

Motion Sheet for the Northwest Community Plan (PLNPCM2025-00773)

Staff Recommendation:

Based on the information presented and discussion, I move that the Planning Commission table the item and continue the public hearing to a later date.

Alternate Motion:

Motion to recommend approval:

Based on the information presented and discussion, I move that the Commission recommends that the city council adopt this request.

Motion to recommend denial:

Based on the information presented and discussion, I move that the Commission recommends that the City Council deny this request for the following reasons: **(Determine which consideration factors do not comply)**

B. Consideration Factors: In reviewing a proposal to modify the general plan, the planning commission and city council should consider, but are not limited to, the following factors:

1. Whether the proposal is consistent with citywide policies.
2. Whether the proposal is consistent with the goals, policies, or implementation actions of the general plan, including applicable element plans.
3. Whether significant change has occurred that warrants the creation of a new plan or an update to an adopted plan.
4. Whether the goals, policies, or implementation actions of the plan to be amended have been achieved, are no longer relevant to or capable of addressing the current issues or needs of the neighborhood or the city, or are no longer aligned with policies in citywide plans.
5. For petitions submitted by a property owner, the extent, effectiveness, and proportionality of the public benefit proposed by the petitioner to the increase in development potential if the proposal were to be adopted by the city council.
6. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.
7. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.
8. The potential impacts to properties in the immediate vicinity of the proposal.
9. The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property based on the additional development potential of future development.
10. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.
11. The potential impacts to any other city service, infrastructure, or resource that may be impacted by the increase in development potential that may result from the proposed amendment.