16.16.107: APPLICABLE STANDARDS FOR DETERMINING REASONABLE CONDITIONS:
As may be necessary for determining reasonable conditions that could be imposed to mitigate reasonably anticipated detrimental effects of the proposed use at the proposed location, the commission for Class IV use applications, and the City Council for Class V use applications, should consider applicable standards which include, but may not necessarily be limited to, the following: (Ord. 2017-17, 2017)

(1) Size, configuration and location of the site, and proposed site plan layout.

(2) Proposed site ingress and egress to existing and proposed roads and streets.

(3) The provision of public facilities and amenities, including, but not limited to, roads and streets, water, sewer, storm drainage, public safety and fire protection, and other utilities.

(4) Location and amount of off street parking and loading areas.

(5) Site circulation pattern for vehicular and pedestrian traffic and traffic controls.

(6) Building size and location, building design and exterior building features, building materials and building colors.

(7) The location and design of all site features, including proposed signage, lighting and refuse collection.

(8) The provision of usable open space, public features and recreational amenities.

(9) Fencing, screening and landscape treatments and other features designed to increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.

(10) Measures directed at minimizing or eliminating possible nuisance factors, including, but not limited to, operation and maintenance, construction schedules, noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances and radiation.

(11) Measures designed to protect the natural features of the site, including wetlands and drainageways, protection of views, ground water protection, cut and fill limitations, wildlife habitat and historic and archeological site protection, and other natural site features.

(12) The regulation of operating hours for activities affecting normal schedules and functions.

(13) Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.

(14) Such other conditions determined reasonable by the commission or City Council to allow the operation of the use, at the proposed location in compliance with the requirements of all land use ordinances, including this title. (Ord. 2005-13, 2005)