



City of Sweet Home
Community and Economic Development Department- Planning Program
3225 Main Street, Sweet Home, OR 97386 541-357-8113

**Application for an Amendment to the
Comprehensive Plan or Zoning
Maps or Text**

Within 30 days following the filing of this application, the City Planner will make a determination of completeness regarding the application. If deemed complete, the application will be processed.

Date Received: _____

Date Complete: _____

File Number: _____

Map/Text Amendment Application Fee \$: _____

Zoning Application Fee \$: _____

Receipt #: _____

Planning Commission Hearing Date: _____

City Council Hearing Date: _____

Applicant's Name:

Sweet Home Sanitation Service, Inc.

Applicant's Address:

1411 18th Avenue Sweet Home, OR 97386

Applicant's Phone and e-mail:

541.821.0028 michael.grove@wastecorrections.com

Property Owner:

Sweet Home Sanitation Service, Inc.

Owner's Address:

1295 North Loop West, Suite 205, Houston, TX 77008

Owner's Phone and email:

541.287.5130 mark.gingrich@wastecorrections.com

Comprehensive Plan Map or Zoning Map Amendment

Subject Property Address:

1411 18th Avenue, Sweet Home, OR 97386

Subject Property Assessor's Map and Tax Lot:

1980183238 08701, 00400, and 01100

Subject Property Size:

08701 = 0.39 ac; 00400 = 5.720 ac; 01100 = 3.280 ac

Current Zoning Classification

Highway Commercial (C2)

Current Comprehensive Plan Classification:

General Industry

Purpose of Request

Change the zoning map classification of the subject property from Highway Commercial (C2) to Industrial (I1), so that the zoning is consistent and aligns with the city's current Comprehensive Plan classification of General Industry. This will facilitate the consolidation of Tax Lots 3701, 400, and 1100 with Tax Lot 300, which is already zoned I1.

Zoning or Comprehensive Plan Text Amendment

Sections proposed to be changed:

None

Proposed language for change.

None

Attach proposed text to this form.

Purpose of Request

No changes to the zoning or comprehensive plan text are being requested. No changes to the comprehensive plan map are being requested.

Submittal Requirements

The checklist on the other side of this application lists the required items must be submitted with this application and the Criteria the request must meet. Please address all items that apply to this request. I certify that the statements contained on this application, along with the submitted materials, are in all respects true and are correct to the best of my knowledge and belief.

Applicant's Signature:

[Signature]

Date: 5/21/21

Property Owner's Signature:

[Signature]

Date: 5/24/21

SHMC 17.12.025 REVIEW CRITERIA FOR MAP AMENDMENTS.

An amendment to the official zoning or comprehensive plan map may be authorized provided that the proposal satisfied all relevant requirements of this title and also provided that the applicant demonstrates the following:

- ☒ A. The proposed amendment is consistent with the goals and policies of the comprehensive plan.
- ☒ B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment.
- ☒ C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.
- ☒ D. The proposed amendment to the comprehensive plan map is consistent with Oregon's statewide planning goals.

17.80.040 CONDITIONAL USE CRITERIA.

The criteria that will be used in approving, approving with conditions, or denying an application, or to enlarge or alter a conditional use, will be based on findings with respect to each of the following standards and criteria.

- ☐ A. The request complies with the requirements of the underlying zone or overlay zone, city codes, state and federal laws.
- ☐ B. The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering, but not limited to, the following:

- | | | |
|---|---|---|
| ☐ 1. Building size | ☐ 6. Exhaust and emissions | ☐ 11. Visibility |
| ☐ 2. Parking | ☐ 7. Light and glare | ☐ 12. Safety |
| ☐ 3. Traffic | ☐ 8. Erosion | ☐ 13. Building, landscaping or street features |
| ☐ 4. Noise | ☐ 9. Odor | |
| ☐ 5. Vibration | ☐ 10. Dust | |

- ☐ C. Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval that include but are not limited to those listed in this chapter.
- ☐ D. All required public facilities have adequate capacity, as determined by the city, to serve the proposed use.
- ☐ E. Home occupations must meet the following standards:
 - ☐ 1. The home occupation shall be secondary to the residential use.
 - ☐ 2. All aspects of the home occupation shall be contained and conducted within a completely enclosing building.
 - ☐ 3. No materials or mechanical equipment shall be used which are detrimental to residential use of the dwelling or nearby dwellings because of vibration, noise, dust, smoke, odor, interference with the electrical grid, radio or television reception or other similar factors.
 - ☐ 4. Vehicles related to the home occupation shall be parked in a manner so as to not block any driveway or impede the safe flow of traffic
- ☐ F. Marijuana facilities must be located in a fixed location. No temporary or mobile sites of any sort are allowed.
- ☐ G. Marijuana facilities may not have any drive up services.
- ☐ H. Marijuana facilities must be located at least 1,000 feet from the property boundary of any school.
- ☐ I. Marijuana facilities must be sited on a property so as to be at least 100 feet from the boundary of any residentially zoned property.