

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: November 11, 2025

Re: Conditional Use Permit

Summary of Request	
Requested Approvals:	Conditional Use Permit (CUP)
Location:	1108 E Bluff Road (/HAS 00069A and /HAS 00068)
Current Land Use:	Light Industrial and Manufacturing
Proposed Land Use:	Continued Light Industrial and Manufacturing
Current Zoning:	B-3 Highway Commercial & Light Industrial
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan	Highway Commercial

Staff Review

The applicant is requesting a conditional use permit for continued light industrial and manufacturing use at 1108 E Bluff Road. The building has been used for light industrial and manufacturing for several years and was previously owned and operated as Whitewater Manufacturing. Recently the ownership was transferred, however the name remains the same. The building and company have continued operating as it has, and no significant changes have been made to the operations. It is required for the new company to come into compliance with the zoning ordinance and apply for a conditional use permit. There will be no hazardous materials or chemicals being stored on site.

Planner's Recommendations

- 1) Staff recommend that Plan Commission **APPROVE** the Conditional Use Permit for continued light industry and manufacturing for the parcel located at 1108 E Bluff Road, tax keys /HAS 00069A and /HAS 00068 with the following conditions:

- a. The Conditional Use approval shall run with the applicant and current owner, not the land. Any successor of the property shall be required to obtain a new CUP.
- b. Any stipulations as indicated by the PARC.