



City of Mt. Angel

P.O. Box 960 / 5 N. Garfield Street, Mt. Angel, OR 97362
Phone (503) 845-9291 Fax (503) 845-6261

Comprehensive Plan Amendment Zone Change Application

Name of Developer: _____ Agent / Owner / Tenant
(Circle One)

Mailing Address: _____ City: _____ Zip Code: _____

Phone: _____ Email address: _____

Property Owner's Name: (if different from above): _____

Mailing Address: _____ City: _____ Zip Code: _____

Phone: _____ Email address: _____

Consultants Name: _____

Mailing Address: _____ City: _____ Zip Code: _____

Phone: _____ Email address: _____

Consultants Name: _____

Mailing Address: _____ City: _____ Zip Code: _____

Phone: _____ Email address: _____

Location: _____ / _____
(Physical address) *(Map tax lot #)*

Current Comprehensive Designation _____ Current Zoning _____

Proposed Comprehensive Plan Designation: _____

Proposed Zoning: _____

Prerequisites: In accordance with Mt. Angel Development Code Section 2.1 (C), Comprehensive Plan Amendment/Zone Change applications are conducted as a Type III procedure. The Planning Commission will conduct a public hearing to consider the request and will make a recommendation to the City Council. The City Council will conduct a second public hearing and make the final local decision on the request.

REQUIRED SUBMISSIONS IN ADDITION TO THIS APPLICATION AND THE FILING FEE:

_____ A Site Plan 8 ½ x 11 inches in size or multiples thereof illustrating the following information is attached:

1. The date, north point, scale and sufficient description to define the location and boundaries of the parcel(s) on which the Zone Change/Comprehensive Plan Amendment is proposed.
2. Name and address of the recorded owner or owners and of the person who prepared the Site Plan.
3. For land adjacent to and for the site of the request show locations, names and existing widths of all streets and easements of way; location, width and purpose of all other access or utility easements; drainage ways; and other significant site features.
4. Outline and location of existing and proposed buildings. Plan shall indicate existing setback distance from building to the property lines.
5. Indicate areas of flooding, soil hazard or areas of steep slopes.

_____ A legal description of the property subject to the zone change/Comprehensive Plan amendment.

_____ A list of the names of the owners of all property within 250 feet of the boundary of the property proposed for a zone change, mailing addresses, and the description of their properties as it appears on the most recent assessment and tax roll of Marion County, or as it appears in the deed records of the County, if such records be later. Property owned by the City of Mt. Angel shall not be deemed as part of the affected area.

_____ An affidavit of the person(s) preparing the plat/site plan and list of names and addresses of owners therein, showing that said person(s) is qualified and competent to prepare such plat and to examine the public records pertaining to ownership of real property, and certifying that the list of names of the owners and descriptions of the property in such lists are accurate and correct and that no name of any property owner in the affected area is omitted from the list. The certificate of an abstract or title company duly incorporated under the laws of Oregon shall be deemed in compliance with this provision.

_____ A detailed description of the proposed Zone Change/Comprehensive Plan amendment and specifically how it addresses the Criteria for Approval from Development Code Section 3.4. **It is the sole responsibility of the applicant to provide adequate evidence upon which the Planning Commission and City Council can base a decision.**

_____ **Five (5) copies** of this application and all attachments shall be provided. Copies must be clear and legible.

3.4 CRITERIA FOR APPROVAL

Zone change proposals shall be approved if the applicant provides evidence substantiating the following:

- (a) The proposed zone is appropriate for the Comprehensive Plan designation on the property and is consistent with all applicable Comprehensive Plan policies, as well as Statewide Planning Goals.

- (b) Allowed uses in the proposed zone can be established in compliance with the development requirements in this Ordinance.
- (c) Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.
- (d) For residential zone changes, the criteria listed in the purpose statement for the proposed zone shall be met.
- (e) The following additional criteria shall be used to review all non-residential changes:
 - (1) The supply of vacant land in the proposed zone is inadequate to accommodate the projected rate of development of uses allowed in the zone as described in the Comprehensive Plan, or the location of the appropriately zoned land is not locationally or physically suited to the particular uses proposed for the subject property, or lack site specific amenities required by the proposed use.
 - (2) The proposed zone, if it allows uses more intensive than other zones appropriate for the land use designation, will not allow uses that would destabilize the land use pattern of the area or significantly adversely affect adjacent properties.

3.5 ACTION BY THE COMMISSION

After every public hearing for a zone change, the Planning Commission shall forward to the Council its decision and include in its decision findings of fact to support the public health, safety, and welfare relating to but not limited to the following:

- (a) Conformance with the Comprehensive Plan for the City of Mt. Angel.
- (b) Existing and future capacity of public facilities and services with regards to the range of uses allowed by the proposed zone change.
- (c) Compatibility with surrounding zoning and development.

NOTE: ALL OWNERS MUST SIGN THIS APPLICATION OR SUBMIT LETTERS OF CONSENT. INCOMPLETE OR MISSING INFORMATION MAY DELAY THE APPROVAL PROCESS.

I, (WE), THE UNDERSIGNED APPLICANT(S), hereby certify that all information contained in this application is complete and correct, and are the owners of record of the property, or have obtained consent to act as the agent for the owner (See attached Letter of Consent) for which the approval is requested. I hereby certify that I sign freely, voluntarily, without undue influence of any nature, and under no misrepresentation of the facts. I further understand that missing or incomplete information may delay the process and the fees paid are not a guarantee of an approval.

SIGNATURE _____ **DATE** _____
 APPLICANT/OWNER

SIGNATURE _____ **DATE** _____
 APPLICANT/OWNER

SIGNATURE _____ **DATE** _____
OWNER

SIGNATURE _____ **DATE** _____
OWNER

For office use:

Received by: _____ Date Received: _____ Fees paid: _____