

Sec. 90-999. - Same—Findings and conditions.

The planning commission, before granting a conditional use permit, shall make all of the following findings:

- (1) That the site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this chapter to adjust the use with land and uses in the neighborhood.
- (2) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- (3) That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding properties.
- (4) That the proposed use is consistent with the objectives and policies of the city general plan.
- (5) That the conditions of approval are necessary to protect the public health, safety and general welfare. Conditions may include the following:
  - a. Requiring special yards, spaces and buffers.
  - b. Requiring fences and walls.
  - c. Requiring enclosure of storage areas and limitation on out of door display of merchandise.
  - d. Regulation of grading, surfacing, and drainage improvements.
  - e. Regulation of points of vehicular ingress and egress.
  - f. Regulation of signs.
  - g. Requiring landscaping and maintenance thereof.
  - h. Requiring maintenance of grounds.
  - i. Requiring fire prevention equipment and measures.
  - j. Regulation of noise, vibration, odors, etc.
  - k. Regulation of time, hours of days of operation, for certain activities.
  - l. Establishing a time period within which the proposed use shall be developed. See subsection 90-1001(a).
  - m. Regulation of the time period for which the use permit will be valid and the use may be operated. See subsection 90-1001(b).
  - n. Regulation of lighting.
  - o. Requiring a bond or deposit of money to assure faithful compliance and performance on the part of the applicant for the completion of street improvements and other facilities or the removal of such facilities.
  - p. Requiring street dedications and improvements, subject to the provisions of subsection 90-1011(c).
  - q. Requiring site plan review for a use, building or structure.
  - r. Such other conditions as will facilitate development of the city in an orderly and efficient manner and in conformity with the policies and requirements set forth in this chapter and in the city general plan.

(Ord. No. 824, § 1, 4-18-89)