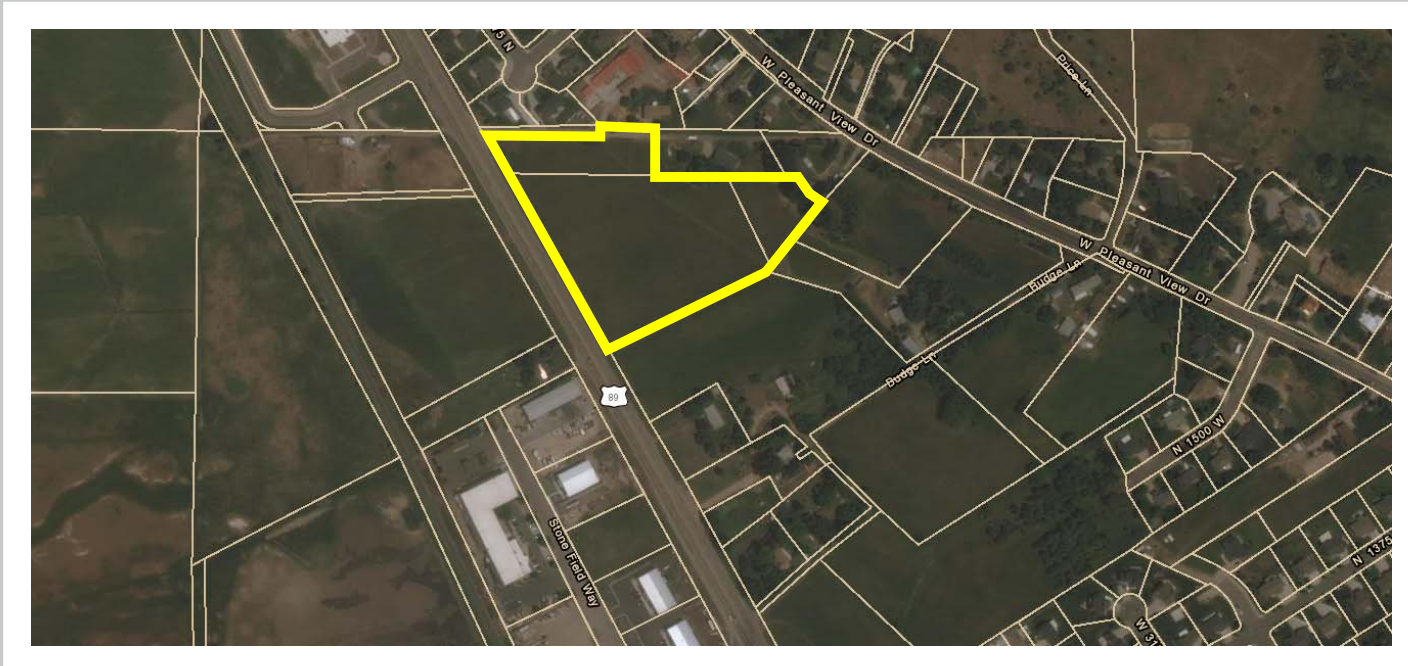
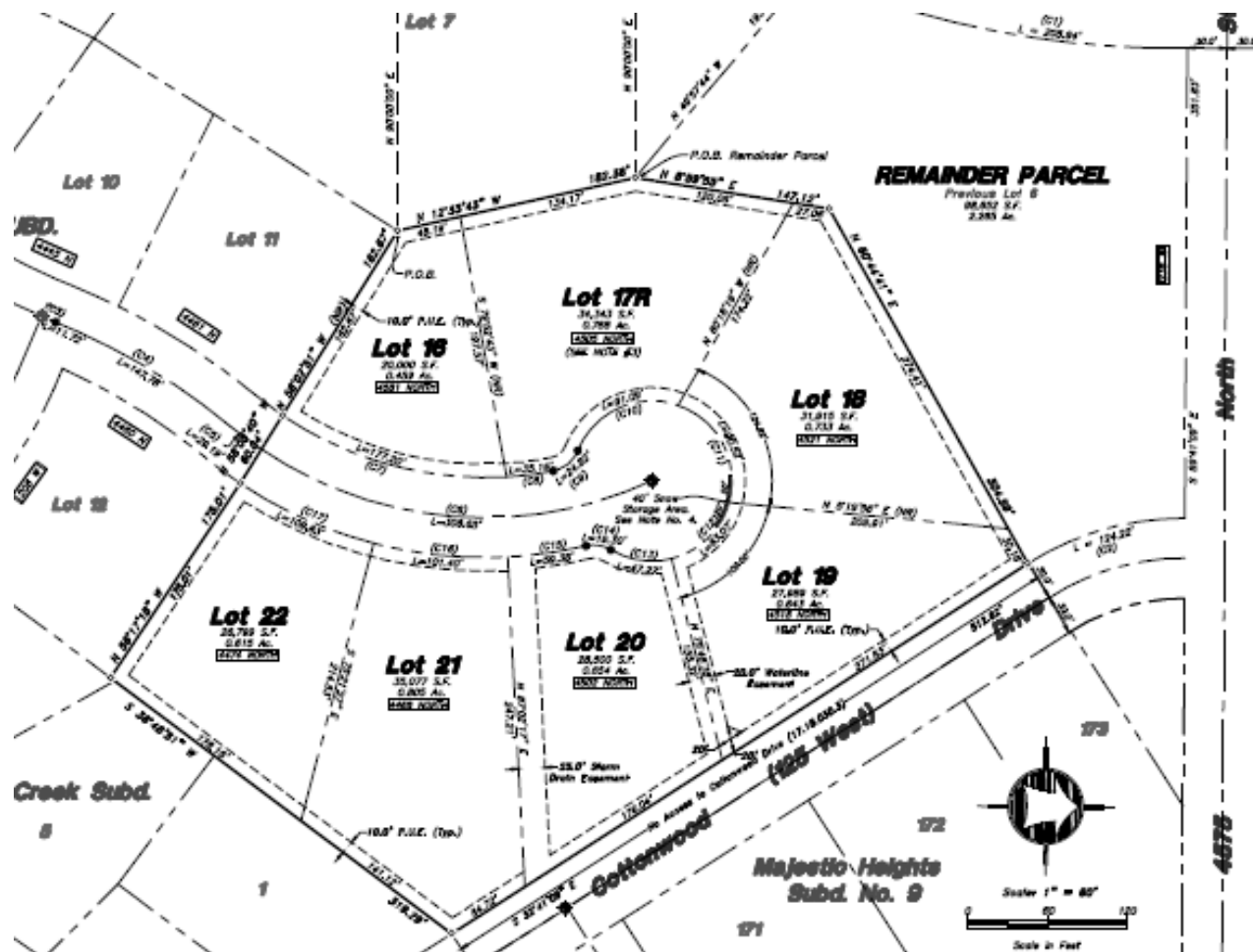


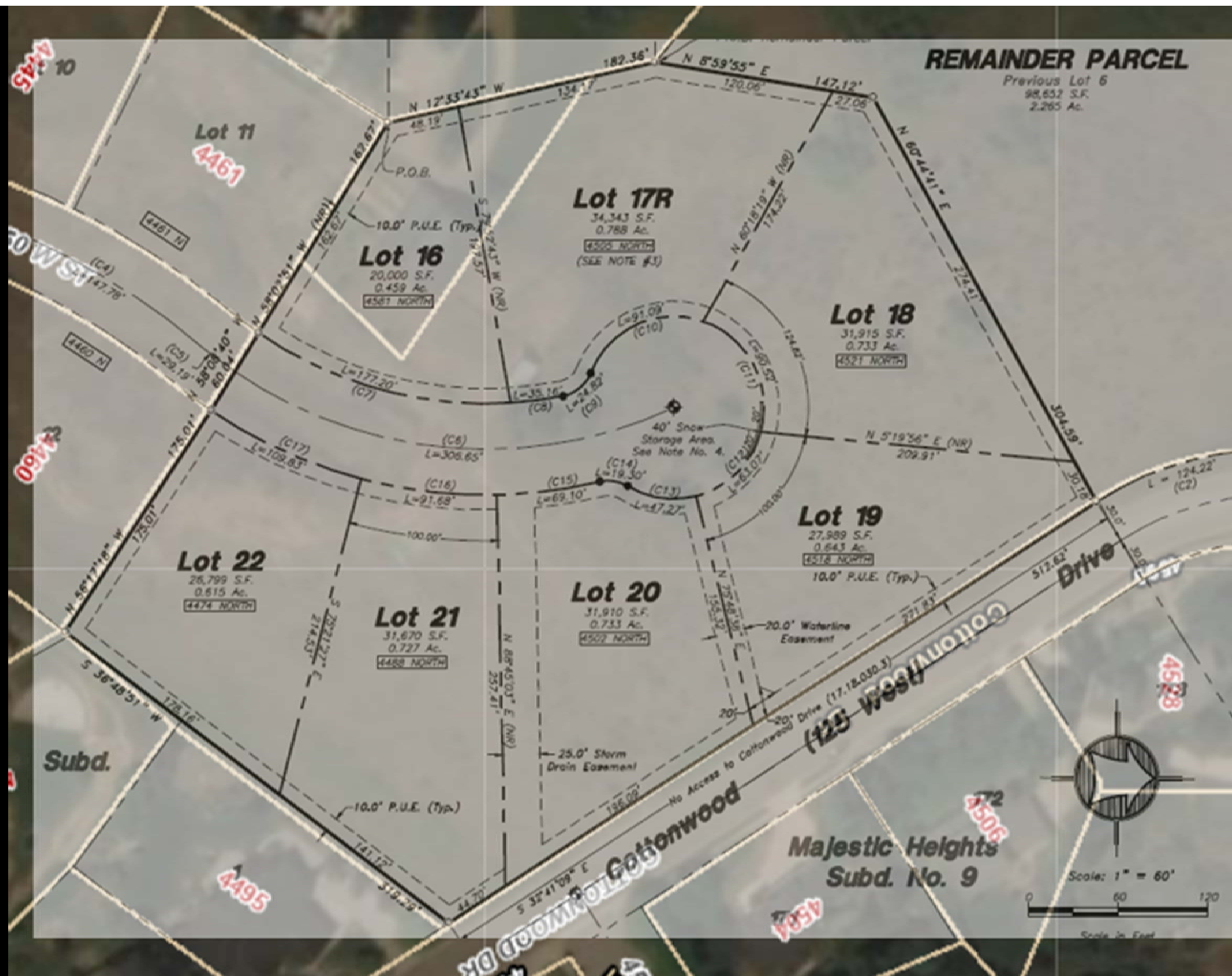


Matthew Meadows

Preliminary Subdivision

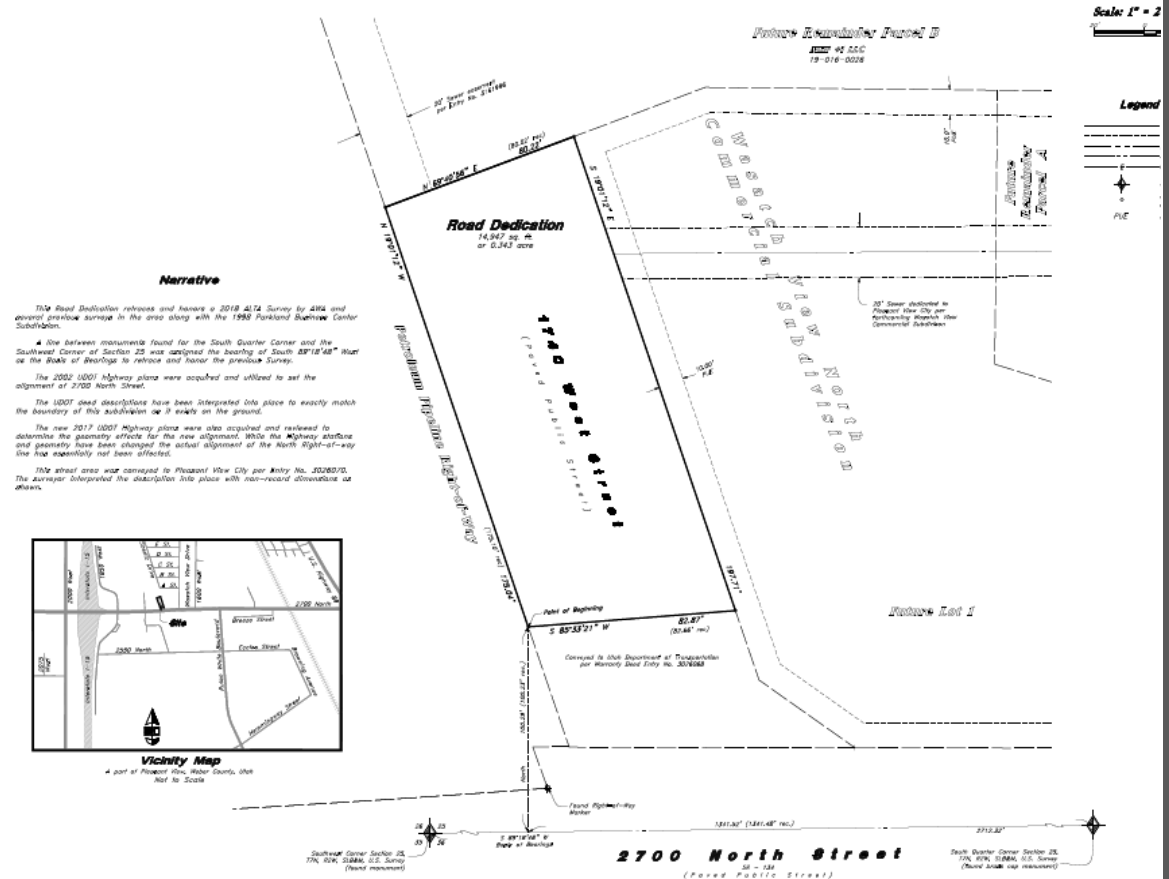


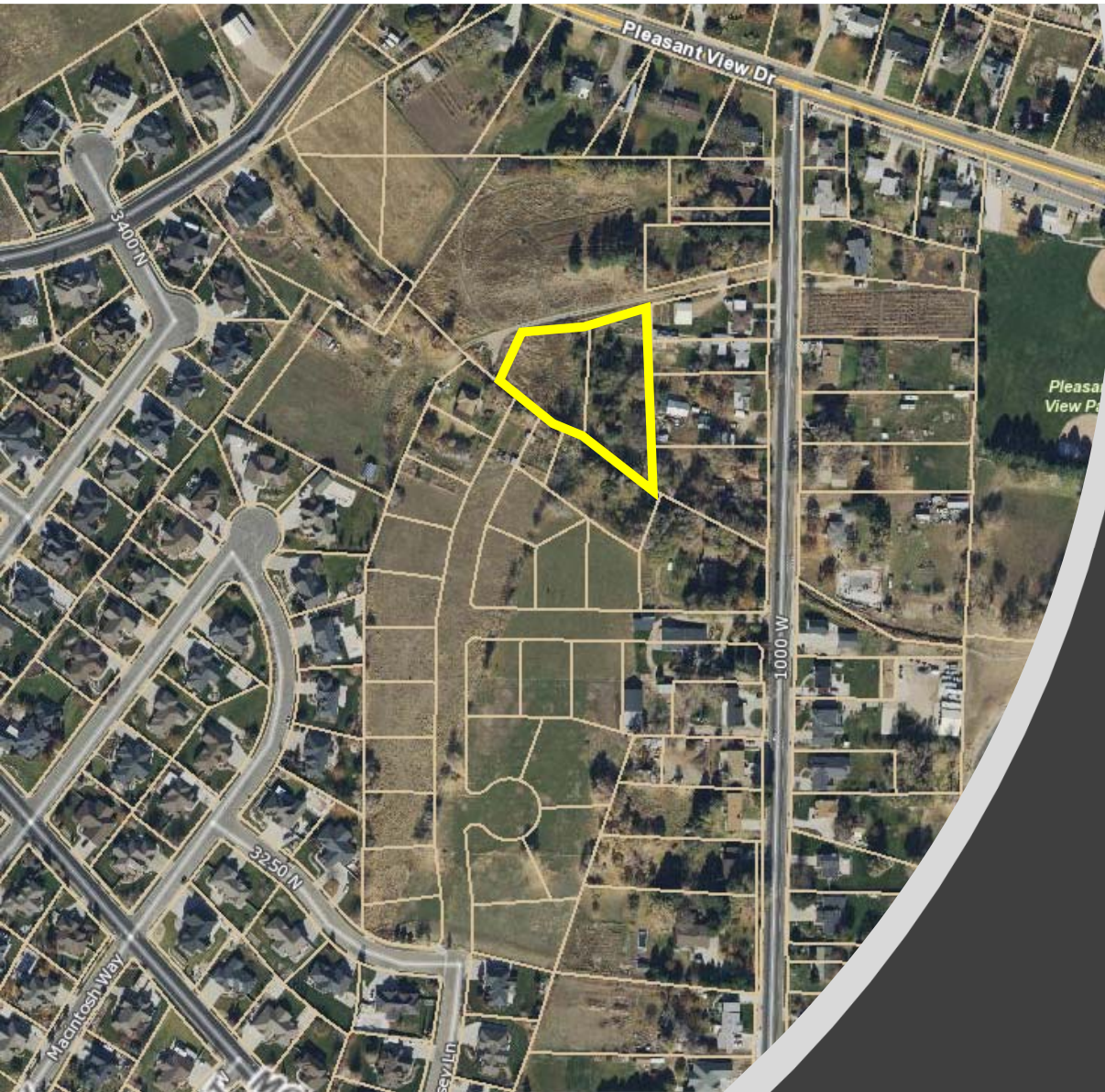




Entrance for Wasatch View Commercial Buildings

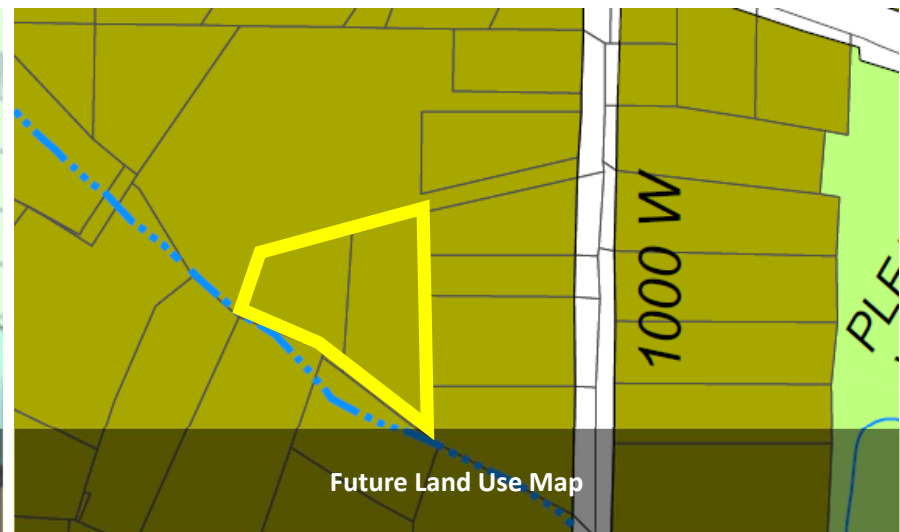
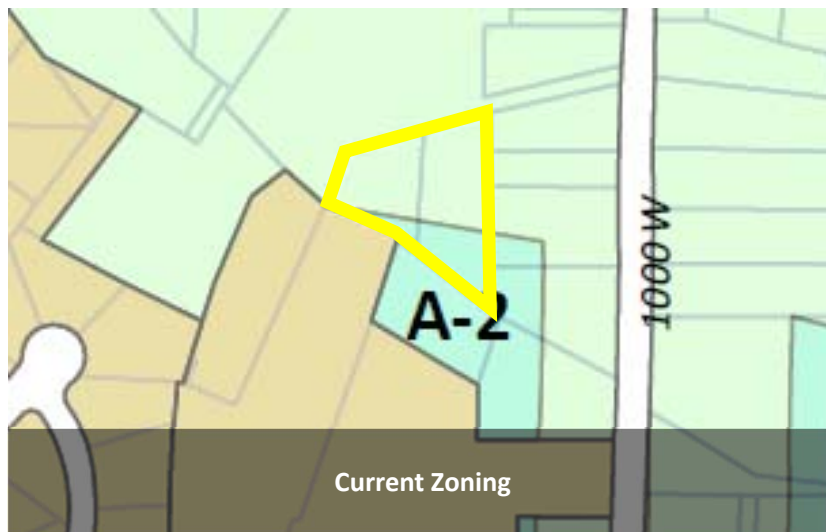
*A part of the Southwest Quarter of Section 25, Township 7 North, Range 2 West,
Salt Lake Base and Meridian, U.S. Survey, Pleasant View City, Weber County, Utah*
2021





Gibby Property Rezone

Half RE-20 and A-2



2-3 unties per acre

Current description within General Plan

Mixed-Use & Special Areas

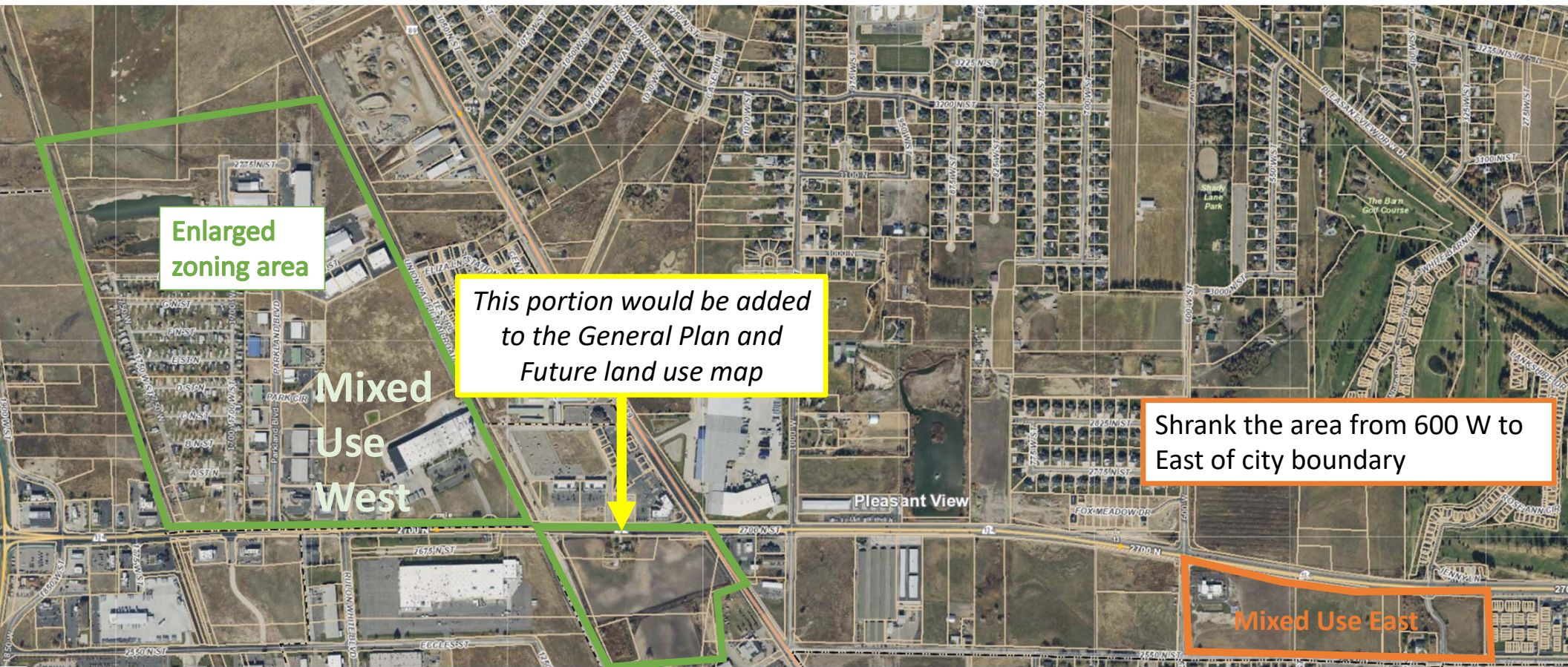
Mixed-Use (with Specific Area Plan only)

Mixed-Use is a land use classification that has both residential and non-residential components. There must be more than fifty percent non-residential component to any given mixed-use development as determined by overall square footage of the development. Any new mixed-use developments will require approval and adoption of a Specific Area Plan, which will include an amendment to the Future Land Use Map. Specific Area Plans can either be initiated by the City, when appropriate and a need is identified through the periodic General Plan review process, or submitted by an applicant for review, approval and potential adoption, through a Future Land Use Map amendment.

Corrections requested

Mixed-Use (with Specific Area Plan only)

*Mixed-Use is a land use classification that has both residential and non-residential components. There shall be ~~more than fifty~~ **a minimum of seventy-five** percent non-residential component to any given mixed-use development as determined by overall square footage of the development. Any new mixed-use developments will require approval and adoption of a Specific Area Plan, which will include an amendment to the Future Land Use Map. Specific Area Plans can either be initiated by the City, when appropriate and a need is identified through the periodic General Plan review process, or submitted by an applicant for review, approval, and potential adoption, through a Future Land Use Map amendment.*



Enlarged
zoning area

Mixed
Use
West

*This portion would be added
to the General Plan and
Future land use map*

Shrink the area from 600 W to
East of city boundary

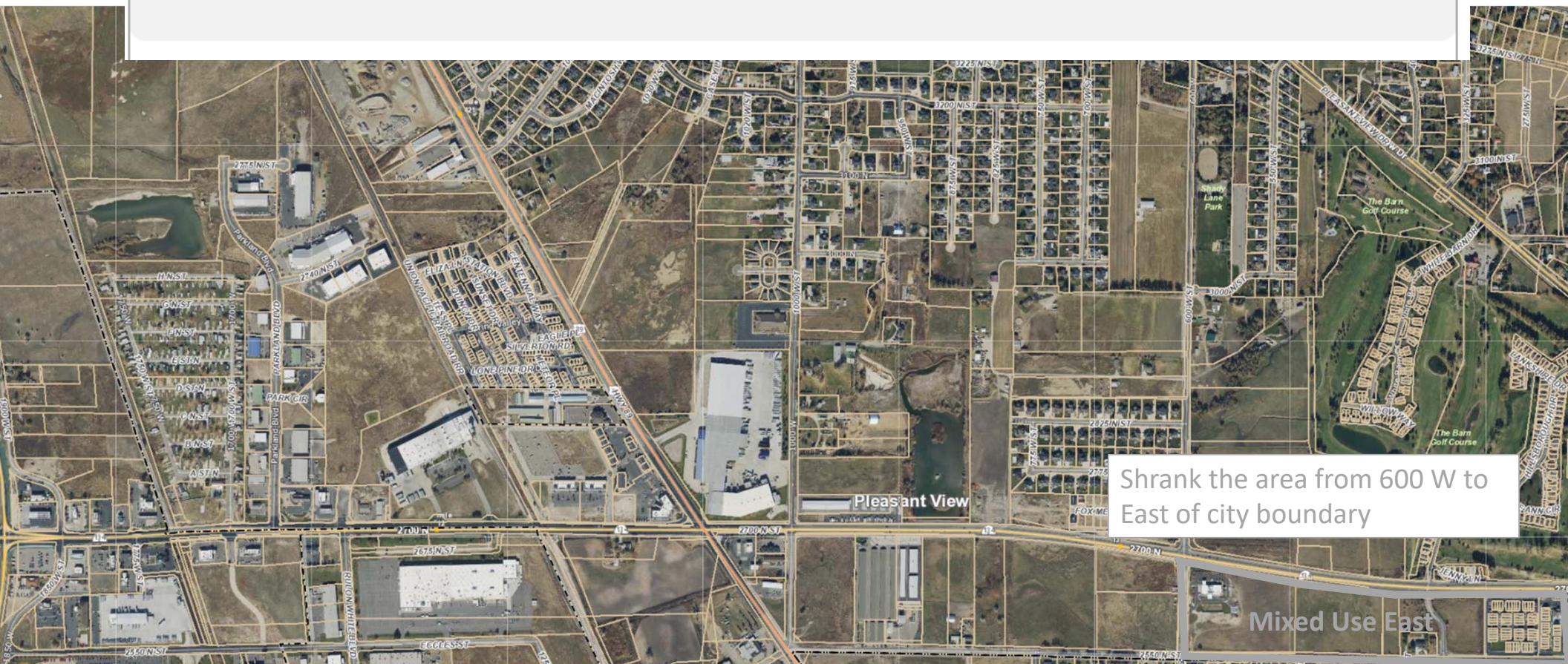
Mixed Use East

Ordinance amendment for Mixed-Use East



Location

Mixed Use East





Clarification Residential portion
within Mixed Use East

Residential portion

**Residential Component
is a conditional use**



**Development
Agreement**

Conditions:

- Residential units: Within a whole project only 25% maximum will be allowed for residential. (*phased approaches would also abide by the code*).
 - How it will look through the process: (*stated within code*)
 - Once site plan work has completed and the first building permit for commercial is issued, they can have up to 33% of the planned residential.
 - Once 33% of the planned commercial has the certificate of occupancy (completed) then they can have up to 67% of the planned residential.
 - Once 67% of the planned commercial has the certificate of occupancy (completed) then they can have up to 100% of the planned residential.
- 900sqft minimum of living space.
- Shared Parking – Must do a study along with minimum requirements