



APPLICATION FOR CONDITIONAL USE PERMIT

Dakota County Shoreland Zoning and Floodplain Management Ordinance

Dakota County Water Resources Dept.
 Western Service Center
 14955 Galaxie Avenue
 Apple Valley, MN 55124
 Telephone: (952) 891-7000

FOR OFFICE USE ONLY
 File: _____
 Received: _____
 Permit Fee Paid: _____
 ISTS Status: _____

A conditional use permit application requires a public hearing before the Planning Commission. **Attendance by the applicant is required.** If you have any questions during this process please call the Water Resources Department at (952) 891-7000

Conditional Use Permit Application Procedure

- 1) Submit a completed application including a detailed site map and permit fee.
- 2) Conditional use permit requests are reviewed by the Water Resources Department. If necessary, staff may complete an on-site inspection. You will be notified when your application has been received and reviewed.
- 3) Water Resources Department will notify property owners within ¼ mile of the site, of the public hearing date. Township supervisors, municipalities within 2 miles, and the Department of Natural Resources will also be notified.
- 4) A public hearing will be scheduled at the Planning Commissions regularly scheduled meeting. Within 60 days from the hearing, the Planning Commissions recommendation will be brought before the County Board. Petitioners will be notified if the permit is granted or denied.

The Dakota County Shoreland and Floodplain Ordinance (#50) states that conditional use permits may be granted in the event that all applicable criteria are met. Property located in shoreland areas only, are subject to 6 shoreland evaluation criteria. In addition, property located in floodplain areas are subject to review of 12 additional factors.

Shoreland Evaluation Criteria:

| | |
|---|---|
| 1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction. | 4. The types, uses and number of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft. |
| 2. The visibility of structures and other facilities as viewed from public waters is limited. | 5. The impact of the proposed use with existing and anticipated development of the adjacent lands, will not adversely affect existing permitted uses, unduly restrict enjoyment of surrounding property owner, or have a major negative impact on scenic views and surrounding land values. |
| 3. The site is adequate for water supply and other on-site sewage treatment. | 6. The use is not contrary to established standards, regulations or ordinances of other governmental agencies. |

Floodplain Evaluation Factors:

| | |
|--|---|
| 1. The danger to life and property due to increased flood heights or velocities caused by encroachments. | 7. The availability of alternative locations, that are not subject to flooding, for the proposed use. |
| 2. The danger that material may be swept onto other lands or downstream to the injury of others or they may block bridges, culverts or other hydraulic structures. | 8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future. |
| 3. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions. | 9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area. |
| 4. The susceptibility of the proposed facilities and its contents to flood damage and the effect of such damage on the individual owner. | 10. The safety of access to the property in times of flood for ordinary and emergency vehicles. |
| 5. The importance of the services provided by the proposed facility to the community. | 11. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site. |
| 6. The requirements of the facilities for a waterfront location. | 12. Such other factors which are relevant to the purpose of this Ordinance. |

Note: For an application to be processed, Sections A, B, C, and D must be completed in full. Incomplete applications may be returned to the applicant by the Zoning Administrator for completion.

Section A: Owner Information

Property Owner: _____
 (Last Name) (First Name) (Middle Initial)

Address: _____
 (Street Address or P.O. Box) (City) (State) (Zip Code)

Telephone: _____
(Home) (Work)

Site Address: _____
(Street Address) (City) (State) (Zip Code)

Township Name: _____ Property Identification number (PIN): _____
(If unsure, see your tax statement)

Name of Lake, River, or Stream: _____

Applicant (if different than owner listed above):

(Name) (Street Address or P.O. Box) (City) (State) (Zip Code) (Telephone)

Section B: Required Site Plan

To evaluate your permit request, provide as much information as possible, such as maps, plans, etc. Create a detailed site plan with the following information that applies. (Contact the Zoning Administrator if you have any questions.)

| Basic Elements | Existing Features | Proposed Changes |
|---|--|---|
| Date of preparation Scale North arrow Property lines/boundary Property dimensions | Existing structures Existing driveways, roads, trails Existing well/septic system Adjacent roads Length of shoreline frontage Ponds, lake rivers, streams Existing vegetation Steep slopes Drainage patterns Right-of-ways Easements | New structures Fences Landscaping Roads/driveways Grading-areas of cut and fill Distance of structures to lot lines Septic system Well |

Section C: Conditional Use Description

1. Describe the present use of the site. _____

2. Please describe the purpose or intent of your conditional use permit request (use extra sheets if necessary). _____

3. Please describe measures you will take in regard to the siting, design, construction, and operation of your proposed development to reduce or eliminate the concerns expressed in criteria listed on page one. _____

Section D: Read and Sign

Important

A sewage treatment system not meeting the requirements of the Dakota County Shoreland and Floodplain Management Ordinance (Ordinance 50) must be upgraded any time a permit of any type is required for any improvement on, or change in use of the property. If requested, the applicant must provide the Zoning Administrator with an inspection report completed by a State Licensed Inspector or Designer 1 and any information that may be requested to verify that the sewage treatment system in question is functioning in accordance with the Dakota County Subsurface Sewage Treatment Systems Ordinance (Ordinance 113).

Permit Application Checklist

- Completed and signed application
- Detailed Site Plan
- Onsite sewage treatment system conformance verification (unless waived by the Zoning Administrator)
- \$874.00 check payable to the Dakota County Treasurer (**Non-Refundable**)

**Note: Unique sites may require additional information.*

Agreement

I hereby certify that the information provided is correct and if granted the Conditional Use Permit, I agree to have the proposed work done in strict accordance with the description given and according to the provisions of the ordinances of Dakota County, Minnesota. I further agree that any plans and specifications submitted are part of this Conditional Use Permit application. I also understand that Dakota County takes no responsibility for the proper design of the project. I accept all responsibility for the design of the project and for all damages resulting from the failure of the project due to improper design, and understand that false or misleading information may be grounds for invalidating this permit. I understand that this permit is valid for a period of one year from the date of issuance.

Signature: _____ Date: _____
(Applicant)