

## **Eugene Cell Tower Siting – Subjective Criteria**

### **Metro Plan Policies**

E.4 Public and private facilities shall be designed and located in a manner that preserves and enhances desirable features of local and neighborhood areas and promotes their sense of identity.

### **Conditional Use Permit Approval Criteria – General**

EC 9.8090: A conditional use permit shall be granted only if the proposal conforms to all of the following criteria:

- 1) The proposal is consistent with applicable provisions of the Metro Plan and applicable refinement plans.
- 2) The location, size, design, and operating characteristics of the proposal are reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property, as they relate to the following factors:
  - (a) The proposed building(s) mass and scale are physically suitable for the type and density of use being proposed.
  - (b) The proposed structures, parking lots, outdoor use areas or other site improvements which could cause substantial off-site impacts such as noise, glare and odors are oriented away from nearby residential uses and/or are adequately mitigated through other design techniques, such as screening and increased setbacks.