



City of Mt. Angel

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

ZONE CHANGE PETITION

1. Property Owner's Name: _____

Mailing Address: _____ City: _____ Zip Code: _____

Phone: _____ Email address: _____

Property Owner's Name: _____

Mailing Address: _____ City: _____ Zip Code: _____

Phone: _____ Email address: _____

Being the owner(s) of record or contract purchaser(s) of the subject property respectfully petition the Planning Commission for a zone change from _____ to _____ as such zones are defined by the Mt. Angel Zoning Ordinance.

The following **MUST** be included with this application in order to be considered complete:

- Payment (see current City fee schedule)
- List of the property owner's names, mailing addresses and property descriptions for all properties within 250 feet of the boundary of the property proposed for a zone change
- A plat map of the property proposed for a zone change
- Affidavit of plat map preparer (see zone change process description)

2. COMPREHENSIVE PLAN designation of property is: _____

3. LOCATION OF PROPERTY (street address, or if not addressed, tax lot number(s):

4. LEGAL DESCRIPTION of the subject property as it appears on the deed. Use **ONE** of the following types of description:

(a) Lot _____, Block _____, of _____ Subdivision.

(b) Metes and Bounds, attach and mark "Exhibit A".

5. PROPOSED USE for which the zone change is intended: _____

6. **CITE REASONS** why there is a public need for the proposed zone change: _____

7. **I, (WE), THE UNDERSIGNED APPLICANT**, 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 Zone Change approval is requested. I further understand the 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** _____

* NOTE: An Earnest Money Agreement is not considered as a contract purchaser.

**CITY OF MT. ANGEL
INSTRUCTIONS FOR FILING A ZONE CHANGE PETITION**

THE PROCEDURE:

- (a) The applicant obtains an application form at City Hall and the zone change proposal may be discussed with the City Administrator.
- (b) The completed application is filed with the City Administrator at City Hall. The application will be scheduled for public hearing within not less than 28 days after filing of the application, nor any later than 60 days of filing such application.
- (c) The Planning Commission Secretary opens a file on the application. The notice of public hearing is mailed within 10 days prior to the hearing and is posted in two (2) or more conspicuous places within the affected area and property involved.
- (d) A public hearing is held before the Planning Commission. The applicant, or designated representative, is required to attend the public hearing to answer any questions.
- (e) At the close of the public hearing, or within 10 days of the close of such hearing, the Planning Commission will make a recommendation to the City Council. The public hearing may be continued from time to time to receive more public testimony or to gather more information.
- (f) The recommendation of the Planning Commission is filed with the City Council, and upon its receipt, the City Administrator will schedule a public hearing date before the City Council.
- (g) A "Notice of Public Hearing" will be posted in three (3) conspicuous places within the affected area, and by publishing such notice in a local newspaper of general circulation at least seven (7) days prior to the public hearing.
- (h) An appeal of a decision of the City Council is provided by Oregon law.
- (i) No application for a zone change which has been denied can be resubmitted for a period of one year from such denial, unless consent is given by two-thirds (2/3) of the members of the Planning Commission.

THE CONSIDERATIONS: The Planning Commission will consider each of the following conditions when considering a zone change request:

- (a) That the change is in conformance with the Mt. Angel Comprehensive Plan. This includes both the Plan map, and the goals, objectives, and policies of the Plan.
- (b) That there is a public need for the proposed use or zone.
- (c) That this need will best be met by a zone change of the property in questions as compared with other planning actions.
- (d) That the range of uses allowed by the proposed zone will not over burden existing and future capacity of public facilities.

The petitioner bears the burden of proof of the above considerations.