

**PROPOSED AMENDED CHAPTER****Chapter 17.70 - SPECIAL USE PERMITS****Sections:****17.70.010 - Purpose.****17.70.020 – Application.****17.70.030 – Department review and scheduling of planning commission consideration.****17.70.040 - Public hearing conduct and findings.****17.70.070 - Conditions.****17.70.050 - Decision—Notice.****17.70.060 - Appeals.****17.70.010 - Purpose.**

The purpose of this chapter is to establish the process for the review of uses stated in this title that may be permitted subject to the approval of a special use permit. The special use permit is intended for specific uses of property which require special consideration in a particular zoning district to ensure that the use can be carried out in a manner that is not detrimental to the use and enjoyment of surrounding properties or the general health, safety, and welfare of the public.

**17.70.020 – Application.**

An application for a special use permit must be submitted and will be reviewed in accordance with Section 17.91.020 (Application submittal and review) of this title.

**17.70.030 – Department review and scheduling of planning commission consideration.**

- A. Upon receipt of a complete application, the department will review the application and will schedule a hearing on the application before the planning commission.
- B. No special public hearing notice, publication, or posting will be required, except that the owners of the parcels adjacent to the proposed use, as determined by the community development department, must be provided written notice of the hearing at least ten days in advance.

**17.70.040 - Public hearing conduct and findings.**

- A. Hearing Conduct. At the hearing, the reviewing body may consider all relevant evidence, including but not limited to applicable staff reports and public testimony.
- B. Findings. In issuing their decision, the reviewing body must consider and make findings on the following:
  - 1. The proposed use at the location in the application is properly one for which a special use permit is authorized by this title and will comply with the provisions of this title.
  - 2.. The proposed use is consistent with the city's general plan.

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- 3 That the granting of the special use permit will not be detrimental to the public welfare or injurious to property and improvements in the zoning district and general vicinity of the subject property.
4. That the owners of the parcels nearest the proposed use, as determined by the community development department, have been notified, in writing, and due consideration given to any protest by one or more of the owners.

**17.70.070 - Conditions.**

In granting a special use permit, reasonable conditions may be imposed on the use to ensure the intent and purposes of this title.

**17.70.060 - Decision—Notice.**

The planning commission will announce and give notice of its decision in accordance with the applicable uniform procedures in Section 17.91.060 (Announcement of decision and findings of fact) of this title.

**17.70.070 - Appeals.**

Any person may appeal the planning commission decision to the city council in accordance with Chapter 17.94 (Appeals) of this title.