

## ATTACHMENT D

**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: 08.26.20  
Date Complete: 09.16.20  
File Number: CU 20-05  
Application Fee \$: 615.00  
Receipt #: 4054  
Hearing Date: 10.5.20

Applicant's Name:

SEVEN STAR INVESTMENTS

Applicant's Address:

541-570-2278 JIM BRADFORD7@GMAIL

Applicant's Phone and e-mail:

933 23RD AVE

Subject Property Address:

13501 E 32 CA TAX LOT 4700 + 4735

Subject Property Assessor's Map and Tax Lot:

26,552 .61 ACRES

Subject Property Size:

R3

Property Owner:

JIM BRADFORD

Owner's Address:

1625 CASCADE DR. LEEDSVILLE

Owner's Phone and email:

541-570-2278 JIM BRADFORD7@GMAIL

Subject Property: Zoning Classification

Comprehensive Plan Classification:

**Nature of Applicants Request**

Narrative describing the proposed use: Brief Description on this form and attach extra sheets if needed.

9 ALEX APT 1 BUILDING

Impacts on the neighborhood: Include traffic, parking, noise, odor, dust or other impacts. Brief Description on this form.

ACCESS FROM 23RD AVE AND IRONWOOD BOTH TO MITIGATE TRAFFIC, PARKING ON SITE 2 PER UNIT**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:

08/24/2020

Property Owner's Signature:

[Signature]

Date:

08/24/2020

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.

Conditional use narrative for city of Sweet Home

Mountain View Apartments

08/25/2020

Property address 933 23<sup>rd</sup> Ave

We are seeking a conditional use permit for two bedrooms two bath multifamily apartment units consisting of 9 units total and 18 onsite parking spaces.

Since this development is at the end of the cul-de-sac there is no through traffic. Therefore no major increase in traffic affecting 23<sup>rd</sup> Ave. Complex is Close to schools, shopping, churches and public transportation assisting persons without reliable transportation to have access all close amenities.

Drainage will be improved by the installation of approved on site catch basins and storm water connections addressing, preventing any drainage, erosion and or storm water issues.

Apartment complex will have proper exterior and entryway lighting providing more than adequate lighting for safety.

First floor units will be built for ADA compatibility to accommodate persons with disabilities.

Apartment complex will be professionally landscaped in front and rear of building.

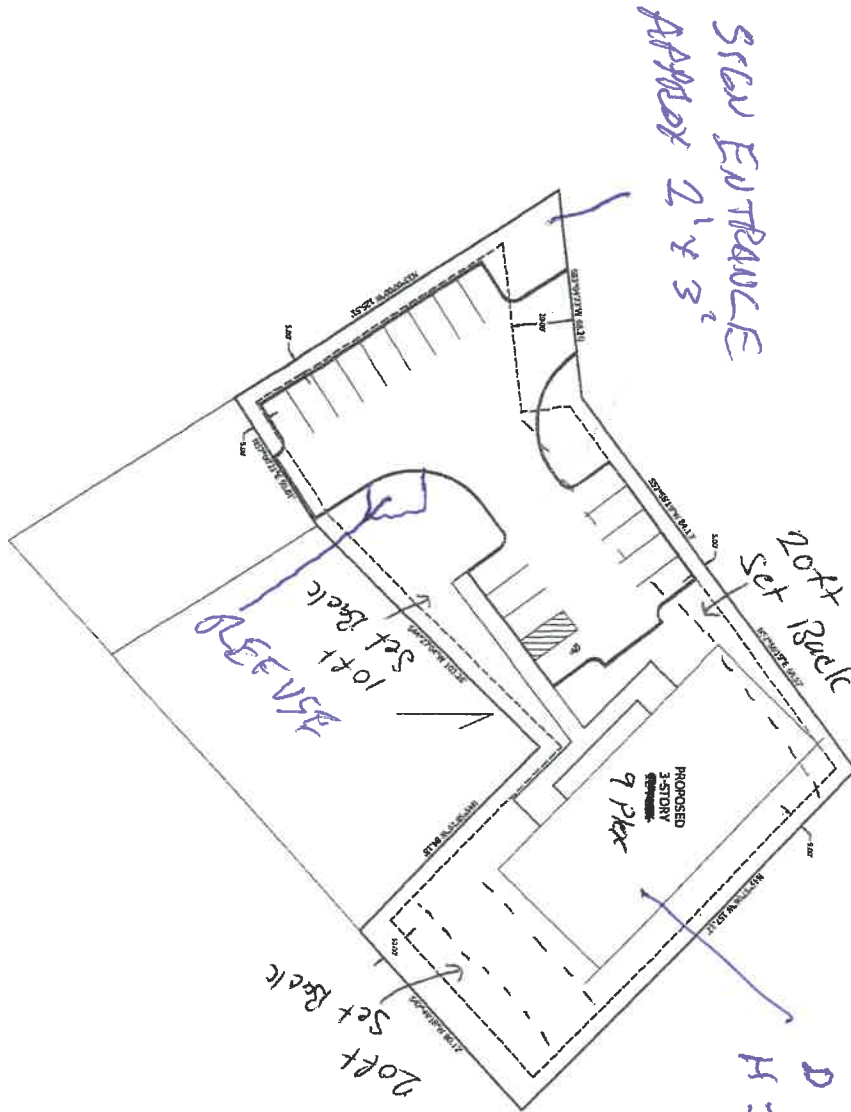
Parking lot will be paved and parking stalls will be clearly marked therefore controlling any dust or vibration from light vehicle traffic.

Garbage enclosure with have proper trash bin and recycle bins helping to minimize any unsightliness.

All residents will be expected to sign contract and follow all apartment rules, regulations including safety, noise, and garbage.

JM Bradford

Revised Set Backs  
 9 plex To shift over To meet set back  
 Code.



BUILDING DIMENSIONS  
 APPROXIMATE  
 W = 82'  
 D = 45' 2"  
 H = 36'



| PLAN REVISIONS | DATE |
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Scale: SEE ARCHITECT  
 C100

REVIEW COPY  
 NOT FOR  
 CONSTRUCTION

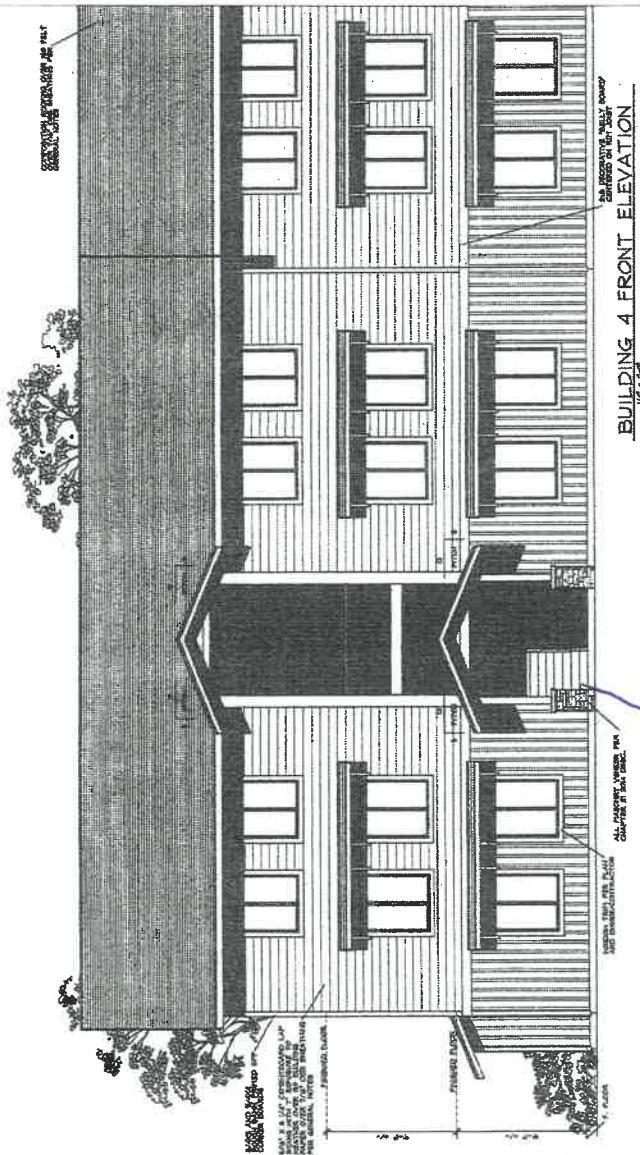
DATE: MARCH 28, 2005  
 PROJECT: BRADFORD  
 DRAWN BY: JMB  
 CHECKED BY: JMB

SITE PLAN  
 BRADFORD  
 MULTI-FAMILY DEVELOPMENT  
 SWEET HOME, OREGON

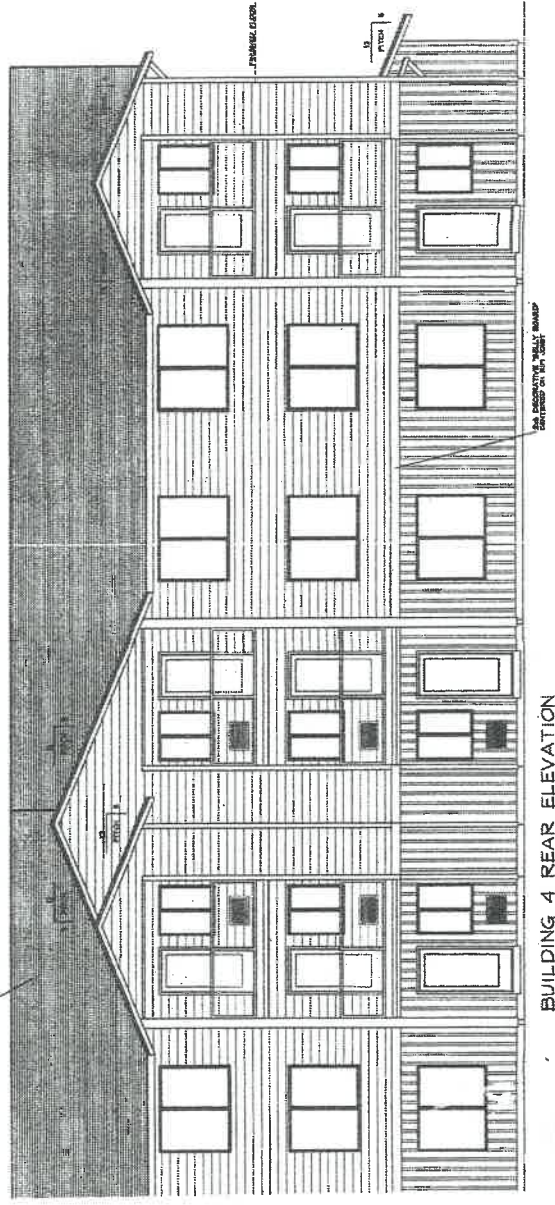
UEL ENGINEERING  
 AND  
 LAND SURVEYING, LLC  
 63 EAST ASH ST.  
 LEBANON, OREGON 97355  
 (541) 451-5125 PHL  
 (541) 451-1366 FAX

CLIENT:  
 CLIENT  
 ADDRESS  
 CITY, STATE  
 PHONE/EMAIL





— ENGINES AND HAND RAWS



BICYCLE LAPS IN  
STAIR WELL