



City of Sweet Home

Community and Economic Development Department- Planning Program
3225 Main Street, Sweet Home, OR 97386 541-367-8113

Application for a Zoning Variance

Date Received: _____

Date Complete: _____

File Number: VR22-01

Application Fee \$: **\$590.00**

Receipt #: _____

Hearing Date: _____

Applicant's Name:

The City of Sweet Home

Applicant's Address:

3225 Main Street, Sweet Home, OR 97386

Applicant's Phone and e-mail:

541-367-8113, aclegg@sweethomeor.gov

Subject Property Address:

1359 Pleasant Valley Road, Sweet Home, OR 97386

Subject Property Assessor's Map and Tax Lot:

13S01E31BB 600, 1100, 1300, 1501, and 1502

Subject Property Size:

456,976 SF (per PLA20-07, PLA20-08, PLA20-09, and PLA20-10)

Subject Property: Zoning Classification

Residential Low Density (R-1)

Property Owner:

The City of Sweet Home

Owner's Address:

3225 Main Street, Sweet Home, OR 97386

Owner's Phone and email:

541-367-8113, aclegg@sweethomeor.gov

Comprehensive Plan Classification:

Public

Nature of Applicants Request

Variance Request from Sweet Home Municipal Code Sections:

17.24.070 Building Height, 17.08.033.E.1.a.(2).(B) Fence Height, 17.08.033.D.3.a. Barbed Wire

Narrative describing the proposed variations from the stated code sections. Brief Description on this form and attach extra sheets if needed.

The applicant requests a variance to the building height. The WWTP Building A and Primary Digester building(s) may reach a building height of greater than 30', which is the limit of the current zone for the WWTP site.

The applicant requests a variance for the fence height for an existing industrial use in a residential zone, including the use of barbed wire.

Description of the alternatives considered and the reason for the choices made.

Due to space on the project site and rapidly rising costs, the original design with 4 separate buildings for Administration, Maintenance, Headworks and Dewatering are now combined into a single Pre-Engineering Metal Building.

Construction of the combined building requires the construction of a retaining wall along the south and west property lines that will exceed the allowable fence height in the current zone for the WWTP site. See attached Site Plan and Profile Drawings.

A brief review of how the application meets the review criteria. Attach sheets if needed.

17.88.040.C The need for the variance is not self-imposed by the applicant or property owner (for example, the variance request does not arise as a result of a property line adjustment or land division approval previously granted to the applicant.) The subject property is and existing industrial use in a residential zone.

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:

Date:

Property Owner's Signature:

Date:

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.

SHMC 17.88.030 APPLICATION REQUIREMENTS

An application for a variance **must** meet the submittal requirements and the decision criteria noted below.

- ☐ 1. A site plan drawn to scale, considering, but not limited to, the following:
- ☐ a. Dimensions and arrangement of the existing development.
 - ☐ b. Dimensions and arrangement of the proposed development.
 - ☐ c. Adjoining properties, streets, alleys, structures and drainage ways.
 - ☐ d. Identification of all requested variations from Code.
 - ☐ e. Vehicle and pedestrian access ways.
 - ☐ f. Fences and walls.
 - ☐ g. Off street parking areas.
 - ☐ h. Natural features, such as waterways, floodplain, floodway, riparian areas, wetlands, trees, topography, etc.
- ☐ 2. Narrative describing the requested variation(s), alternatives considered, and the reason for the choices made.
- ☐ 3. A review of how the application meets the review criteria.

SHMC17.88.040 VARIANCE CRITERIA.

The criteria that shall be used in approving, approving with conditions, or denying a requested variance will be based on findings with respect to compliance with each of the following criteria, if applicable.

- ☐ A. The development resulting from an approved variance will not be detrimental to public health or safety.
- ☐ B. The request is the minimum variance necessary to make reasonable use of the property.
- ☐ C. The requested variance is consistent with the purposes of the zone.
- ☐ D. If more than one variance is requested or needed, the cumulative effect of the variances will result in a project that remains consistent with the purposes of the zone.
- ☐ E. Identified negative impacts resulting from the variance can be mitigated to the extent practical.
- ☐ F. The location, size, design characteristics and other features of the proposal shall have minimal adverse impacts on property values, livability of the permitted development in the surrounding area, and the natural environment.
- ☐ G. The property has a physical circumstance or condition that makes it difficult to develop.