

# CITY OF HERMISTON

## APPLICATION TO AMEND ZONING ORDINANCE

(Text or Map)

Pursuant to the provisions of Section 26 of Hermiston Zoning Ordinance No. 1840, application is hereby made to amend the text or the zoning map for the following described property:

Name of Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Name of Owner (If Different): \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Legal Description: Assessor's Map No: \_\_\_\_\_ Tax Lot No: \_\_\_\_\_

Subdivision (If Applicable): \_\_\_\_\_

Street Address: \_\_\_\_\_

Current Zoning Designation: \_\_\_\_\_ Proposed Zoning Designation: \_\_\_\_\_

**IMPORTANT!** The zoning ordinance requires a positive recommendation from the Hermiston Planning Commission and approval from the Hermiston City Council before a change can be made to the zoning designation of any property. This approval must be determined after separate public hearings before these bodies. Oregon's Land Use Planning Laws require the planning commission to make "findings of fact" with regard to requests for zoning ordinance amendments. The findings provide justification to either approve or deny the application. Read the questions that follow and answer them as completely as you can; use additional sheets if necessary. Your responses will be used by the City to make findings and evaluate the merits of your request. Inasmuch as **THE BURDEN OF PROOF IS ON THE PROPONENT**, the chances of a successful application depend upon the adequacy of the arguments you present to justify approval of the application.

### APPROVAL CRITERIA

- The burden in all land use proceedings is upon the applicant.
  - The requested change must be justified by proof of the following:
1. Explain how the requested change is in conformance with the comprehensive plan and also the goals and policies of the plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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2. Describe the public need for the rezoning and whether that public need is best served by changing the zoning classification on the property under consideration: \_\_\_\_\_

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3. Explain how the public need is best served by changing the classification of the site in question as compared with other available property:

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4. Explain how the potential impact upon the area resulting from the change has been considered:

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**ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO THE APPLICATION:**

- 1. Evidence that applicant is owner or purchaser of the property or has written permission of such owner to make an application for the proposed use.
- 2. Two copies of a site plan (11"x17") drawn to scale, showing the location of the property concerned, the location of all proposed or existing building(s), highways, streets, and alleys.
- 3. A metes and bounds legal description of the perimeter of the entire parcel. A metes and bounds description of each individual parcel is not sufficient.

The above statements are true to the best of my beliefs and knowledge. As applicant, I understand that the planning commission requests the attendance of me, or my representative, at the meeting(s) where this request is scheduled for consideration and that the planning commission retains the right to approve or deny this request and impose those conditions as may be necessary to lessen probable adverse impact based upon the testimony provided at the hearing.

I am the \_\_\_\_\_ owner/\_\_\_\_\_ owner(s) authorized representative.  
(If authorized representative, please attach a signed letter from the owner.)

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**OUT-OF-POCKET EXPENSES FOR MAILING & PUBLICATION COSTS WILL BE BILLED LATER**

**NOTE:** The planning commission shall conduct a public hearing on the proposed amendment at the earliest regular meeting, after the application is submitted, in accordance with the public hearing procedures under Section 27(3) of Hermiston Zoning Ordinance No. 1840. Both text and map amendments shall also be submitted to the Department of Land Conservation and Development 45 days prior to the date set for final action by the city council except as provided for under ORS 197.601. For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838, or by telephone (541) 567-5521. The City's FAX number is (541) 567-5530.

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**Office Use Only**

Date Filed: _____	Received By: _____	Meeting Date: _____
Fee: \$725.00	Date Paid: _____	Receipt No: _____