

City of Oronoco – Council Decision Checklist

Conditional Use Permits (CUPs)

Purpose: To ensure CUP decisions are consistent, policy-driven, and legally defensible.

Threshold Questions (All must be YES)

- The proposed use is listed as a Conditional Use in the zoning district
- A complete application has been submitted
- Required public notice and hearing have occurred

Required Findings

- Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.

- The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.

- The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

- The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

- The Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed.

- The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

- The conditional use complies with the general and specific performance standards as specified by the Zoning Code.

Conditions of Approval – Must Be:

- Directly related to the use
- Proportional to the impact
- Clear and enforceable

Council Reality Check

- Would this be reasonable if applied to similar properties?
- Are conditions addressing impacts rather than preferences?
- Can staff realistically enforce the conditions?

Decision:

- Approve
- Approve with Conditions
- Deny (state ordinance-based reasons)