Midway City is applying for a Conditional Use Permit, for two pavilions in the Valais Park on City property. The proposal is located in the RA-1-43 zone.

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING:	July 16, 2014
NAME OF PROJECT:	Valais Park Pavilions
NAME OF APPLICANT:	Midway City
AGENDA ITEM:	Conditional Use Permit
LOCATION OF ITEM:	Valais Park (Approximately 1600 N. Interlaken Drive)
ZONING DESIGNATION:	RA-1-43

ITEM: 5

Midway City is applying for a Conditional Use Permit for two pavilions in the Valais Park on City property. The proposal is located in the RA-1-43 zone. .

BACKGROUND:

Midway City is seeking approval to construct two pavilions in the Valais Park. The pavilions will each be 30' 4" x 16' 8" (503 sq. ft.) and will be 15-18' tall. The pavilions will be very similar to the existing pavilions in the Hamlet Park.

This item has been noticed in the local newspaper for two weeks and in the State's website for the public hearing. Mailed notice will be sent out to all property owners within 600' before the public hearing before the City Council.

ANALYSIS:

The comments in italicized represent Planning Staff's comments pertaining to compliance or lack of compliance with the findings the Planning Commission must make in considering this request. Section 16.26.120 requires specifically the Planning Commission to find that:

1. The proposed use is conditionally permitted within the Land Use Title, and would not impair the integrity and character of the intended purpose of the subject zoning district and complies with all of the applicable provisions of this Code; *planning staff believes that the proposal will not have a significant impact on the neighborhood.*

2. The proposed use is consistent with the General Plan; *no issues have been identified.*

3. The approval of the conditional use or special exception permit for the proposed use is in compliance with the requirements of state, federal and Midway City or other local regulations; *the structures will need to be approved by the City's Building Department and comply with the current requirements of the International Uniform Building Code.*

4. There will be no potential, significant negative effects upon the environmental quality and natural resources that could not be properly mitigated and monitored; *no issues have been identified.*

5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses with the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare to the City; *the proposal matches the design and style of pavilions found in other City parks. The current proposal has a roof color that is red. This should be changed to a color that is more compatible with the area.*

6. The subject site is physically suitable for the type and density/intensity of the proposed use; *it appears that the proposal is suitable based on the proposed use.*

7. There are adequate provisions for public access, including internal and surrounding traffic flow, water, sanitation, and public utilities, and services to insure that the proposed use would not be detrimental to public health and safety; *no detrimental impacts have been identified.*

POSSIBLE FINDINGS:

- The proposed use is a conditional use in the RA-1-43
- The proposal does meet the vision for agricultural use in the RA-1-43 zone as described in the General Plan.

ALTERNATIVE ACTIONS:

1. Recommendation for Approval. This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.

    a. Accept staff report
    b. List accepted findings
    c. Place condition(s)

2. Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.

    a. Accept staff report
    b. List accepted findings
    c. Reasons for continuance
        i. Unresolved issues that must be addressed
    d. Date when the item will be heard again

3. Recommendation for Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.

    a. Accept staff report
    b. List accepted findings
    c. Reasons for denial

Hamlet Park Pavilion

We currently have two of these units in place now would like two more like them.

Length	30’ 4”
Width	16’ 8”
Height	15-18’
Roof Color	