

Need More Information?

This publication is intended to provide general information only. It is not a substitute for the requirements of official plans, policies, resolutions and/or codes.

Additional information on conditional uses, fees or scheduling a pre-application meeting can be obtained from Cashmere City Hall.



**City of Cashmere
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101 Woodring Street
Cashmere, WA 98815
Phone (509) 782-3513**



City of Cashmere

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Conditional Use Permits

A conditional use is a use or activity that may be appropriate or desirable in a particular zoning district, but certain characteristics of the use may make it incompatible with surrounding properties and residents unless appropriate conditions are established.

WHAT IS A CONDITIONAL USE?

Potential conditional uses are specified in CMC 17.18, District Use Chart, for each district of the zoning code and are often considered supportive of the permitted uses in the same zoning district.

For example, single-family homes are permitted outright in a residential low-density zoning district. To support the residents of a neighborhood, churches, schools and utility substations may be necessary. However, schools, churches and utility substations are of a scale that is larger than traditional residential use and have impacts that are different than houses.

These conditional uses may be authorized only after they meet the criteria established in Cashmere Municipal code and reasonable public concerns have been addressed.

GENERAL REQUIREMENTS

An application that has been denied cannot be resubmitted within twelve months of the date of action unless there has been substantial modification or reduction in the intensity of the proposal.

Please keep in mind, the conditional use application process usually takes a minimum of 60 days once a complete application is submitted, depending on the nature and complexity of the proposal. Please refer to the brochure entitled "Permit Process" for further information.

Review Process

Applications for conditional use permits are classified as "quasi-judicial" by the Cashmere Municipal Code. Quasi-judicial review involves a pre-application meeting and submitting a formal application that is processed for action by the Hearing Examiner. This includes a public hearing. Refer to the Permit Process brochure for more information on the quasi-judicial review process.

The zoning code sets out specific requirements that a conditional use must meet. Here is a summary:

1. The proposed use will be harmonious and in accordance with the objectives of the comprehensive plan.
2. The proposed use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.
3. The traffic generated by the proposed use shall be mitigated so as not to burden the traffic circulation system in the vicinity.
4. The proposed use will be adequately served by facilities

and services such as highways, streets, law enforcement, fire protection, storm water drainage, refuse disposal, domestic water and sanitary sewers and schools.

5. The proposed use will not create excessive additional requirements at public cost for public facilities and services.
6. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reasons of excessive production of traffic, noise, smoke, fumes, vibration, glare or odors.
7. Proposed ingress and egress, driveway widths, parking and street improvements shall be approved pursuant to applicable chapters of the CMC and the Cashmere Design Standards Manual.
8. Adequate buffering devices such as fencing, landscaping, or topographic characteristics shall be in place in order to mitigate and protect adjacent properties from potential adverse impacts of the proposed use, including visual and/or auditory effects.
9. Conditional use permits shall comply with the CMC and all applicable local, state and/or federal regulations.
10. A conditional use shall ordinarily comply with the standards of the district within which the use is located and with the other applicable provisions of the CMC.

Conditional use permits must comply with the Cashmere Municipal Code and all applicable local, state or federal regulations, including the State Environmental Policy Act.

Conditions may be imposed upon approval, depending on the use. Conditions could address parking, traffic, noise, hours of operation, or other pertinent issues.