



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

Date Received: 10.14.20
Date Complete: 10.27.20
File Number: ZMA 20-04
Map/Text Amendment Application Fee \$: \$1,030.00
Zoning Application Fee \$: \$1,030.00
Receipt #: 4067
Planning Commission Hearing Date: 12.07.20

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.

City Council Hearing Date: \_\_\_\_\_

Applicant's Name:
Good Faith Management, LLC
Applicant's Address:
PO Box 41212, Eugene, OR 97404
Applicant's Phone and e-mail:
541-520-1265, zoom97405@yahoo.com

Property Owner:
Same as Applicant
Owner's Address:
Owner's Phone and email:

Comprehensive Plan Map or Zoning Map Amendment

Subject Property Address:
9th Avenue (No Assigned Address)
Subject Property Assessor's Map and Tax Lot:
Tax Lot 401 of Tax Map 1301E31BD
Subject Property Size:
1.96 Acres
Current Zoning Classification:
C-2 (Highway Commercial)
Current Comprehensive Plan Classification:
High Density Residential

Purpose of Request

To designate the site R-2 (High Density Residential) on the Zoning Map

Zoning or Comprehensive Plan Text Amendment

Sections proposed to be changed:
N/A Proposed language for change:
N/A Attach proposed text to this form.

Purpose of Request

N/A

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:
Janis Vanags

Date:
10/12/20

Property Owner's Signature:
Janis Vanags

Date:
10/12/20

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:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> 1. Building size | <input type="checkbox"/> 6. Exhaust and emissions | <input type="checkbox"/> 11. Visibility                               |
| <input type="checkbox"/> 2. Parking       | <input type="checkbox"/> 7. Light and glare       | <input type="checkbox"/> 12. Safety                                   |
| <input type="checkbox"/> 3. Traffic       | <input type="checkbox"/> 8. Erosion               | <input type="checkbox"/> 13. Building, landscaping or street features |
| <input type="checkbox"/> 4. Noise         | <input type="checkbox"/> 9. Odor                  |   |
| <input type="checkbox"/> 5. Vibration     | <input type="checkbox"/> 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.