

Major Variance Application Includes:

- Application cover page (submitted to City)
- Explanation of Type II Action (copy for applicant)
- Site plan or drawings, as applicable (submitted to City)
- Written explanation of major variance request:

- Written response to criteria (attached)

- Deposit Fee: \$600.00 (Resolution No.16-17-013, May 9, 2017)

Applicants are required to reimburse the City for any and all costs associated with their Land Use Applications. Deposit amounts are based on City Planner, City Engineer, City Attorney and other occurred costs or fees associated with land use applications, must be paid in full by the applicant prior to the City of Willamina signing off on any land use decision. In the event that costs do not exceed the initial application deposit, the City shall reimburse the unused portion of the applicant’s deposit.

Please Note: A major variance is defined as a request to change a quantifiable standards by more than 10 percent.

Major Variance – Written Response to Criteria

Criteria the Planning Commission uses to make a decision.

The applicant is required to submit written responses that provide evidence that the following circumstances substantially exist.

Willamina Development Code, Section 3.104.04

- A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this ordinance, topography, or other circumstances over which the applicant has no control.

Response: _____

B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district.

Response: _____

C. The authorization of such variance will not be materially detrimental to the public health, safety or welfare or injurious to property in the vicinity or district in which property is located, or otherwise conflict with the objectives of any City plan or policy.

Response: _____

D. That the special conditions and circumstances on which the application is based do not result from the negligent or knowing violation of this Ordinance by the applicant.

Response: _____

E. The variance requested is the minimum variance which would alleviate the hardship.

Response: _____

If additional space is needed, please attach an additional page(s).