



Planning Commission Staff Report

General Plan Amendment – Master Street Map June 1, 2023

BASIC INFORMATION

Applicant: Pleasant View City

PROPOSAL

Staff has been working to prepare revisions to the Master Street Map, which is part of the General Plan. Proposed roadways to be considered for adjustment on the Master Streets Map including those parallel to and directly west of Highway 89, or lead from Highway 89 to these other roads. Additional proposed roadways to be considered for adjustment are west of Highway 89 between the railroad tracks and I-15. The modifications include adjusting planned roadway classifications and widths to match the widths of currently installed roadways, and to adjust the right-of-way widths to be dedicated to the City for future roadways. The adjustments include the installation of a new permanent access onto Highway 89 north of Station Boulevard (near 3000 North Highway 89). The proposed modifications also include proposed route adjustments and a possible road classification and width adjustment to Skyline Drive, as well as a rail crossing anticipated north of 1715 West.

These changes are intended to advance the purposes of state and city code relating to development, in that they enable the City to meet 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.

Our City Engineer will present these changes in more detail.

After input from the City Engineer, the Planning Commission should hold a public hearing, offering the public an opportunity to comment on the proposed changes. The Planning Commission should also discuss and consider a recommendation to the City Council regarding an amendment to the map as described above.

The updated map has not yet been finalized by Staff as of the time of this report and will be forthcoming to the Planning Commission.

Staff Recommendation

Staff recommends that the Planning Commission hold the public hearing, review the proposed Master Street Map changes, and discuss their thoughts and considerations, and make a motion to approve or deny the proposed amendment, or to further consider the matter.

Public Comment

There have been no comments from the public as of the time of the writing of this report.

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EXHIBITS



Planning Commission Staff Report

Zone Text Amendment – Removing Single Family Homes as a Permitted Use in the MP-1 Zone

June 1st, 2023

BASIC INFORMATION

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

Note to Planning Commission:

This item has already been reviewed and considered by the Planning Commission, with a motion made at the April 20, 2023 meeting. This item has been scheduled on this Planning Commission meeting agenda, given that the motion that was made by the Commission at that meeting, after review by Staff of the meeting recording, was determined to be inconclusive. The motion made in that meeting, for this item, referenced a *different* item on the meeting agenda, rather than this one.

Staff believed it necessary to have the Commission clarify that motion, prior to this item being voted on by the City Council.

The Staff report below is being provided to the Commission, in the case a refresher is needed on this proposed text amendment.

PLANNING COMMISSION REVIEW

This is a City-directed agenda item, so there is no applicant from the general public, that is pursuing this application.

The intent of this proposed amendment is to eliminate single-family homes from the MP-1 zone, as it is considered a use that is inconsistent with the intent of the 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 a permitted use.

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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

