

*Proposed text for all zones:*

A-1 RESIDENTIAL ZONE

17.20.040:

A-1-R RESIDENTIAL ZONE

17.24.050:

R-1-15 RESIDENTIAL ZONE

17.28.040:

R-1-22 RESIDENTIAL ZONE

17.30.040:

C-2 GENERAL COMMERCIAL ZONE

17.36.030:

M-1 MANUFACTURING ZONE

17.40.030:

M-2 MANUFACTURING ZONE

17.42.030:

17.xx.xxx: PERMITTED CONDITIONAL USES:

Permits for conditional uses shall be authorized only after approval thereof has been given by the city council upon recommendation by the planning commission.

The planning commission review of conditional uses shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development in accordance with existing and future needs. In making a recommendation on conditional uses, the planning commission shall consider the existing zoning and use of the surrounding property, the present and future requirements for street, off street parking, and off street parking in relation to exits and entrances from public streets, pedestrian and vehicular traffic circulation, availability of water and other utilities, and other public requirements. The planning commission and/or city council may impose reasonable conditions as are necessary to protect the rights of surrounding property owners and tenants and to carry out the purposes of this chapter and characteristics of this zone.

Conditional uses may include but are not restricted to the following:

...

*Explanation: As previously worded, the ordinances were inconsistent and applied only to a specific list of allowed conditional uses. To consider other conditional uses would require a formal revision of the ordinance. It was thought that this created an unduly cumbersome and protracted process. The revised ordinances would allow the Planning Commission and City Council, after careful review of a proposed conditional use and input from the public, to proceed without a formal ordinance revision. The other language in the ordinance provides adequate safeguards about what can be allowed in a conditional use and still maintain the integrity and intent of the Zones.*