Date: _____

Paid: Waived

CONDITIONAL USE PERMIT APPLICATION

Name of applicant: City of Lyons

Applicant's address and phone number: 449 5th Street, Lyons OR 97358 – Telephone 503-859-2167

Address of subject property: 725 N. 13th Street, Lyons, OR 97358

TWP: 9S RANGE: 2E SEC: 19A TAX LOT: 302

Zoning on property: Open Land Public (OLP)

Size and dimensions of property: 3.21 acres – 277' x 611'

Current uses of property: City Maintenance Shop

Proposed uses on property: Temporary Placement of Travel Trailer for use by Doug Miller, Maintenance Employee. 2 – 3 nights per week to provide passive surveillance of the park area and to be available for emergency services in the event the need arises.

Describe the physical features on the properties surrounding the subject property: City Park and County Park which contain ponds and wooded areas. There is residential property located across 13th Street and in the general area.

Describe the vehicular access to the property: The property has access to 13th Street

Is there currently water hook-up to the property? Yes

Has Environmental Health approved the septic system for the proposed use? (attach copy of approval)_____

N/A This is a temporary placement. The Travel Trailer is self contained

Reason for the request: To allow maintenance employee, Doug Miller, to spend 2-3 nights per week on the property to alleviate the hardship of travel from Albany during inclement weather. This will allow him to be available in the event of an emergency. It will also provide passive surveillance of the park area which has experienced some criminal activity; the presence of an employee may deter some juvenile vandalism as well as the use of the park area for drug and other criminal activity.

In order to approve a request for a conditional use permit, the City must determine that the request meets the criteria listed below. Please comment on each one.

1. The location, size, design, and operating characteristics of the proposed development are compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. The property is adjacent to Freres Park and John Neal Park and while there is residential property in the area, the temporary presence of a 22 foot self contained Prowler Lite travel trailer will have no effect on the livability or appropriate development of abutting properties and the surrounding neighborhood. There is residential property across the street and nearby.

2. The proposed development site has the physical characteristics needed to support the use considering factors such as potential drainage problems and access to a public street. The travel trailer is self contained and will not pose any drainage problem. There is access to the property from 13th Street.

3. The proposed development will not unduly affect the capacity of current public facilities, including streets and utility systems. N/A – the travel trailer is self contained.

4. The proposed development is consistent with the goals and policies in the comprehensive plan. _____
It is a City policy that public services be provided in a professional manner that assures the greatest level of expertise at the least possible cost. The placement of the travel trailer will allow Miller to be available for emergency services if necessary which could alleviate the necessity of employing additional maintenance personnel in the event of such an emergency. It will also alleviate the necessity for the City to hire security personnel since the presence of an employee in the area will act as a deterrent to juvenile offenders and drug and other criminal activity. Mr. Miller will not be compensated other than for normal working hours unless his services are required for emergency maintenance.

Attach a scale drawing which shows the area included in the conditional use permit request. The drawing shall show:

1. The shape and dimensions of the lot.
2. The location and sizes of all existing and proposed structures.
3. The intended use of each structure.
4. The number of families to be accommodated, if any. N/A
5. The location of vehicular ingress and egress, including the width and surfacing of abutting roads.
6. The location, size, access and number of spaces for proposed off-street parking areas.
7. The location and type of screening and landscaping. N/A
8. The relation of the site to surrounding streets and land uses.

Attach a certified list of property owners within 500 feet of the subject property. Lists obtained from a title company incorporated under Oregon laws or the Linn County Tax Assessor's office shall be acceptable.

I have read and understand LMC 18.25. I understand that it will be at least 30 days from the submission of the completed application before it will be reviewed before the Planning Commission.

SIGNATURE OF APPLICANT: City of Lyons DATE: 9/19/12

PLANNING COMMISSION APPROVAL: Not Approve/Planning Commission Meeting October 9, 2012

DATE: October 9, 2012