

## **Submittal Requirements 21A.54.060.A**

### **General operations of the proposed use.**

- 1- Anticipated hours are Wednesday & Thursday from 4 PM to 11 PM. Friday & Saturday 4PM to 1 AM. Sunday from 4pm to 11PM.**
- 2- Peak Hours will be from 6pm to 10pm.**
- 3- There is no outdoor activity associated with this conditional use permit at this time.**
- 4- There is a loading and unloading zone directly in front of the location. (Deliveries will happen prior to business hours normally). There is also access to enter from the back of the building if needed.**
- 5- Waste will continue to be handled through the public works. Currently there are waste disposal bins provided for the building.**
- 6- Water consumptions will be culinary only. No additional water use needed.**
- 7- Minimal to no emissions will be generated by this Bar.**
- 8- No trees at all will be removed. Building is already standing and in use.**
- 9- No grading, pollutant or soil removal will be done.**
- 10- There will be no dust, odor, smoke, noise, vibrations, or the use of any chemicals, heat or toxins.**
- 11- The utilities will be taken into consideration during the planning of the tenet improvements. Minimal adjustments will be made to current set up.**

**An analysis of how the proposal might affect adjacent uses, including answers to the following questions:**

- 1-Current building will not change. No raw land adjacent to property. Buildings are already built, and no changes to the building. Currently zoned for use with a conditional use permit.**
- 2- All lights on the exterior are currently up. We will not be making any adjustments.**
- 3- There are no access conflicts. We will not be making any adjustments to access points to the existing building**
- 4- N/A. There will be no need, the buildings adjacent are all finished buildings as well.**

## **21A.54.080: STANDARDS FOR CONDITIONAL USES:**

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

A. Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title; **The use does comply with the provisions of this title, and zoning requirements.**
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses; **The use is compatible and does not need any adjustments to be made compliant.**
3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and **It is consistent with applicable city planning policies, documents, and master plans**
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions. **There will be no detrimental effects.**

B. Detrimental Effects Determination: In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

1. This title specifically authorizes the use where it is located; **Compliant**
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps; **Consistent with applicable policies currently**
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area; **Building currently is suited for the character of the site. No changes will be made.**
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered; **N/A Building already exists.**
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows; **N/A Not changing anything**
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic; **N/A. No changes will be made**
7. The site is designed to enable access and circulation for pedestrian and bicycles; **Site already enables access and circulation for pedestrian and bicycle traffic.**
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street; **N/A. No changes will be made.**
9. The location and design of off street parking complies with applicable standards of this code; **N/A. No changes to Street parking**
10. Utility capacity is sufficient to support the use at normal service levels; **Utility capacity is sufficient, and has been given initial verbal permission by planning commission . 8/24**
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts; **N/A. No changes to building**

12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke; **N/A, no changes to building, no cigarette smoke, and will not affect any rivers or streams**

13. The hours of operation and delivery of the use are compatible with surrounding uses; **Hours of operations will comply with surrounding uses.**

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and **No lighted signs, and no signs will impact lighting or negatively impact surrounding uses.**

15. The proposed use does not undermine preservation of historic resources and structures. **NO**

C. Conditions Imposed: The planning commission, or in the case of administrative conditional uses, the planning director or the director's designee, may impose on a conditional use any conditions necessary to address the foregoing factors which may include, but are not limited to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and **No changes will take place with the outside of the building or character. Will not impact any of the listed areas.**

2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation. **N/A.**

D. Denial Of Conditional Use: A proposed conditional use shall be denied if:

1. The proposed use is unlawful; or

2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.

E. Notice Of Decision: The planning commission, or in the case of administrative conditional uses, the planning director or designee, shall provide written notice of the decision, including all conditions imposed, to the applicant and local community council within ten (10) days of the final action. If the conditional use is approved, this notice shall be recorded against the property by the city recorder. (Ord. 14-12, 2012)