

MEMORANDUM

TO: Morgan County Planning Commission
FROM: Bill Cobabe
DATE: December 11, 2014
SUBJECT: Commercial Conditional Use Table

As applies in the review/revision of the residential uses, the following are the categories for review:

C-1: This is a *staff level* decision. The conditions outlined in the ordinance have been met completely and explicitly met and there are no unique, controversial, or potentially conflicting aspects of the application. It is anticipated that this would encompass most of the applications for conditional use permits.

C-2: This is a decision requiring *Planning Commission* review and approval. These are cases where the applicant is proposing specific deviations to the conditional use requirements outlined in Section 8-8-4. The reasons for these deviations may be tied to specific, unique land conditions, controversial issues, and/or items that may potentially be conflicting with the requirements of the Code. It is anticipated that only those things which cannot be handled as a Staff-level approval would be reviewed and approved by the Planning Commission.

C-3: This is a decision requiring *County Council* approval after Planning Commission review. These cases would be relatively rare and involve complex, controversial, and/or contentious items that involve an anticipated impact on a very large scale (either large amounts of land or many people would be impacted by the granting of the conditional use permit).

The current use table will need to be modified to reflect the various levels of administration. The Planning Commission should review each existing use for appropriateness, and adding other uses where needed.

Of particular interest is the number of different Commercial Uses we have in the County. The General Plan of the County provides for four different commercial use types, while the zoning ordinance has seven different designations. Staff recommends combining some of these uses to help simplify the review/approval process. The designations in the General Plan are as follows:

- **Commercial**

The Commercial category designation provides for commercial nodes on individual parcels and more intense commercial uses near major road corridors. The intent of the Commercial use

category is to provide for commercial uses which, through sensitive and creative building design, orientation of buildings, access, lighting, signs, parking, and landscaping can be made compatible with adjacent residential neighborhoods, to regional retail, neighborhood retail, family entertainment, office, and compatible employment uses in master planned developments.

- **Business Park**

The Business Park use category is intended to provide for areas for the development of uses that provide employment involving light manufacturing, assembling, warehousing, and wholesale activities and associated office space and support uses. The Business Park designation is intended to encourage campus-style commercial development near the airport which incorporates amenities including attractive streetscapes and enhanced landscaping. This use category provides for employment in commercial and light industrial uses that are compatible with adjacent or surrounding land uses. The areas designated for Business Park uses have adequate transportation and infrastructure access, and emphasize minimal conflict with existing adjacent land uses. This designation provides for the development and accommodation of administrative and research industries, offices, and limited manufacturing and support services. Typical uses may also include construction contractors, small, screened storage yards, and small warehousing services.

- **Heavy Industrial**

The Heavy Industrial use designation is intended to provide for capital-intensive operations that manufacture or fabricate products within enclosed or partially enclosed structures. Heavy Industrial provides for the development and accommodation of intense industrial activity involving mining, manufacturing, warehousing, assembly, and storage characterized by open space uses/or storage, industrial processes, which involve significant amounts of noise, heat, mechanical and chemical processing, large amounts of materials transfer, and large-scale machinery and structures.

- **Town Center**

The Town Center designation denotes areas suitable for a mixture of commercial, employment, and supporting residential uses in appropriate locations. Horizontal mixed uses would be required for master planned projects, and vertical mixed uses would be encouraged. Residential uses in the Town Center category should be vertically and/or horizontally integrated, and complementary to non-residential uses. Town Center projects should be designed to provide maximum compatibility with surrounding land uses. Increased aesthetic and architectural design requirements and focus on streetscape creation are paramount to the development of a Town Center area.

The General Plan is to be used to inform decisions about zoning in a community. These designations provide guidelines for making ordinance changes that will conform to the desires of the County as represented in the General Plan.

The Commercial Land Use Table is attached.

Additional Information for December 11, 2014:

Purpose statements from the Code of each commercial zoning district follow, in addition to Staff comments (*in parentheses*):

A. Commercial Buffer District CB: To provide areas for appropriate transitions of commercial uses.

(This is probably most similar to the "Business Park" general plan designation. It is a relatively new addition to the Code, and is currently only applied to one area, near the airport).

B. Neighborhood Commercial District C-N: To provide areas in appropriate locations where convenience buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale are necessary to meet day to day needs of area residents.

(This purpose statement may need to be modified. The term "convenience buying outlets" is ambiguous and seems to indicate convenience stores, which may not be desirable in neighborhood areas. In my mind "neighborhood commercial" would be places like dentist's or attorney's offices, where the feel and impact of the use on the surrounding neighborhood are minimal in terms of visual and transportation impact).

C. Commercial Shopping District C-S: To provide areas in appropriate locations where a combination of businesses, commercial, entertainment and related activities may be established, maintained and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers.

(I believe this district should be combined with the General Commercial district).

D. Highway Commercial District C-H: To provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or catering to thoroughfare traffic and the traveling public may be established, maintained and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities, and other appropriate highway related activities.

(I believe this should be combined with the General Commercial district as well).

E. General Commercial District C-G: To provide areas in appropriate locations where a combination of businesses, commercial, entertainment, and related activities may be established, maintained and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which are vital to economic life, but some of which would be intrusive and disruptive in a shopping center type of commercial development.

(This should be the main commercial district for the County. It should be construed to allow for as many commercial, retail, and business-type uses as possible. Locations that are potential commercial use areas, as designated by the General Plan, should be encouraged to change zoning districts to this district.)

F. Manufacturing - Distribution District M-D: To provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects

may be established, maintained and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

(I would change this to be a "Light Manufacturing/Light Industrial" district. The purpose statement seems to indicate this already, but the name of the district can be misleading).

G. General Industrial District M-G: To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (2010 Code)

(I might change this to a "Heavy Industrial" district. Again, the purpose statement seems to indicate this, but the name can be confusing).

With regard to the use table, there has been some interest in making the table more broadly applicable. That is, within each zone more uses would be permitted. This could be done in a number of ways, including providing exhaustive lists, allowing for a catch-all provision where a clause/use allowance is put in for "other compatible uses" as determined by the County Council and/or Planning Commission, or using broad categories of uses.

This last element is something I've had experience with at the City of Beaumont, Texas. We used the North American Industry Classification System (NAICS), which grew out of the older Standard Industry Classification (SIC). The NAICS uses a two to six digit numbering system to differentiate similar and/or related industries to help specify which types of uses are similar, and offers a great deal of specificity. For example, book binding is found mainly under Section 32 (Manufacturing) → 323 (Printing and Related Support Activities) → 3231 (Printing and Related Support Activities), → 32312 (Support Activities for Printing) → 323120 (Support Activities for Printing). Specific activities listed under this category include things like book binding, engraving printing plate, repairing books, etc. See this website for more:

<http://www.census.gov/cgi-bin/sssd/naics/naicsrch?code=323120&search=2012%20NAICS%20Search>

This is useful because if we want to allow all activities in a particular category in a certain zone, we can be as specific or as general as we want. If we were to say, for example, that in the heavy manufacturing zone, Sections 31-33 are allowed, that is a very broad and inclusive definition. If we wanted to exclude certain things, we could specify those as well. This further provides the advantage of being not arbitrary because it is a nationally recognized system of classification.

MORGAN COUNTY, UTAH
MULTIPLE USE, AGRICULTURE, RURAL RESIDENTIAL, RESIDENTIAL AND
MULTIPLE-FAMILY RESIDENTIAL DISTRICTS
ALLOWED USES (EXISTING)

8-5C-1: PURPOSE:

The purpose of the following districts is:

- A. Commercial Buffer District CB: To provide areas for appropriate transitions of commercial uses.
- B. Neighborhood Commercial District C-N: To provide areas in appropriate locations where convenience buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale are necessary to meet day to day needs of area residents.
- C. Commercial Shopping District C-S: To provide areas in appropriate locations where a combination of businesses, commercial, entertainment and related activities may be established, maintained and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers.
- D. Highway Commercial District C-H: To provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or catering to thoroughfare traffic and the traveling public may be established, maintained and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities, and other appropriate highway related activities.
- E. General Commercial District C-G: To provide areas in appropriate locations where a combination of businesses, commercial, entertainment, and related activities may be established, maintained and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which are vital to economic life, but some of which would be intrusive and disruptive in a shopping center type of commercial development.
- F. Manufacturing - Distribution District M-D: To provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.
- G. General Industrial District M-G: To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The

regulations of this district are designed to protect environmental quality of the district and adjacent areas. (2010 Code)

8-5C-2: CODES AND SYMBOLS:

In following sections of this article, uses of land or buildings which are allowed in various districts are shown as "permitted uses", indicated by a "P" in the appropriate column, or as "conditional uses", indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-". If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-". (2010 Code)

8-5C-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial and industrial districts, except as provided in this article. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section [8-2-1](#) of this title, are authorized in any district upon issuance of a conditional use permit for the same.

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
AGRICULTURAL:								
	Agricultural industries	-	-	-	-	-	C	C
	Agriculture tourism	C	C	C	C	C	C	C
	Dairy or food processing	C	-	-	-	-	C	C
	The tilling of the soil, the raising of crops, horticulture and gardening	P	P	P	P	P	P	P
COMMERCIAL:								
	Residential:							
	Bed and breakfast inn	C	C	C	C	C	-	-
	Hotels, tourist courts and motels	C	-	C	C	C	-	-
	Recreation vehicle parks	C	-	C	C	C	C	-
	Residential care facilities	C	-	C	C	C	-	-
	Retirement home/assisted living	-	C	-	C	-	-	-
	Industrial:							
	Commercial contract printing	P	-	-	-	P	P	P
	Transportation:							
	Bus terminals, stations, etc.	C	C	P	P	P	P	P
	Hard surface parking, commercial	P	-	C	C	C	C	C
	Private garage	-	C	C	C	C	C	C
	Structure parking	P	-	C	C	C	C	C
	Communication:							
	Radio and television communication facilities	P	C	C	C	P	C	C
	Retail Trade:							
	Antiques and used merchandise	C	-	P	C	P	-	-
	Bakeries	C	C	P	C	P	C	-
	Books and stationery retail	P	C	P	C	P	-	-
	Candy, nuts and confectionery	C	C	P	C	P	C	-
	Children and infants' wear	C	-	P	C	P	-	-
	Custom tailoring	P	-	P	C	P	-	-

	Districts						
	CB	C-N	C-S	C-H	C-G	M-D	M-G
Dairy products	C	P	P	P	P	-	-
Department stores	-	-	P	C	P	-	-
Direct selling organizations	P	-	P	C	P	-	-
Drinking places (alcoholic beverages)	-	-	C	C	C	-	-
Drive-in restaurants	-	C	C	C	C	P	P
Drug and proprietary	-	C	C	C	P	-	-
Eating places (food consumed on premises)	-	C	P	P	P	P	P
Electrical goods retail	P	-	P	C	P	-	-
Family clothing	-	C	P	C	P	-	-
Farm and garden supplies and equipment	P	C	P	C	P	-	-
Fruits and vegetables	P	C	P	P	P	C	C
Furniture, home furnishings and equipment	-	-	P	C	P	-	-
Furriers and fur apparel	C	-	P	C	P	-	-
Gasoline service stations	-	C	C	P	C	P	P
Groceries (with or without meat)	-	P	C	C	P	P	-
Hardware and farm equipment	C	-	P	C	P	P	-
Heating and plumbing equipment	C	-	-	C	P	P	-
Household appliances	C	-	P	C	P	-	-
Ice cream establishments	-	C	P	P	C	-	-
Jewelry	-	-	P	C	P	-	-
Limited price variety stores	-	-	P	C	P	-	-
Liquor - package	-	-	C	C	C	-	-
Lumber and other building materials	C	-	P	C	P	C	-
Mail order house/telemarketing	P	P	P	C	P	-	-
Meats and fish	-	-	P	C	P	-	-
Mens and boys clothing and furnishings	-	-	P	C	P	-	-
Merchandise vending machines operators	-	P	P	P	P	P	P
Motor vehicles	C	-	C	C	C	C	P

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
	Paint, glass and wallpaper	C	-	P	C	P	P	-
	Pets and pet supplies	-	-	P	C	P	-	-
	Radios, televisions and music supplies	-	-	P	C	P	-	-
	Shoes	-	-	P	C	P	-	-
	Shopping complexes for retail trade	-	C	C	C	C	-	-
	Sporting goods and bicycles	-	-	P	C	P	-	-
	Tires, batteries and accessories	C	-	C	C	P	C	P
	Women's clothing, accessories and specialties	-	-	C	C	C	-	-
	Other comparable retail activities	-	C	C	C	C	-	-
	Other retail trade, apparel and accessories	-	-	C	C	C	-	-
	Other retail trade, i.e., automotive, marine craft, aircraft and accessories	C	-	C	C	C	C	-
Services:								
	Administration general office space (new construction or exterior modification)	C	C	C	C	C	C	-
	Advertising services	-	C	-	-	-	-	-
	Animal clinics and hospitals	-	-	C	C	C	-	-
	Apparel repair, alteration and cleaning, pick up services, shoe repair services	-	P	P	C	P	P	P
	Automatic car wash, truck wash	C	C	C	P	P	P	P
	Automobile repair and services	C	C	C	C	C	C	P
	Banking and bank related functions	P	-	P	P	P	P	-
	Beauty and barber shops, general	-	P	P	C	P	-	-
	Carpeting and other floor coverings	-	-	C	C	C	P	-
	Child daycare centers, subject to regulations as set forth in section 8-6-39 of this title	P	P	C	C	-	-	-
	Comprehensive healthcare facilities (centers)	-	-	C	C	P	-	-
	Dental laboratory services	P	-	C	C	P	P	P

	Districts						
	CB	C-N	C-S	C-H	C-G	M-D	M-G
Duplicating mailing and stenographic services	P	-	C	C	P	-	-
Dwelling and other building maintenance services	C	C	C	C	P	P	-
Electrical services	C	-	C	C	P	P	P
Employment services	-	-	P	C	P	-	-
Funeral and crematory services	-	-	C	-	P	P	-
General contract construction services	C	-	-	-	P	P	P
General office space (interior remodel, no construction or exterior modification)	P	P	P	P	P	P	P
Healthcare facilities	C	-	C	C	C	-	-
Laundering, dry cleaning, and dyeing services	C	C	P	C	P	P	P
Medical clinics - outpatient services	P	-	P	C	P	C	-
Medical laboratory services	P	-	C	C	P	P	P
News syndicate services	P	-	-	-	P	-	-
Painting, wall coverings and decorating services	-	-	C	C	P	P	P
Photographic equipment and services	P	C	P	C	P	C	C
Plumbing, heating, and air conditioning services	C	-	C	-	P	P	P
Private clubs	-	-	C	-	P	-	-
Professional healthcare offices and clinics	P	-	C	C	P	-	-
Dentists offices	P	C	P	C	P	-	-
Medical offices	P	C	P	C	P	-	-
Real estate agents, brokers, and management services	-	C	P	C	P	-	-
Real estate operative construction builders	C	-	C	C	P	P	P
Real estate subdividing and land developing	-	-	P	C	P	P	P
Roofing and sheet metal services	C	-	C	-	P	P	P
Security services and commodity brokers, dealers, exchanges and services	-	-	C	C	P	-	-

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
Schools (commercial)		C	C	C	C	P	C	-
Entertainment:								
Drive-in theaters		C	-	C	-	C	C	-
Live theaters		-	-	C	C	P	-	-
Motion picture theaters		-	-	P	-	P	-	-
Race tracks (commercial)		-	-	-	-	C	C	C
Sexually oriented businesses, as defined in section 8-18-2 of this title		-	-	-	-	-	-	C
Sports activities facilities		-	C	C	C	P	P	-
INDUSTRIAL:								
Chemical And Plastics Manufacturing:								
Agricultural chemicals		-	-	-	-	-	C	C
Drug		C	-	-	-	-	C	C
Industrial inorganic chemicals		-	-	-	-	-	-	C
Miscellaneous plastic products		C	-	-	-	-	C	C
Paints, varnishes, lacquers, enamels and allied products		-	-	-	-	-	-	C
Plastics materials and synthetic resins, synthetic and other manmade fibers (except glass)		-	-	-	-	-	C	C
Soap, detergents and cleaning preparations, perfumes, cosmetic and other toilet preparations		-	-	-	-	-	C	C
Fabricated Textile Products Manufacturing:								
Broad and narrow woven fabrics and other small wares (cotton, manmade fibers, silk and wool)		-	-	-	-	-	C	C
Dyeing and finishing of textiles (except wool fabrics and knit goods)		-	-	-	-	-	C	C
Knit goods		C	-	-	-	-	C	C
Wearing apparel and accessories		C	-	-	-	C	C	C

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
Yarns and threads		-	-	-	-	-	C	C
Food Products Manufacturing:								
Baker products		-	-	C	-	C	C	C
Beverage		C	-	-	-	-	C	C
Canning and preserving of fruits, vegetables, meat and seafood		-	-	-	-	-	C	C
Confectionery and related products		-	-	C	-	C	C	C
Dairy products		-	-	C	-	C	C	C
Food processing and manufacturing		C	-	-	-	-	C	C
Grain mill products		-	-	-	-	-	C	C
Meat products		-	-	-	-	-	C	C
Sugar		-	-	-	-	-	-	C
Furniture Products - Manufacturing:								
Furniture - manufacturing		C	-	-	-	-	C	C
Partitions, shelving, lockers, office and store fixtures		C	-	-	-	-	C	C
Wooden containers		C	-	-	-	-	C	C
Industrial Services:								
Concrete services and batching plants		-	-	-	C	C	C	C
General contract and subcontractor construction services		C	-	-	-	-	-	-
Masonry, stonework, tile setting and plastering services		C	-	-	-	-	C	C
Roofing and sheet metal services		C	-	-	-	-	C	C
Water and well drilling services		C	-	-	-	-	C	C
Machine Products Manufacturing:								
Electrical machinery, equipment and supplies		-	-	-	-	-	C	C

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
	Engineering, laboratory and scientific and research instruments and associated equipment	P	-	-	-	-	C	C
	Instruments for measuring, controlling and indicating physical characteristics	P	-	-	-	-	C	C
	Machinery (except electrical)	-	-	-	-	-	C	C
	Ordnance and accessories	-	-	-	-	-	-	C
	Transportation equipment	-	-	-	-	-	C	C
Metallic Products Manufacturing:								
	Blast furnaces, steelworks and the rolling finishing of ferrous metals, etc.	-	-	-	-	-	C	C
	Iron and steel foundries and manufacturing	-	-	-	-	-	-	C
	Nonferrous foundries	-	-	-	-	-	C	C
	Primary smelting and refining of nonferrous metals	-	-	-	-	-	-	C
	Rolling, drawing and extruding of nonferrous metals	-	-	-	-	-	C	C
	Secondary smelting and refining of nonferrous metals and alloys	-	-	-	-	-	-	C
Mining:								
	Chemical and fertilizers (mineral) mining	-	-	-	-	-	-	C
	Coal mining	-	-	-	-	-	-	C
	Crude petroleum and natural gas	-	-	-	-	-	-	C
	Dimension stone	-	-	-	-	-	-	C
	Land excavations	-	C	C	C	C	C	C
	Other mining and quarrying of nonmetallic minerals (except fuels)	-	-	-	-	-	-	C
	Metal ore mining	-	-	-	-	-	-	C
	Sand and gravel - quarrying	-	-	-	-	-	C	C

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
Nonmetallic Products Manufacturing:								
	Abrasive, asbestos and miscellaneous nonmetallic mineral products	-	-	-	-	-	-	C
	Cement (hydraulic)	-	-	-	-	-	-	C
	Concrete, gypsum and plaster products	-	-	-	-	-	-	C
	Glass and glassware (pressed or blown)	-	-	-	-	-	C	C
	Plate glass	-	-	-	-	-	C	C
	Structural clay products	-	-	-	-	-	C	C
Other Products Manufacturing:								
	Light manufacturing	C	-	-	-	-	C	C
	Motion picture production	-	-	-	-	C	C	C
	Pottery and related products	C	-	C	-	C	C	C
Outdoor Storage:								
	Auto wrecking yards	-	-	-	-	-	-	C
	Other outdoor storage (clean)	C	-	-	-	-	C	C
	Petroleum products bulk plants	-	-	-	-	-	C	C
Paper Products Manufacturing:								
	Bookbinding and related industrial	P	-	-	-	-	C	C
	Books - publishing and printing	P	-	-	-	C	C	C
	Building paper and building board	-	-	-	-	-	-	P
	Converted paper and paperboard products (except containers and boxes)	-	-	-	-	-	-	C
	Newspapers							
	Paperboard containers and boxes	-	-	-	-	-	C	C
	Periodicals - publishing and printing	P	-	-	-	C	C	C
	Printing trade services	P	-	C	-	C	C	C
	Publishing and printing	P	-	-	-	C	C	C
Petroleum Products Manufacturing:								

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
	Paving and roofing materials	-	-	-	-	-	-	C
	Petroleum refining	-	-	-	-	-	-	C
	Rubber footwear	-	-	-	-	-	C	C
	Tires and inner tubes	-	-	-	-	-	-	C
	Precision Instrument And Jewelry Manufacturing:							
	Amusements, toys, sporting goods and athletic goods	C	-	-	-	-	C	C
	Costume jewelry, costume novelties, buttons and miscellaneous notions (except precious metals)	P	-	-	-	-	C	C
	Jewelry, silverware and plated ware	-	-	-	-	-	C	C
	Musical instruments and parts	P	-	-	-	-	C	C
	Notions - manufacturing	P	-	-	-	-	C	C
	Ophthalmic goods	P	-	-	-	-	C	C
	Optical instruments and lenses	P	-	-	-	-	C	C
	Pens, pencils and other office and artist material	P	-	-	-	-	C	C
	Photographic processing	P	-	-	-	-	C	C
	Print trade services	P	-	-	-	-	C	C
	Surgical, medical and dental instruments and supplies	P	-	-	-	-	C	C
	Watches, clocks, clockwork operated devices and parts	P	-	-	-	-	C	C
	Transportation:							
	Staging for trucking, local and long distance	-	-	-	-	-	C	C
	Wholesale Trade And Warehousing:							
	Drugs, chemicals and allied products	-	-	-	-	-	C	C
	Dry goods and apparel	C	-	-	C	-	C	C
	Electrical goods	C	-	-	-	-	C	C

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
	Farm products and equipment	C	-	-	-	-	C	C
	Groceries and related products	C	-	-	-	-	C	C
	Hardware, plumbing, heating equipment and supplies	C	-	-	-	-	C	C
	Machinery, equipment and supplies	C	-	-	-	-	C	C
	Motor vehicles and automotive equipment	C	-	-	-	-	C	C
	Petroleum products distribution warehouses and bulk plants	-	-	-	-	-	C	C
	Warehousing and storage services	C	-	-	-	-	C	C
Wood And Paper Manufacturing:								
	Millwork, veneer, plywood and prefabricated structural wood products	-	-	-	-	-	-	C
	Paper (except building paper)	-	-	-	-	-	-	C
	Paperboard	-	-	-	-	-	-	C
	Pulp	-	-	-	-	-	-	C
	Sawmills and planing mills	-	-	-	-	-	C	C
INSTITUTIONAL (NONPROFIT):								
Educational Services:								
	Special training and schooling	-	C	C	C	C	C	C
Entertainment, Recreation And Open Space Group Or Organized Camps:								
	Gymnasiums and athletic clubs	-	C	C	C	C	C	-
	Parks - general recreation	-	P	P	P	C	C	-
	Parks - leisure and ornamental	-	P	P	P	P	P	C
	Play lots or tot lots	-	C	C	C	C	-	-
	Playgrounds	-	C	C	C	C	C	-
	Racetracks	-	-	-	-	-	C	C
	Recreation centers (general)	-	C	C	C	C	C	-
	Swimming pools	-	C	C	C	C	C	C

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
	Government services:							
	Correctional and rehabilitation institutions	-	-	-	-	P	P	C
	Executive, legislative and judicial functions	-	C	C	C	C	C	C
	Postal services	-	C	C	C	C	C	C
	Protective functions and their related activities	P	C	C	C	C	C	C
	Health services:							
	Hospital services	-	-	C	-	C	-	-
	Sanatoriums, convalescent and rest home services	-	-	-	-	C	-	-
	Public and quasi-public:							
	Art galleries	-	-	P	C	C	-	-
	Fairgrounds	-	-	-	-	-	C	-
	Hospitals and acute care facilities	-	-	C	C	C	-	-
	Libraries	-	P	P	C	C	C	C
	Museums	-	-	C	C	C	C	C
	Nature exhibitions	-	-	C	C	C	C	-
	Public assembly, miscellaneous purposes	-	-	-	-	-	C	-
	Religious and welfare services:							
	Churches, synagogues and temples	-	C	C	C	C	C	C
	Welfare and charitable services	-	C	C	C	C	C	C
	Residential:							
	Religious quarters	-	C	-	-	C	-	-
	Retirement homes and orphanages	-	-	-	-	C	-	-
	Streets and other circulation elements:							
	Airports	-	-	-	-	-	C	C
	Alleys	C	C	C	C	C	C	C
	Freeways	C	C	C	C	C	C	C
	Railroads and appurtenances	-	-	-	-	-	C	C

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
Streets, private		C	C	C	C	C	C	C
Streets, public		C	C	C	C	C	C	C
LAND DEVELOPMENTS:								
Industrial parks		C	-	-	-	-	C	C
Land development for various commercial, industrial and manufacturing		-	-	-	-	-	C	C
Shopping centers		C	C	C	-	C	-	-
Temporary uses		Subject to regulations in section 8-6-16 of this title						
UTILITIES:								
Communication:								
Cable television		C	C	C	C	C	C	C
Radio and television facilities		C	C	C	C	C	C	C
Telephone and telegraph		C	C	C	C	C	C	C
Other facilities:								
Sewage disposal		-	-	-	-	-	-	C
Sewage transmission and pump facilities		P	P	P	P	P	P	P
Solid waste disposal		-	-	-	-	-	-	C
Utilities - lines and rights of way:								
Culinary water		P	C	C	C	C	P	P
Electricity (substations or facilities for)		P	C	C	C	C	C	C
Irrigation water		P	C	C	C	C	C	C
Natural gas		C	C	C	C	C	C	C
Pipelines (oil and gas transmission)		C	C	-	-	-	-	C

MEMORANDUM

TO: Morgan County Planning Commission
FROM: Bill Cobabe
DATE: December 11, 2014
SUBJECT: Commercial Conditional Use Table

As applies in the review/revision of the residential uses, the following are the categories for review:

C-1: This is a *staff level* decision. The conditions outlined in the ordinance have been met completely and explicitly met and there are no unique, controversial, or potentially conflicting aspects of the application. It is anticipated that this would encompass most of the applications for conditional use permits.

C-2: This is a decision requiring *Planning Commission* review and approval. These are cases where the applicant is proposing specific deviations to the conditional use requirements outlined in Section 8-8-4. The reasons for these deviations may be tied to specific, unique land conditions, controversial issues, and/or items that may potentially be conflicting with the requirements of the Code. It is anticipated that only those things which cannot be handled as a Staff-level approval would be reviewed and approved by the Planning Commission.

C-3: This is a decision requiring *County Council* approval after Planning Commission review. These cases would be relatively rare and involve complex, controversial, and/or contentious items that involve an anticipated impact on a very large scale (either large amounts of land or many people would be impacted by the granting of the conditional use permit).

The current use table will need to be modified to reflect the various levels of administration. The Planning Commission should review each existing use for appropriateness, and adding other uses where needed.

Of particular interest is the number of different Commercial Uses we have in the County. The General Plan of the County provides for four different commercial use types, while the zoning ordinance has seven different designations. Staff recommends combining some of these uses to help simplify the review/approval process. The designations in the General Plan are as follows:

- **Commercial**

The Commercial category designation provides for commercial nodes on individual parcels and more intense commercial uses near major road corridors. The intent of the Commercial use

category is to provide for commercial uses which, through sensitive and creative building design, orientation of buildings, access, lighting, signs, parking, and landscaping can be made compatible with adjacent residential neighborhoods, to regional retail, neighborhood retail, family entertainment, office, and compatible employment uses in master planned developments.

- **Business Park**

The Business Park use category is intended to provide for areas for the development of uses that provide employment involving light manufacturing, assembling, warehousing, and wholesale activities and associated office space and support uses. The Business Park designation is intended to encourage campus-style commercial development near the airport which incorporates amenities including attractive streetscapes and enhanced landscaping. This use category provides for employment in commercial and light industrial uses that are compatible with adjacent or surrounding land uses. The areas designated for Business Park uses have adequate transportation and infrastructure access, and emphasize minimal conflict with existing adjacent land uses. This designation provides for the development and accommodation of administrative and research industries, offices, and limited manufacturing and support services. Typical uses may also include construction contractors, small, screened storage yards, and small warehousing services.

- **Heavy Industrial**

The Heavy Industrial use designation is intended to provide for capital-intensive operations that manufacture or fabricate products within enclosed or partially enclosed structures. Heavy Industrial provides for the development and accommodation of intense industrial activity involving mining, manufacturing, warehousing, assembly, and storage characterized by open space uses/or storage, industrial processes, which involve significant amounts of noise, heat, mechanical and chemical processing, large amounts of materials transfer, and large-scale machinery and structures.

- **Town Center**

The Town Center designation denotes areas suitable for a mixture of commercial, employment, and supporting residential uses in appropriate locations. Horizontal mixed uses would be required for master planned projects, and vertical mixed uses would be encouraged. Residential uses in the Town Center category should be vertically and/or horizontally integrated, and complementary to non-residential uses. Town Center projects should be designed to provide maximum compatibility with surrounding land uses. Increased aesthetic and architectural design requirements and focus on streetscape creation are paramount to the development of a Town Center area.

The General Plan is to be used to inform decisions about zoning in a community. These designations provide guidelines for making ordinance changes that will conform to the desires of the County as represented in the General Plan.

The Commercial Land Use Table is attached.

Additional Information for December 11, 2014:

Purpose statements from the Code of each commercial zoning district follow, in addition to Staff comments (*in parentheses*):

A. Commercial Buffer District CB: To provide areas for appropriate transitions of commercial uses.

(This is probably most similar to the "Business Park" general plan designation. It is a relatively new addition to the Code, and is currently only applied to one area, near the airport).

B. Neighborhood Commercial District C-N: To provide areas in appropriate locations where convenience buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale are necessary to meet day to day needs of area residents.

(This purpose statement may need to be modified. The term "convenience buying outlets" is ambiguous and seems to indicate convenience stores, which may not be desirable in neighborhood areas. In my mind "neighborhood commercial" would be places like dentist's or attorney's offices, where the feel and impact of the use on the surrounding neighborhood are minimal in terms of visual and transportation impact).

C. Commercial Shopping District C-S: To provide areas in appropriate locations where a combination of businesses, commercial, entertainment and related activities may be established, maintained and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers.

(I believe this district should be combined with the General Commercial district).

D. Highway Commercial District C-H: To provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or catering to thoroughfare traffic and the traveling public may be established, maintained and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities, and other appropriate highway related activities.

(I believe this should be combined with the General Commercial district as well).

E. General Commercial District C-G: To provide areas in appropriate locations where a combination of businesses, commercial, entertainment, and related activities may be established, maintained and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which are vital to economic life, but some of which would be intrusive and disruptive in a shopping center type of commercial development.

(This should be the main commercial district for the County. It should be construed to allow for as many commercial, retail, and business-type uses as possible. Locations that are potential commercial use areas, as designated by the General Plan, should be encouraged to change zoning districts to this district.)

F. Manufacturing - Distribution District M-D: To provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects

may be established, maintained and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

(I would change this to be a "Light Manufacturing/Light Industrial" district. The purpose statement seems to indicate this already, but the name of the district can be misleading).

G. General Industrial District M-G: To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (2010 Code)

(I might change this to a "Heavy Industrial" district. Again, the purpose statement seems to indicate this, but the name can be confusing).

With regard to the use table, there has been some interest in making the table more broadly applicable. That is, within each zone more uses would be permitted. This could be done in a number of ways, including providing exhaustive lists, allowing for a catch-all provision where a clause/use allowance is put in for "other compatible uses" as determined by the County Council and/or Planning Commission, or using broad categories of uses.

This last element is something I've had experience with at the City of Beaumont, Texas. We used the North American Industry Classification System (NAICS), which grew out of the older Standard Industry Classification (SIC). The NAICS uses a two to six digit numbering system to differentiate similar and/or related industries to help specify which types of uses are similar, and offers a great deal of specificity. For example, book binding is found mainly under Section 32 (Manufacturing) → 323 (Printing and Related Support Activities) → 3231 (Printing and Related Support Activities), → 32312 (Support Activities for Printing) → 323120 (Support Activities for Printing). Specific activities listed under this category include things like book binding, engraving printing plate, repairing books, etc. See this website for more:

<http://www.census.gov/cgi-bin/sssd/naics/naicsrch?code=323120&search=2012%20NAICS%20Search>

This is useful because if we want to allow all activities in a particular category in a certain zone, we can be as specific or as general as we want. If we were to say, for example, that in the heavy manufacturing zone, Sections 31-33 are allowed, that is a very broad and inclusive definition. If we wanted to exclude certain things, we could specify those as well. This further provides the advantage of being not arbitrary because it is a nationally recognized system of classification.

MORGAN COUNTY, UTAH
MULTIPLE USE, AGRICULTURE, RURAL RESIDENTIAL, RESIDENTIAL AND
MULTIPLE-FAMILY RESIDENTIAL DISTRICTS
ALLOWED USES (EXISTING)

8-5C-1: PURPOSE:

The purpose of the following districts is:

- A. Commercial Buffer District CB: To provide areas for appropriate transitions of commercial uses.
- B. Neighborhood Commercial District C-N: To provide areas in appropriate locations where convenience buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale are necessary to meet day to day needs of area residents.
- C. Commercial Shopping District C-S: To provide areas in appropriate locations where a combination of businesses, commercial, entertainment and related activities may be established, maintained and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers.
- D. Highway Commercial District C-H: To provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or catering to thoroughfare traffic and the traveling public may be established, maintained and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities, and other appropriate highway related activities.
- E. General Commercial District C-G: To provide areas in appropriate locations where a combination of businesses, commercial, entertainment, and related activities may be established, maintained and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which are vital to economic life, but some of which would be intrusive and disruptive in a shopping center type of commercial development.
- F. Manufacturing - Distribution District M-D: To provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.
- G. General Industrial District M-G: To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The

regulations of this district are designed to protect environmental quality of the district and adjacent areas. (2010 Code)

8-5C-2: CODES AND SYMBOLS:

In following sections of this article, uses of land or buildings which are allowed in various districts are shown as "permitted uses", indicated by a "P" in the appropriate column, or as "conditional uses", indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-". If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-". (2010 Code)

8-5C-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial and industrial districts, except as provided in this article. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section [8-2-1](#) of this title, are authorized in any district upon issuance of a conditional use permit for the same.

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
AGRICULTURAL:								
	Agricultural industries	-	-	-	-	-	C	C
	Agriculture tourism	C	C	C	C	C	C	C
	Dairy or food processing	C	-	-	-	-	C	C
	The tilling of the soil, the raising of crops, horticulture and gardening	P	P	P	P	P	P	P
COMMERCIAL:								
	Residential:							
	Bed and breakfast inn	C	C	C	C	C	-	-
	Hotels, tourist courts and motels	C	-	C	C	C	-	-
	Recreation vehicle parks	C	-	C	C	C	C	-
	Residential care facilities	C	-	C	C	C	-	-
	Retirement home/assisted living	-	C	-	C	-	-	-
	Industrial:							
	Commercial contract printing	P	-	-	-	P	P	P
	Transportation:							
	Bus terminals, stations, etc.	C	C	P	P	P	P	P
	Hard surface parking, commercial	P	-	C	C	C	C	C
	Private garage	-	C	C	C	C	C	C
	Structure parking	P	-	C	C	C	C	C
	Communication:							
	Radio and television communication facilities	P	C	C	C	P	C	C
	Retail Trade:							
	Antiques and used merchandise	C	-	P	C	P	-	-
	Bakeries	C	C	P	C	P	C	-
	Books and stationery retail	P	C	P	C	P	-	-
	Candy, nuts and confectionery	C	C	P	C	P	C	-
	Children and infants' wear	C	-	P	C	P	-	-
	Custom tailoring	P	-	P	C	P	-	-

	Districts						
	CB	C-N	C-S	C-H	C-G	M-D	M-G
Dairy products	C	P	P	P	P	-	-
Department stores	-	-	P	C	P	-	-
Direct selling organizations	P	-	P	C	P	-	-
Drinking places (alcoholic beverages)	-	-	C	C	C	-	-
Drive-in restaurants	-	C	C	C	C	P	P
Drug and proprietary	-	C	C	C	P	-	-
Eating places (food consumed on premises)	-	C	P	P	P	P	P
Electrical goods retail	P	-	P	C	P	-	-
Family clothing	-	C	P	C	P	-	-
Farm and garden supplies and equipment	P	C	P	C	P	-	-
Fruits and vegetables	P	C	P	P	P	C	C
Furniture, home furnishings and equipment	-	-	P	C	P	-	-
Furriers and fur apparel	C	-	P	C	P	-	-
Gasoline service stations	-	C	C	P	C	P	P
Groceries (with or without meat)	-	P	C	C	P	P	-
Hardware and farm equipment	C	-	P	C	P	P	-
Heating and plumbing equipment	C	-	-	C	P	P	-
Household appliances	C	-	P	C	P	-	-
Ice cream establishments	-	C	P	P	C	-	-
Jewelry	-	-	P	C	P	-	-
Limited price variety stores	-	-	P	C	P	-	-
Liquor - package	-	-	C	C	C	-	-
Lumber and other building materials	C	-	P	C	P	C	-
Mail order house/telemarketing	P	P	P	C	P	-	-
Meats and fish	-	-	P	C	P	-	-
Mens and boys clothing and furnishings	-	-	P	C	P	-	-
Merchandise vending machines operators	-	P	P	P	P	P	P
Motor vehicles	C	-	C	C	C	C	P

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
	Paint, glass and wallpaper	C	-	P	C	P	P	-
	Pets and pet supplies	-	-	P	C	P	-	-
	Radios, televisions and music supplies	-	-	P	C	P	-	-
	Shoes	-	-	P	C	P	-	-
	Shopping complexes for retail trade	-	C	C	C	C	-	-
	Sporting goods and bicycles	-	-	P	C	P	-	-
	Tires, batteries and accessories	C	-	C	C	P	C	P
	Women's clothing, accessories and specialties	-	-	C	C	C	-	-
	Other comparable retail activities	-	C	C	C	C	-	-
	Other retail trade, apparel and accessories	-	-	C	C	C	-	-
	Other retail trade, i.e., automotive, marine craft, aircraft and accessories	C	-	C	C	C	C	-
Services:								
	Administration general office space (new construction or exterior modification)	C	C	C	C	C	C	-
	Advertising services	-	C	-	-	-	-	-
	Animal clinics and hospitals	-	-	C	C	C	-	-
	Apparel repair, alteration and cleaning, pick up services, shoe repair services	-	P	P	C	P	P	P
	Automatic car wash, truck wash	C	C	C	P	P	P	P
	Automobile repair and services	C	C	C	C	C	C	P
	Banking and bank related functions	P	-	P	P	P	P	-
	Beauty and barber shops, general	-	P	P	C	P	-	-
	Carpeting and other floor coverings	-	-	C	C	C	P	-
	Child daycare centers, subject to regulations as set forth in section 8-6-39 of this title	P	P	C	C	-	-	-
	Comprehensive healthcare facilities (centers)	-	-	C	C	P	-	-
	Dental laboratory services	P	-	C	C	P	P	P

	Districts						
	CB	C-N	C-S	C-H	C-G	M-D	M-G
Duplicating mailing and stenographic services	P	-	C	C	P	-	-
Dwelling and other building maintenance services	C	C	C	C	P	P	-
Electrical services	C	-	C	C	P	P	P
Employment services	-	-	P	C	P	-	-
Funeral and crematory services	-	-	C	-	P	P	-
General contract construction services	C	-	-	-	P	P	P
General office space (interior remodel, no construction or exterior modification)	P	P	P	P	P	P	P
Healthcare facilities	C	-	C	C	C	-	-
Laundering, dry cleaning, and dyeing services	C	C	P	C	P	P	P
Medical clinics - outpatient services	P	-	P	C	P	C	-
Medical laboratory services	P	-	C	C	P	P	P
News syndicate services	P	-	-	-	P	-	-
Painting, wall coverings and decorating services	-	-	C	C	P	P	P
Photographic equipment and services	P	C	P	C	P	C	C
Plumbing, heating, and air conditioning services	C	-	C	-	P	P	P
Private clubs	-	-	C	-	P	-	-
Professional healthcare offices and clinics	P	-	C	C	P	-	-
Dentists offices	P	C	P	C	P	-	-
Medical offices	P	C	P	C	P	-	-
Real estate agents, brokers, and management services	-	C	P	C	P	-	-
Real estate operative construction builders	C	-	C	C	P	P	P
Real estate subdividing and land developing	-	-	P	C	P	P	P
Roofing and sheet metal services	C	-	C	-	P	P	P
Security services and commodity brokers, dealers, exchanges and services	-	-	C	C	P	-	-

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
Schools (commercial)		C	C	C	C	P	C	-
Entertainment:								
Drive-in theaters		C	-	C	-	C	C	-
Live theaters		-	-	C	C	P	-	-
Motion picture theaters		-	-	P	-	P	-	-
Race tracks (commercial)		-	-	-	-	C	C	C
Sexually oriented businesses, as defined in section 8-18-2 of this title		-	-	-	-	-	-	C
Sports activities facilities		-	C	C	C	P	P	-
INDUSTRIAL:								
Chemical And Plastics Manufacturing:								
Agricultural chemicals		-	-	-	-	-	C	C
Drug		C	-	-	-	-	C	C
Industrial inorganic chemicals		-	-	-	-	-	-	C
Miscellaneous plastic products		C	-	-	-	-	C	C
Paints, varnishes, lacquers, enamels and allied products		-	-	-	-	-	-	C
Plastics materials and synthetic resins, synthetic and other manmade fibers (except glass)		-	-	-	-	-	C	C
Soap, detergents and cleaning preparations, perfumes, cosmetic and other toilet preparations		-	-	-	-	-	C	C
Fabricated Textile Products Manufacturing:								
Broad and narrow woven fabrics and other small wares (cotton, manmade fibers, silk and wool)		-	-	-	-	-	C	C
Dyeing and finishing of textiles (except wool fabrics and knit goods)		-	-	-	-	-	C	C
Knit goods		C	-	-	-	-	C	C
Wearing apparel and accessories		C	-	-	-	C	C	C

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
Yarns and threads		-	-	-	-	-	C	C
Food Products Manufacturing:								
Baker products		-	-	C	-	C	C	C
Beverage		C	-	-	-	-	C	C
Canning and preserving of fruits, vegetables, meat and seafood		-	-	-	-	-	C	C
Confectionery and related products		-	-	C	-	C	C	C
Dairy products		-	-	C	-	C	C	C
Food processing and manufacturing		C	-	-	-	-	C	C
Grain mill products		-	-	-	-	-	C	C
Meat products		-	-	-	-	-	C	C
Sugar		-	-	-	-	-	-	C
Furniture Products - Manufacturing:								
Furniture - manufacturing		C	-	-	-	-	C	C
Partitions, shelving, lockers, office and store fixtures		C	-	-	-	-	C	C
Wooden containers		C	-	-	-	-	C	C
Industrial Services:								
Concrete services and batching plants		-	-	-	C	C	C	C
General contract and subcontractor construction services		C	-	-	-	-	-	-
Masonry, stonework, tile setting and plastering services		C	-	-	-	-	C	C
Roofing and sheet metal services		C	-	-	-	-	C	C
Water and well drilling services		C	-	-	-	-	C	C
Machine Products Manufacturing:								
Electrical machinery, equipment and supplies		-	-	-	-	-	C	C

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
	Engineering, laboratory and scientific and research instruments and associated equipment	P	-	-	-	-	C	C
	Instruments for measuring, controlling and indicating physical characteristics	P	-	-	-	-	C	C
	Machinery (except electrical)	-	-	-	-	-	C	C
	Ordnance and accessories	-	-	-	-	-	-	C
	Transportation equipment	-	-	-	-	-	C	C
Metallic Products Manufacturing:								
	Blast furnaces, steelworks and the rolling finishing of ferrous metals, etc.	-	-	-	-	-	C	C
	Iron and steel foundries and manufacturing	-	-	-	-	-	-	C
	Nonferrous foundries	-	-	-	-	-	C	C
	Primary smelting and refining of nonferrous metals	-	-	-	-	-	-	C
	Rolling, drawing and extruding of nonferrous metals	-	-	-	-	-	C	C
	Secondary smelting and refining of nonferrous metals and alloys	-	-	-	-	-	-	C
Mining:								
	Chemical and fertilizers (mineral) mining	-	-	-	-	-	-	C
	Coal mining	-	-	-	-	-	-	C
	Crude petroleum and natural gas	-	-	-	-	-	-	C
	Dimension stone	-	-	-	-	-	-	C
	Land excavations	-	C	C	C	C	C	C
	Other mining and quarrying of nonmetallic minerals (except fuels)	-	-	-	-	-	-	C
	Metal ore mining	-	-	-	-	-	-	C
	Sand and gravel - quarrying	-	-	-	-	-	C	C

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
Nonmetallic Products Manufacturing:								
	Abrasive, asbestos and miscellaneous nonmetallic mineral products	-	-	-	-	-	-	C
	Cement (hydraulic)	-	-	-	-	-	-	C
	Concrete, gypsum and plaster products	-	-	-	-	-	-	C
	Glass and glassware (pressed or blown)	-	-	-	-	-	C	C
	Plate glass	-	-	-	-	-	C	C
	Structural clay products	-	-	-	-	-	C	C
Other Products Manufacturing:								
	Light manufacturing	C	-	-	-	-	C	C
	Motion picture production	-	-	-	-	C	C	C
	Pottery and related products	C	-	C	-	C	C	C
Outdoor Storage:								
	Auto wrecking yards	-	-	-	-	-	-	C
	Other outdoor storage (clean)	C	-	-	-	-	C	C
	Petroleum products bulk plants	-	-	-	-	-	C	C
Paper Products Manufacturing:								
	Bookbinding and related industrial	P	-	-	-	-	C	C
	Books - publishing and printing	P	-	-	-	C	C	C
	Building paper and building board	-	-	-	-	-	-	P
	Converted paper and paperboard products (except containers and boxes)	-	-	-	-	-	-	C
	Newspapers							
	Paperboard containers and boxes	-	-	-	-	-	C	C
	Periodicals - publishing and printing	P	-	-	-	C	C	C
	Printing trade services	P	-	C	-	C	C	C
	Publishing and printing	P	-	-	-	C	C	C
Petroleum Products Manufacturing:								

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
	Paving and roofing materials	-	-	-	-	-	-	C
	Petroleum refining	-	-	-	-	-	-	C
	Rubber footwear	-	-	-	-	-	C	C
	Tires and inner tubes	-	-	-	-	-	-	C
	Precision Instrument And Jewelry Manufacturing:							
	Amusements, toys, sporting goods and athletic goods	C	-	-	-	-	C	C
	Costume jewelry, costume novelties, buttons and miscellaneous notions (except precious metals)	P	-	-	-	-	C	C
	Jewelry, silverware and plated ware	-	-	-	-	-	C	C
	Musical instruments and parts	P	-	-	-	-	C	C
	Notions - manufacturing	P	-	-	-	-	C	C
	Ophthalmic goods	P	-	-	-	-	C	C
	Optical instruments and lenses	P	-	-	-	-	C	C
	Pens, pencils and other office and artist material	P	-	-	-	-	C	C
	Photographic processing	P	-	-	-	-	C	C
	Print trade services	P	-	-	-	-	C	C
	Surgical, medical and dental instruments and supplies	P	-	-	-	-	C	C
	Watches, clocks, clockwork operated devices and parts	P	-	-	-	-	C	C
	Transportation:							
	Staging for trucking, local and long distance	-	-	-	-	-	C	C
	Wholesale Trade And Warehousing:							
	Drugs, chemicals and allied products	-	-	-	-	-	C	C
	Dry goods and apparel	C	-	-	C	-	C	C
	Electrical goods	C	-	-	-	-	C	C

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
	Farm products and equipment	C	-	-	-	-	C	C
	Groceries and related products	C	-	-	-	-	C	C
	Hardware, plumbing, heating equipment and supplies	C	-	-	-	-	C	C
	Machinery, equipment and supplies	C	-	-	-	-	C	C
	Motor vehicles and automotive equipment	C	-	-	-	-	C	C
	Petroleum products distribution warehouses and bulk plants	-	-	-	-	-	C	C
	Warehousing and storage services	C	-	-	-	-	C	C
Wood And Paper Manufacturing:								
	Millwork, veneer, plywood and prefabricated structural wood products	-	-	-	-	-	-	C
	Paper (except building paper)	-	-	-	-	-	-	C
	Paperboard	-	-	-	-	-	-	C
	Pulp	-	-	-	-	-	-	C
	Sawmills and planing mills	-	-	-	-	-	C	C
INSTITUTIONAL (NONPROFIT):								
Educational Services:								
	Special training and schooling	-	C	C	C	C	C	C
Entertainment, Recreation And Open Space Group Or Organized Camps:								
	Gymnasiums and athletic clubs	-	C	C	C	C	C	-
	Parks - general recreation	-	P	P	P	C	C	-
	Parks - leisure and ornamental	-	P	P	P	P	P	C
	Play lots or tot lots	-	C	C	C	C	-	-
	Playgrounds	-	C	C	C	C	C	-
	Racetracks	-	-	-	-	-	C	C
	Recreation centers (general)	-	C	C	C	C	C	-
	Swimming pools	-	C	C	C	C	C	C

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
	Government services:							
	Correctional and rehabilitation institutions	-	-	-	-	P	P	C
	Executive, legislative and judicial functions	-	C	C	C	C	C	C
	Postal services	-	C	C	C	C	C	C
	Protective functions and their related activities	P	C	C	C	C	C	C
	Health services:							
	Hospital services	-	-	C	-	C	-	-
	Sanatoriums, convalescent and rest home services	-	-	-	-	C	-	-
	Public and quasi-public:							
	Art galleries	-	-	P	C	C	-	-
	Fairgrounds	-	-	-	-	-	C	-
	Hospitals and acute care facilities	-	-	C	C	C	-	-
	Libraries	-	P	P	C	C	C	C
	Museums	-	-	C	C	C	C	C
	Nature exhibitions	-	-	C	C	C	C	-
	Public assembly, miscellaneous purposes	-	-	-	-	-	C	-
	Religious and welfare services:							
	Churches, synagogues and temples	-	C	C	C	C	C	C
	Welfare and charitable services	-	C	C	C	C	C	C
	Residential:							
	Religious quarters	-	C	-	-	C	-	-
	Retirement homes and orphanages	-	-	-	-	C	-	-
	Streets and other circulation elements:							
	Airports	-	-	-	-	-	C	C
	Alleys	C	C	C	C	C	C	C
	Freeways	C	C	C	C	C	C	C
	Railroads and appurtenances	-	-	-	-	-	C	C

		Districts						
		CB	C-N	C-S	C-H	C-G	M-D	M-G
Streets, private		C	C	C	C	C	C	C
Streets, public		C	C	C	C	C	C	C
LAND DEVELOPMENTS:								
Industrial parks		C	-	-	-	-	C	C
Land development for various commercial, industrial and manufacturing		-	-	-	-	-	C	C
Shopping centers		C	C	C	-	C	-	-
Temporary uses		Subject to regulations in section 8-6-16 of this title						
UTILITIES:								
Communication:								
Cable television		C	C	C	C	C	C	C
Radio and television facilities		C	C	C	C	C	C	C
Telephone and telegraph		C	C	C	C	C	C	C
Other facilities:								
Sewage disposal		-	-	-	-	-	-	C
Sewage transmission and pump facilities		P	P	P	P	P	P	P
Solid waste disposal		-	-	-	-	-	-	C
Utilities - lines and rights of way:								
Culinary water		P	C	C	C	C	P	P
Electricity (substations or facilities for)		P	C	C	C	C	C	C
Irrigation water		P	C	C	C	C	C	C
Natural gas		C	C	C	C	C	C	C
Pipelines (oil and gas transmission)		C	C	-	-	-	-	C



PLANNING COMMISSION AGENDA
Thursday, December 11, 2014
Morgan County Council Room
6:00 PM

PUBLIC NOTICE is hereby given that the Morgan County Planning Commission will meet at the above time and date at the Morgan County Courthouse, Council Chambers; 48 West Young St, Morgan, Utah. The agenda is as follows:

1. Call to order – prayer
2. Pledge of Allegiance
3. Approval of agenda
4. Declaration of conflicts of interest
5. Public Comment

Administrative:

6. Discussion on commercial use table text amendment.
7. Discussion/Decision: Planning Commission resolution 14-01. A resolution setting the annual meeting schedule of the Morgan County Planning Commission for 2015.
8. Planning Commission Business/Questions for Staff
9. Approval of minutes from November 13, 2014
10. Adjourn



PLANNING COMMISSION AGENDA
Thursday, November 13, 2014
Morgan County Council Room
6:30 PM

PUBLIC NOTICE is hereby given that the Morgan County Planning Commission will meet at the above time and date at the Morgan County Courthouse, Council Chambers, 48 West Young St, Morgan, Utah. The agenda is as follows:

1. Call to order – prayer
2. Pledge of Allegiance
3. Approval of agenda
4. Declaration of conflicts of interest
5. Public Comment

Administrative:

1. Discussion on commercial use table text amendment.

Legislative:

2. Planning Commission Business/Questions for Staff
3. Approval of minutes from October 23, 2014
4. Adjourn

Members Present

Shane Stephens
Debbie Sessions
David Sawyer, via electronic participation
Darrell Erickson
Steve Wilson

Staff Present

Bill Cobabe, Senior Planner
Mickaela Moser, Transcriptionist

Public Present

Dylan Mansfield
Jason Mansfield

1. Call to order – prayer
Acting-Chair Sessions called the meeting to order. Member Stephens offered prayer.
2. Pledge of Allegiance
3. Approval of agenda
Member Erickson moved to approve the agenda. Second by Member Wilson. The vote was unanimous. The motion carried.
4. Declaration of conflicts of interest
There were none.
5. Public Comment

Dylan Mansfield, age 11, from Mountain Green introduced himself. He was in attendance to obtain his last requirement for boy scouts.

Administrative:

1. Discussion on commercial use table text amendment.

For the boy scout's benefit, Bill explained the reasons for meeting as a Planning Commission and introduced the topic for tonight's meeting as a discussion about commercial uses.

He continued on to discuss the four different designations of the commercial zones, which include Commercial, Business Park, Heavy Industrial, and Town Center.

Bill suggested possibly eliminating or combining a few of the designations under the current seven commercial districts, to allow for a simpler clarification and absorb unnecessary designations. Member Wilson asked Bill why he thinks they need to simplify the commercial zones, as he feels there are tools within each current district that allow for sufficient differentiation. Bill asked about the differences between a Commercial Shopping District and some others that are similar, such as Neighborhood Commercial District.

Member Wilson asked for clarification on Bill's wording of horizontal and vertical within a commercial zone. Bill explained that a horizontal mixed use is separated by space, and is outwardly, whereas a vertical mixed use is an upward expansion, as in floor one, floor two, etc, mixing office space and residential space. He also confirmed that the Morgan County General Plan currently has only four commercial areas, and they can be divided into more

specific areas within. Member Wilson expressed concern that by simplifying or eliminating some of the current designations in the commercial zone, it may open unwanted doors and create potential future problems. Member Sessions suggested a buffer area between the town commercial center and residential areas. Bill suggested they think about what transition is wanted between the different commercial zones. Member Sessions offered a suggestion of Business Park I and Business Park II, as a way to split and transition from Heavy Industrial to Commercial. Member Wilson asked about possibly preparing a visual for the next meeting to be able to see what businesses would be appropriate in certain areas of the county. Bill said he would prepare a map or other visual for presentation at the next meeting. Bill described the typical transitions within a county, beginning with the heavy industrial to other light industrial, commercial warehousing, smaller retail areas, to business park with office space. He explained that the next part in the blending or transition is the high density residential, which includes multi-family housing/apartment complexes, and then moving to single family homes and ranches/farms.

There was discussion about the different locations of commercial districts throughout the County as well as town center designations. Member Sessions suggested possible village center designations in certain areas of the County. Bill reminded the Planning Commission that these decisions are not easy, but it's important to establish a base to use as a springboard. Member Sessions suggested altering the General Plan to input a commercial buffer, or Business Park, and then allocate businesses according to four specific commercial zones, removing the light manufacturing zone within the buffer. She suggested reducing to four zones: Business Park, Commercial, Light Manufacturing, and Heavy Industrial. The other zones--Neighborhood Shopping, Highway, and General would all be incorporated into one Commercial zone. Member Wilson partially agreed with that idea but was reluctant so as to avoid a potential strip mall or fast food restaurant that would back up to a residential zone. He feels the County control would slip away if those three previously mentioned zones were eliminated to reduce the number of commercial zones to four. He suggested combining Commercial Shopping and Highway Commercial into a General commercial zone but keeping a Neighborhood Commercial option. Member Sessions agreed. Member Erickson commented on the importance of the definitions associated with the different zoning distinctions. There was some discussion on the placement of the assisted living and discussion on the projection of development.

Member Wilson wanted to address town and village centers, incorporated areas, unincorporated areas, etc. He expressed the importance of guiding the discussions and planning for the unincorporated areas until, if ever, they become incorporated.

Member Erickson asked to postpone further discussion on this topic until Bill can provide a visual. Member Wilson also asked Bill for definitions of town centers, village centers and incorporated areas, along with a visual case study and integrated plan. Before the next meeting, Member Erickson also asked for clarified definitions. Member Sessions suggested bringing the Peterson Area Plan and map. Member Sawyer was interested about the definitions for town and village centers. Member Sessions asked Bill to present all of the different area maps from each section of the County to allow for further visual clarification of where commercial areas are currently zoned.

Legislative:

2. Planning Commission Business/Questions for Staff

Bill mentioned ideas for the next Planning Commission meeting for December 11. He suggested a meal shared with Planning Commission members and their spouses. He stated that the budget is fine to include both and took suggestions for dinner. Member Sawyer asked Bill about his current promotion as Planning and Development Director and if he could explain some of the changes associated with it. Bill explained that there have been some physical changes to the office and he hopes it will symbolize the internal changes of openness and efficiency that will take place to serve the Morgan community better. With no other planning positions currently being occupied, Bill also stated that the current administrative assistant has expressed interest in learning the planning technician duties. There was also a new building inspector recently hired who will begin next week.

3. Approval of minutes from October 23, 2014

Member Stephens moved to approve the amended minutes. Second by Member Erickson. The vote was unanimous. The motion carried.

4. Adjourn

Member Stephens moved to adjourn. Second by Member Wilson. The vote was unanimous. The motion carried.

Approved: _____ **Date:** _____
Chairman, Roland Haslam

ATTEST: _____ **Date:** _____
Mickaela Moser, Transcriptionist
Planning and Development Services