



Planning Commission Staff Report

Rezone from C-3 to C-2 Commercial Zone

1496 West 2700 North

April 20, 2023

BASIC INFORMATION

Applicant: City Administration
Location: 1496 West 2700 North
Weber County Parcel: 19-390-0002

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider a recommendation for City Council relative to a rezone from C-3, a zone no longer existing in city code, to C-2, a commercial zone most like what was contained in the prior C-3 zone. This proposal is being considered to provide clarification for any future desired use and development of this parcel. This is the only parcel within the city zoning map in which the C-3 designation is applied.

Pleasant View Code § 18.27

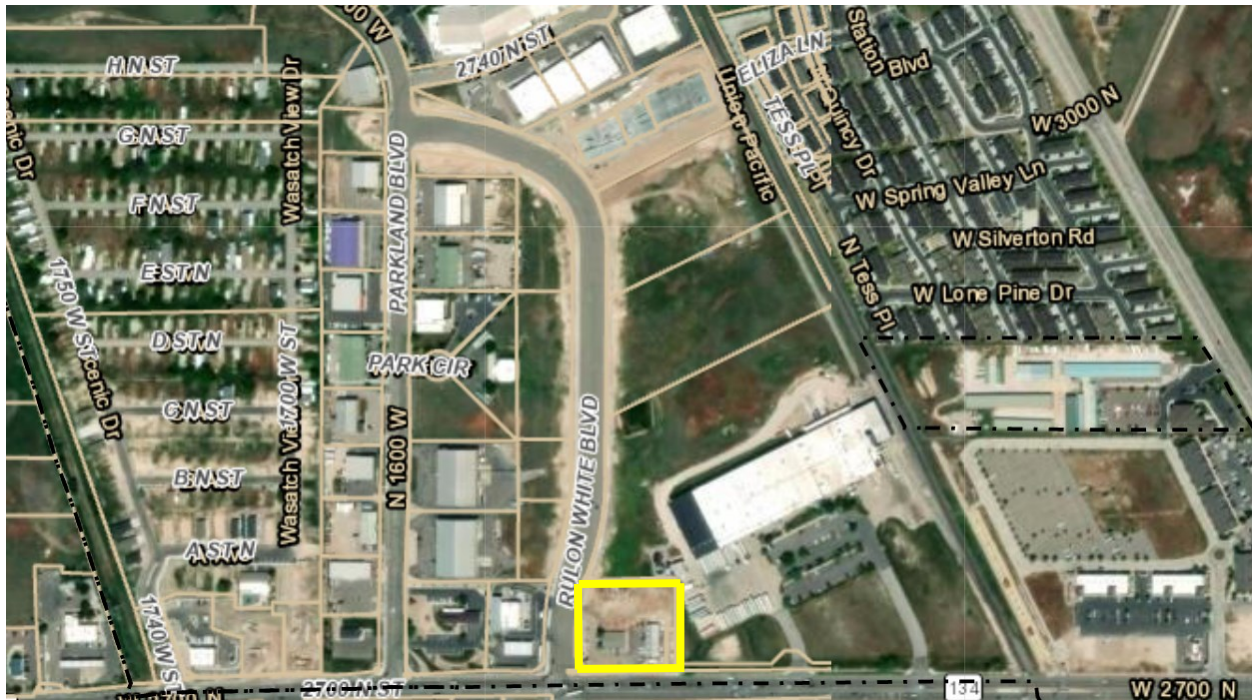
General Commercial, C-2 Zone.

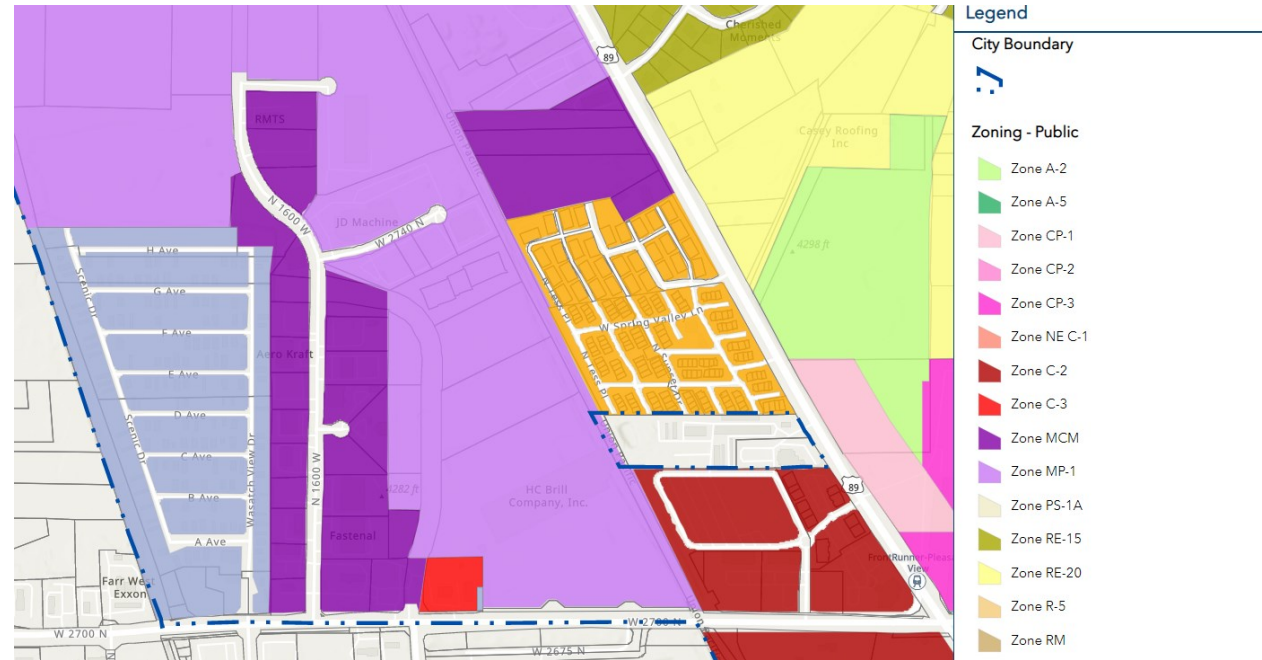
- a. In addition to the uses contemplated in the C-1 zone, the general commercial zone allows for the full range of office, retail, service and entertainment needs of the city as a whole and the region of which it is a part.
- b. Typical uses within the zone have impacts that necessitate substantial buffers to integrate the use within the community. Certain uses may not be compatible with adjacent single family homes.

STAFF CONTACT

Amy Mabey, MPA
amabey@pleasantviewcity.com
801-782-8529

ATTACHMENT 1) Vicinity Map







Planning Commission Staff Report

Zone Text Amendment

April 20, 2023

BASIC INFORMATION

Applicant: City Administration
Location: MP-1 Planned Manufacturing Zone

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider a recommendation for the City Council relative to a zone text amendment to eliminate housing as an allowable use in the MP-1 Planned Manufacturing Zone.

City Code § 18.32.010

The intent of the planned manufacturing zone is to permit the establishment of a well designed complex of manufacturing facilities for the community or region which will minimize traffic congestion on public streets in the vicinity, and which shall best fit the general environment and land use pattern of the area to be served. The protective standards contained in this chapter are intended to minimize any adverse effect of the planned manufacturing zone on nearby property values by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, and to provide for safe efficient use of the planned manufacturing zone and its built-in control processes which would be highly beneficial in protecting the established surrounding environment, especially residential uses in abutting residential zones.

Staff has concerns regarding the compatibility of this zoning with single-family homes and recommends an amendment to remove this as an allowable use.

STAFF CONTACT

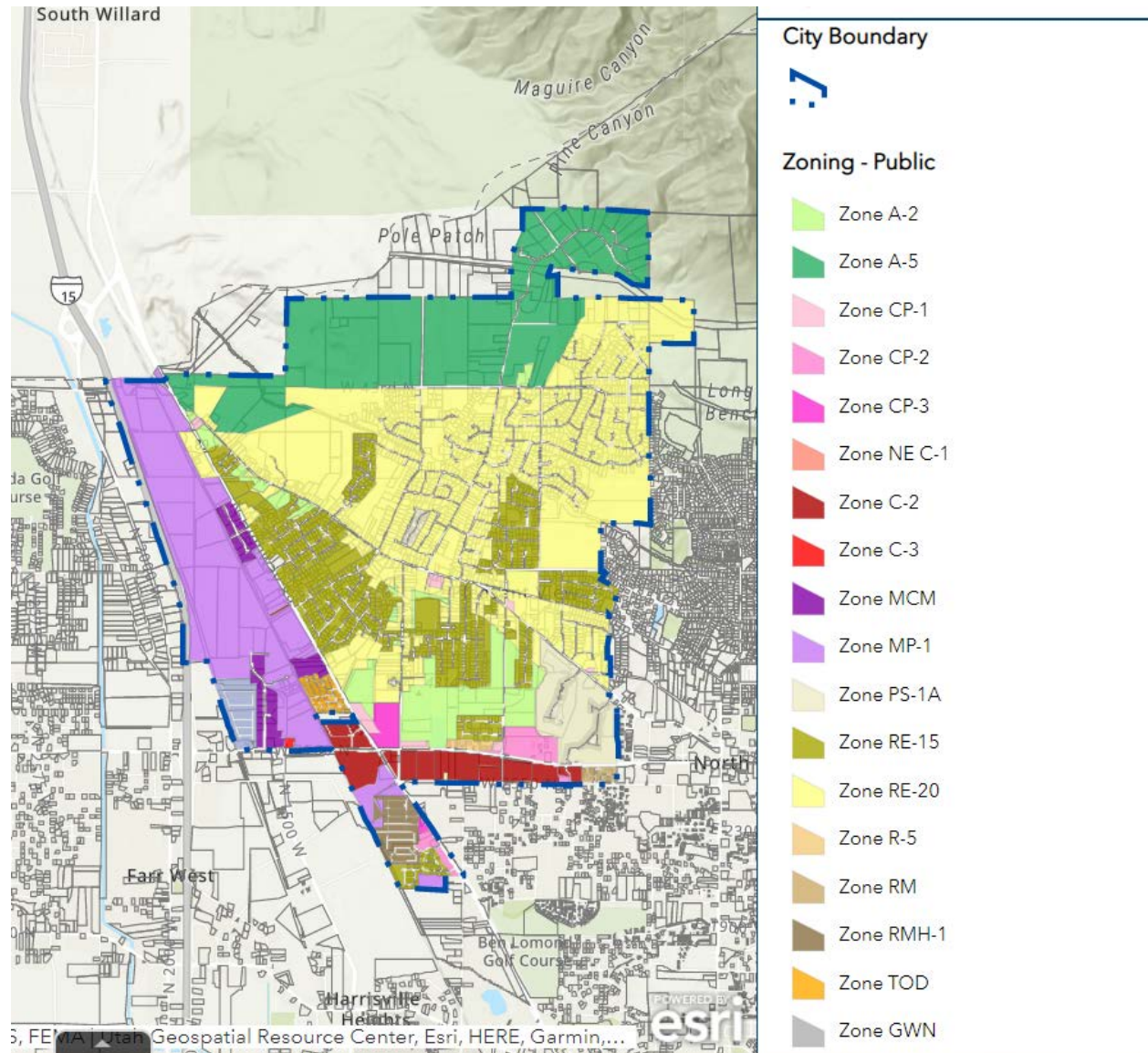
Amy Mabey, MPA
amabey@pleasantviewcity.com
801-782-8529

ATTACHMENT 1) Redline of Zone Text Amendment**18.32.020 Permitted Uses.**

A. In planned manufacturing zone MP-1, no building or structure or land shall be used and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the uses shown in attachment #1 at the end of this chapter. (Ord.2022-21, dated Ord.2001-7, 4/10/01; Ord. 91-2, 6/11/91)

Zone MP-1	Uses
47. Radio and television transmitting towers.	P
47.3. Residential facility for persons with a disability. (Ord.2001-7, 4/10/01)	P
48. Retail sale of products produced by, developed in conjunction with or normally required and used in the performance of a commercial or manufacturing operation permitted in this zone; and provided the retail sale is clearly as an accessory use to the main permitted use and is conducted within the same building, or if the main use is not a building then on the same property, provided however no retail sale of products may be made in conjunction with a warehousing or wholesale business.	P
49. Rubber welding.	P
50. Sand blasting.	P
51. Sign painting shop.	P
~~52. Single-family dwelling.~~	~~P~~

ATTACHMENT 2) Zoning Map





Planning Commission Staff Report

Zoning Text Amendment Application – Adding Daycares & Nurseries to the RE-20 Zone April 20, 2023

BASIC INFORMATION

Applicant: Shelly Bailey
Zone: RE-20 Zone

PROPOSAL

An applicant who would like to open a daycare facility in the RE-20 Zone. Similar uses such as public schools are permitted in this zone. Additionally, daycares and nurseries are permitted in the R-1 zone, in the same section as private and public schools; consequently, the applicant would like to have the City consider adding daycares as a permitted use, in the RE-20 zone

Staff Recommendation

Staff recommends that the Planning Commission review the proposed text and offer their thoughts and considerations.

Public Comment

There have been no comments currently.

STAFF CONTACT

Brandon Bell
bbell@pleasantviewcity.com
801-782-8529 Ext: 466

EXHIBITS

A) DRAFT TEXT AMENDMENT

**PLEASANT VIEW CITY
APPLICATION FOR ZONE TEXT CHANGE**

CODE _____
CHAPTER/SECTION: RE-20 Item C to R-1

CURRENT LANGUAGE Public Schools; private educational institutions having a curriculum similar to that ordinarily given in public schools,
PROPOSED LANGUAGE R-1 page 18-30 Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools; "Child day care or nursery"

PROPERTY OWNER(S): (attach additional pages if needed)

NAME: Charter WC Pleasant View LLC PHONE: _____ FAX: _____
ADDRESS: 3885 N. Highway 89 EMAIL: ak@esj.us

APPLICANT/AGENT:

NAME: Shelly Bailey PHONE: 801-499-2675 FAX: _____
ADDRESS: 1423 N. 4925 W. Plain City UT EMAIL: shellybaileyway@gmail.com

The information on this form is true and accurate to the best of my knowledge. I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application.

Dated: 3/13/23

Dated: _____


Signature of Applicant/Agent

City Representative

For City Use

DATE SUBMITTED: _____ TAKEN BY: _____

FEES (DUE AT TIME OF APPLICATION)

\$300.00	Date Paid _____	Amt. _____
\$75.00 (Noticing Fee)	Date Paid _____	Amt. _____
Other Fees (if any-see City)	Date Paid _____	Amt. _____
Total Paid _____		

Affidavit

Property Owner

I (we) Charter WC Pleasant View LLC (please print) certify that I(we) am(are) the Owners(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my(our) knowledge.

Property Owner(s) Charter WC Pleasant View LLC

Subscribed and sworn to me on 03/14/2023 (date)

Notary Elena Mones

(Residing in: MIAMI-DADE COUNTY)

My commission expires 07/14/2025 (date)



ELENA MONES
Notary Public
State of Florida
Comm# HH154000
Expires 7/14/2025

Agent Authorization

I(we) Charter WC Pleasant View LLC (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agents(s) Shelly Bailey & Jace Conrow, and or as assigns (please print) to represent me(us) and appear on my(our) behalf before any administrative or legislative body concerning this application and to act in all respects as our agent in matters pertaining to the this application.

Property Owner(s) Charter WC Pleasant View LLC

Subscribed and sworn to me on 03/14/2023 (date)

Notary Elena Mones

(Residing in: MIAMI-DADE COUNTY)

My commission expires 07/14/2025 (date)



ELENA MONES
Notary Public
State of Florida
Comm# HH154000
Expires 7/14/2025

Zone Text Change Application Checklist

Note: Unless directed otherwise by the City, all applications and associated plats, plans and documents must be submitted to the City Planner.

- ☐ Application completed.
- ☐ Statement of applicant as to intention and plans for the project.
- ☐ Payment of fees.

Exhibit A –

Chapter 18.10 - RE-20 Zone

18.10.010 Use Regulations. In residential zone RE-20 no building, structure or land shall be used, and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

A. Single-family dwellings;

B. Churches, except temporary revival tents or buildings; libraries, museums; art galleries;

1. The minimum size of the lot or site used for such purposes shall be one acre.

2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.

C. Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools; **child daycare or nursery.**



Planning Commission Staff Report

Zoning Text Amendment Application – Municipal Utility Facilities April 20, 2023

BASIC INFORMATION

Applicant: Pleasant View City

Owner:

Zone: RE-20 Zone

PROPOSAL

The City is in need of an additional water tank to provide additional pressure in municipal water supply. However, the City currently has a requirement that all lots on which structures are going to be required to be on subdivided properties (known as lots) and not on parcels (mostly undevelopable plots of land). However, different zones have a requirement for minimum lot sizes, lot width, frontage on a public right-of-way, etc. The Mayor has asked staff to prepare a proposed text amendment to enable these requirements to be dramatically lessened for municipal utility use. The reasoning for this different standard is to ensure that such structures serve a critical municipal purpose and deserve unique consideration as a result. Such facilities may be viewed similar to public streets in that both serve an essential city purpose and as a result advance the purposes of state and city code relating to development, in that they enable the City to meet its essential needs for its current and future residents. Purposes in these codes include goals such as promoting the health, safety and welfare of City residents, and the City as a whole. Additionally such facilities, have an overwhelmingly utilitarian purpose, and hence lessening requirements is compatible with the nature of these facilities.

Making it easier to build such facilities, enables the City to build such facilities and fulfill the core purposes of City and State codes.

Staff Recommendation

Staff recommends that the Planning Commission review the proposed text and offer their thoughts and considerations.

Public Comment

There have been no comments currently.

STAFF CONTACT

Brandon Bell
bbell@pleasantviewcity.com
801-782-8529 Ext: 466

EXHIBITS

A) DRAFT TEXT AMENDMENT

Exhibit A -

17.02.150 Licenses and Permits: From the effective date of this Ordinance, no license or permit, including the issuance of a building permit for the construction, alteration, or modification of any building or structure, shall be issued by the City unless such permit or license complies with the requirements and provisions of this Ordinance, including a determination that the lot or parcel, proposed for the license or permit, is a legal lot created pursuant to the provisions of this Ordinance, or subsequent Subdivision Ordinances, or is a legal lot of record. Any license or permit issued in conflict with the provisions and requirements of this Ordinance shall be void. (Ord.2008-5, dated 4/8/08).

Exceptions from these requirements are as follows:

a. Subdivision Requirements and Site Development Standards for Municipal Utility Facilities.

Lots intended for use by a municipal utility facility, shall not be required to have frontage along a public or private right-of-way, public improvement requirements, lot width requirements, nor any lot area and landscaping requirements, and site development standards, except as noted within this provision. Such lots shall address any stormwater detention and retention issues and requirements. Notwithstanding the permitted uses listed for each zone, municipal utility facilities shall be a permitted use in each zone in the City. Structures on such lots shall be required to be located thirty feet (30') from any public right-of-way, and fifteen feet (15') from all other property lines. The height limit for structures on such lots shall be 40 feet (40') for such lots, in all zones, which height shall be measured from the highest point of contact of the finished grade with the structure. This provision shall prevail over all standards listed in specific zones.

Lots shall be identified for this use, by the City Administrator, by denoting the lot as a Restricted Lot (R-Lot) on a subdivision plat, which shall be approved by the Planning Commission, and shall be recorded, with the signature of the Mayor, and Planning Commission Chair on the plat. The plat shall contain a note, designating that building permits on any R-Lot approved for this purpose, shall be issued only for municipal utility related structures and facilities. Site plans shall be administratively reviewed by the Planning Department, on such lots, for conformity to the standards in this provision, at the time of application for a building permit.

Lots designated for such facilities are permitted to be accessed by a vehicular access easement on adjoining lots or parcels, ultimately connecting to a public right-of-way, which may be noted on the plat, and/or by an easement agreement for adjacent lots or parcels. Such vehicular accesses shall not be required to be paved.