



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

Application for a Conditional Use Permit

Date Received: 02.15.22
 Date Complete: _____
 File Number: CU22-04
 Application Fee \$: 615.00
 Receipt #: _____
 Hearing Date: 04.07.22

Applicant's Name:
 The City of Sweet Home

Property Owner:
 The City of Sweet Home

Applicant's Address:
 3225 Main Street, Sweet Home, OR 97386

Owner's Address:
 3225 Main Street, Sweet Home, OR 97386

Applicant's Phone and e-mail:
 541-367-8113, aclegg@sweethomeor.gov

Owner's Phone and email:
 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, 1502 (Adjusted via PLA20-07, PLA20-08, PLA20-09, and PLA20-10)

Subject Property Size:
 456,976 SF (per PLA20-07, PLA20-08, PLA20-09, PLA20-10)

Subject Property: Zoning Classification
 Residential Low Density (R-1)

Comprehensive Plan Classification:
 Public

Nature of Applicants Request

Narrative describing the proposed use: Brief Description on this form and attach extra sheets if needed.
 Per SHMC 17.24.030.H a Public Utility Facility is allowed via a Conditional Use. A new Conditional Use application shall be processed if a proposed change results in a change to lot or parcel boundaries and if there is an increase in the amount of operational activity; SHMC 17.80.060.A.3 and 5. The City of Sweet Home Wastewater Treatment Plant (WWTP) is an existing facility serving all residents and businesses in the City of Sweet Home. Applicant is proposing major modifications required by Oregon Department of Environmental Quality.

Impacts on the neighborhood: Include traffic, parking, noise, odor, dust or other impacts. Brief Description on this form.
 Impacts during construction will include noise from construction operations as well as closing down the boat ramp access to complete improvements to the access road and to provide for Contractor Staging.

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 17.80.030 APPLICATION REQUIREMENTS

An application for a Conditional Use must meet the submittal requirements and the decision criteria noted below.

- 1. A site plan drawn to scale showing the dimensions and arrangement of the proposed development on the subject lot;
- 2. Narrative describing the proposed use and the impacts on the neighborhood;
- 3. For commercial activities, a proposed plan of business operation;
- 4. Off street parking and on-site circulation plans for vehicles, bicycles, and pedestrians;
- 5. The location and dimensions of entrances and exits;
- 6. A Traffic Impact Study, if required by the City Engineer and the City Planner;
- 7. Landscape plans;
- 8. A signage plan, if applicable;
- 9. Drawings of the exterior for new buildings;
- 10. Photographs of existing buildings if no changes are to be made to the exterior of the building.

SHMC17.80.040 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
 - 2. Parking
 - 3. Traffic
 - 4. Noise
 - 5. Vibration
 - 6. Exhaust and emissions
 - 7. Light and glare
 - 8. Erosion
 - 9. Odor
 - 10. Dust
 - 11. Visibility
 - 12. Safety
 - 13. Building, landscaping or street features
- 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.