



PLANNING COMMISSION AGENDA

Thursday, April 23, 2015

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:

6. Discussion on commercial use table text amendment.
7. Planning Commission Business/Questions for Staff
8. Approval of minutes from April 9, 2015
9. Adjourn

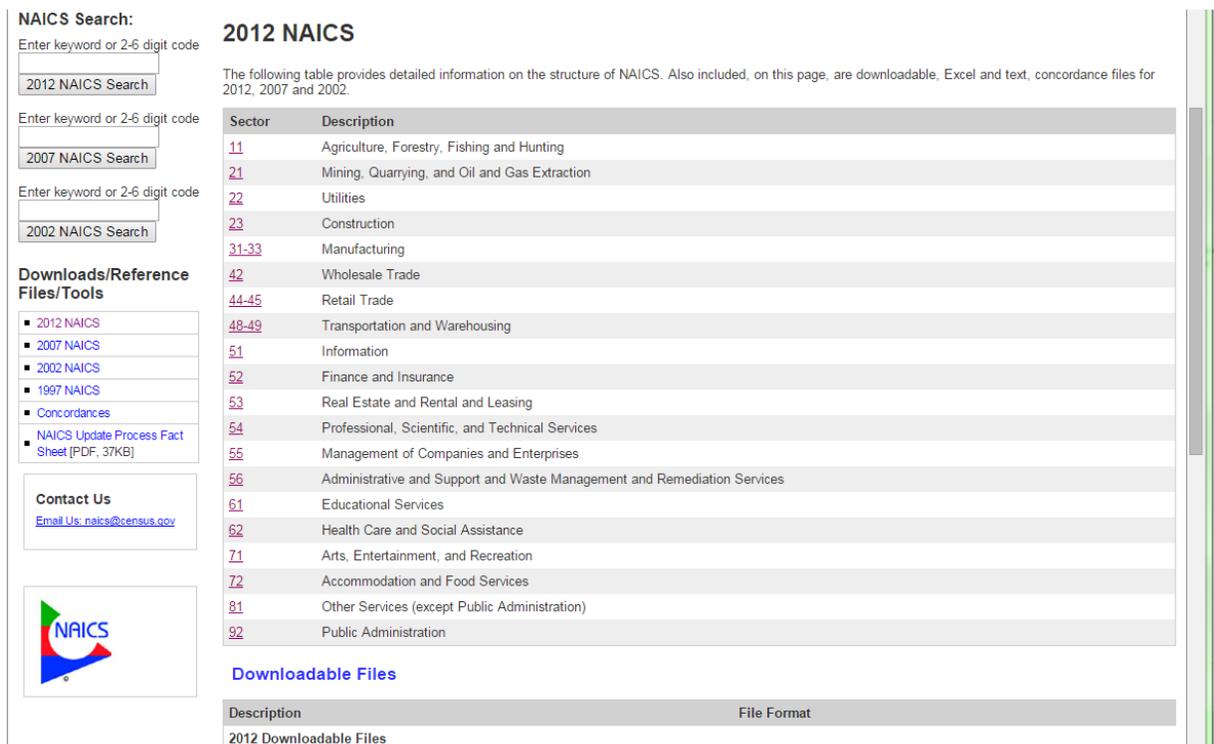
MEMORANDUM

TO: Morgan County Planning Commission
FROM: Bill Cobabe
DATE: April 23, 2015
SUBJECT: Commercial Conditional Use Table

As requested, we have prepared a table (below) reflecting how the NAICS classifications could be implemented in Morgan County. The original table is included for reference.

With regard to methodology, I used the following steps to determine what should be included in the table in which zones, and at which level should we allow/regulate:

1. Looking at the NAICS online table, I noted the 20 main sectors (the two-digit coded sectors on the first screen)



NAICS Search:
 Enter keyword or 2-6 digit code

 Enter keyword or 2-6 digit code

 Enter keyword or 2-6 digit code

Downloads/Reference Files/Tools

- 2012 NAICS
- 2007 NAICS
- 2002 NAICS
- 1997 NAICS
- Concordances
- NAICS Update Process Fact Sheet [PDF, 37KB]

Contact Us
[Email Us: naics@census.gov](mailto:naics@census.gov)

2012 NAICS
 The following table provides detailed information on the structure of NAICS. Also included, on this page, are downloadable, Excel and text, concordance files for 2012, 2007 and 2002.

Sector	Description
11	Agriculture, Forestry, Fishing and Hunting
21	Mining, Quarrying, and Oil and Gas Extraction
22	Utilities
23	Construction
31-33	Manufacturing
42	Wholesale Trade
44-45	Retail Trade
48-49	Transportation and Warehousing
51	Information
52	Finance and Insurance
53	Real Estate and Rental and Leasing
54	Professional, Scientific, and Technical Services
55	Management of Companies and Enterprises
56	Administrative and Support and Waste Management and Remediation Services
61	Educational Services
62	Health Care and Social Assistance
71	Arts, Entertainment, and Recreation
72	Accommodation and Food Services
81	Other Services (except Public Administration)
92	Public Administration

Downloadable Files

Description	File Format
2012 Downloadable Files	

2. Then I expanded each sector to look to see what would be an appropriate level for permitting/regulation. For example, I looked at Sector 81 and noted that while some subsectors are broadly permissible in some areas, others merited more specific attention.

2012 NAICS Search

Enter keyword or 2-6 digit code

2007 NAICS Search

Enter keyword or 2-6 digit code

2002 NAICS Search

Search results for: 81
Number of records found: 98

[81](#) Other Services (except Public Administration)^T

[811](#) Repair and Maintenance^T

[8111](#) Automotive Repair and Maintenance^T

[81111](#) Automotive Mechanical and Electrical Repair and Maintenance^T

[811111](#) General Automotive Repair

[811112](#) Automotive Exhaust System Repair

[811113](#) Automotive Transmission Repair

[811118](#) Other Automotive Mechanical and Electrical Repair and Maintenance

[81112](#) Automotive Body, Paint, Interior, and Glass Repair^T

[811121](#) Automotive Body, Paint, and Interior Repair and Maintenance

[811122](#) Automotive Glass Replacement Shops

[81119](#) Other Automotive Repair and Maintenance^T

[811191](#) Automotive Oil Change and Lubrication Shops

[811192](#) Car Washes

[811198](#) All Other Automotive Repair and Maintenance

[8119](#) Other Services (except Public Administration)^T

Downloads/Reference Files/Tools

- [2012 NAICS](#)
- [2007 NAICS](#)
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[Email Us: naics@census.gov](mailto:Email.Us.naics@census.gov)

This subsector – 8111 – allows for “Automotive Repair and Maintenance”. Together with subsector 8112, which allows for “Electronic and Precision Equipment Repair and Maintenance”, these seemed to be fairly low-impact uses in a general commercial, business park, manufacturing, or industrial zoning district. However, the next subsector, 8113 “Commercial and Industrial Machinery and Equipment (Except Automotive and Electronic) Repair and Maintenance” seemed to be less compatible with a general commercial zoning, so I left that out of that zone.

Each subsector was evaluated for potential commercial development in the County. I tried to keep things as open and permissive as reasonably possible, knowing that ultimately it will be up to the Planning Commission and County Council to make certain decisions. In this attempt, I have only eliminated three categories or industrial classifications. They are as follows (and for the subsequent reasoning):

4831 – Deep Sea, Coastal, and Great Lakes Water Transportation (these do not apply to our County).

7132 – Gambling Industries (these uses are prohibited by State law)

72112 – Casino Hotels (these uses are also prohibited by State law)

Everything else found a place in our ordinance. Escort services fall under subsector 81299 but are regulated with other sexually oriented businesses in Section 8-18 of our Code. That will have to be modified when we change the ordinance to reflect the modification of “M-D” zoning district to “I”.

The current ordinance and the modified ordinances follow.

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	C	C	C	C	C	C
Agriculture tourism		C	C	C	C	C	C	C	C
Dairy or food processing		C	-	-	-	-	-	-	-
The tilling of the soil, the raising of crops, horticulture and gardening		P	P	P	P	P	P	P	P
COMMERCIAL:									
Residential:									
Bed and breakfast inn		C	C	C	C	C	C	C	-
Hotels, tourist courts and motels		C	-	C	C	C	C	C	-
Recreation vehicle parks		C	-	C	C	C	C	C	-
Residential care facilities		C	-	C	C	C	C	C	-
Retirement home/assisted living		-	C	-	C	-	-	-	-
Industrial:									
Commercial contract printing		P	-	-	-	P	P	P	P
Transportation:									
Bus terminals, stations, etc.		C	C	P	P	P	P	P	P
Hard surface parking, commercial		P	-	C	C	C	C	C	C
Private garage		-	C	C	C	C	C	C	C
Structure parking		P	-	C	C	C	C	C	C
Communication:									
Radio and television communication facilities		P	C	C	C	P	C	C	C
Retail Trade:									
Antiques and used merchandise		C	-	P	C	P	C	P	-
Bakeries		C	C	P	C	P	C	P	-
Books and stationery retail		P	C	P	C	P	C	P	-
Candy, nuts and confectionery		C	C	P	C	P	C	P	-
Children and infants' wear		C	-	P	C	P	C	P	-
Custom tailoring		P	-	P	C	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	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	C	-
Services:								
Administration general office space (new construction or exterior modification)	C	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	P
Automatic car wash, truck wash	C	C	C	P	P	P	P	P
Automobile repair and services	C	C	C	C	C	C	C	P
Banking and bank related functions	P	-	P	P	P	P	P	-
Beauty and barber shops, general	-	P	P	C	P	-	-	-
Carpeting and other floor coverings	-	-	C	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	C	P	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	-	-			
Laundrying, 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	P
	Real estate subdividing and land developing		-	P	C	P	P	P	P
	Roofing and sheet metal services	C	-	C	-	P	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	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
	Soap, detergents and cleaning preparations, perfumes, cosmetic and other toilet preparations	-	-	-	-	-	C		C

Fabricated Textile Products Manufacturing:										
		CB	C-N	C-S	C-H	C-G	M-D	M-G	Districts	
Broad and narrow woven fabrics and other small wares (cotton, manmade fibers, silk and wool)	-	-	-	-	-	-	-	-	-	C
Dyeing and finishing of textiles (except wool fabrics and knit goods)	-	-	-	-	-	-	-	-	-	C
Knit goods	C	-	-	-	-	-	-	-	-	C
Wearing apparel and accessories	C	-	-	-	-	-	-	-	-	C
Districts										
Yarns and threads	-	-	-	-	-	-	-	-	-	C
Food Products Manufacturing:										
Baker products	-	-	-	C	-	-	-	-	-	C
Beverage	C	-	-	-	-	-	-	-	-	C
Canning and preserving of fruits, vegetables, meat and seafood	-	-	-	-	-	-	-	-	-	C
Confectionery and related products	-	-	-	C	-	-	-	-	-	C
Dairy products	-	-	-	C	-	-	-	-	-	C
Food processing and manufacturing	C	-	-	-	-	-	-	-	-	C
Grain mill products	-	-	-	-	-	-	-	-	-	C
Meat products	-	-	-	-	-	-	-	-	-	C
Sugar	-	-	-	-	-	-	-	-	-	C
Furniture Products - Manufacturing:										
Furniture - manufacturing	C	-	-	-	-	-	-	-	-	C
Partitions, shelving, lockers, office and store fixtures	C	-	-	-	-	-	-	-	-	C
Wooden containers	C	-	-	-	-	-	-	-	-	C
Industrial Services:										
Concrete services and batching plants	-	-	-	-	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:		CB	C-N	C-S	C-H	C-G	M-D	M-G
		Districts						
	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
	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

Educational Services:		-	C	C	C	C	C	C	C
Special training and schooling		-	C	C	C	C	C	C	C
Entertainment, Recreation And Open Space Group Or Organized Camps:		-	C	C	C	C	C	C	C
Gymnasiums and athletic clubs		-	C	C	C	C	C	C	C
Parks - general recreation		-	P	P	P	P	P	P	C
Parks - leisure and ornamental		-	P	P	P	P	P	P	C
Play lots or tot lots		-	C	C	C	C	C	C	-
Playgrounds		-	C	C	C	C	C	C	-
Racetracks		-	-	-	-	-	-	-	C
Recreation centers (general)		-	C	C	C	C	C	C	-
Swimming pools		-	C	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		-	C	C	C	C	C	C	C
Executive, legislative and judicial functions		-	C	C	C	C	C	C	C
Postal services		-	C	C	C	C	C	C	C
Protective functions and their related activities		P	C	C	C	C	C	C	C
Health services:		-	-	-	-	-	-	-	-
Hospital services		-	-	-	-	-	-	-	-
Sanatoriums, convalescent and rest home services		-	-	-	-	-	-	-	-
Public and quasi-public:		-	-	-	-	-	-	-	-
Art galleries		-	-	P	C	C	C	C	-
Fairgrounds		-	-	-	-	-	-	-	C
Hospitals and acute care facilities		-	-	C	C	C	C	C	-
Libraries		-	P	P	C	C	C	C	C
Museums		-	-	C	C	C	C	C	C
Nature exhibitions		-	-	C	C	C	C	C	-

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

8-5C-1: PURPOSE:

The purpose of the following districts is:

- A. ~~Commercial-Buffer~~ **Business Park** District ~~CB~~ **(BP)**: To provide areas for appropriate transitions of **between** commercial uses **and residential uses. Developments are intended to reduce impact adjacent properties by using landscaping, setbacks, and building design.**
- B. Neighborhood Commercial District ~~C-N~~ **(NC)**: 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~~ **(GC)**: 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. **Light** Manufacturing ~~-Distribution~~ District ~~M-D~~ **(LM)**: 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~~ **(I)**: 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.

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" "**C1,**" "**C2,**" or "**C3,**" 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, "-". **If a particular use classification category is specified as permitted or conditionally permitted, it shall mean all specific items that fall under that category. Otherwise, only the specific items noted shall be permitted.**

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.

Use	District				
	NC	GC	BP	LM	I
11 - Agriculture, Forestry, Fishing, and Hunting	P	P	P	P	P
21 - Mining, Quarrying, and Oil and Gas Extraction				C3	P
22 - Utilities				C3	P
23 - Construction					
236 - Construction of Buildings			C2	P	P
237 - Heavy and Civil Engineering Construction					P
238 - Specialty Trade Contractors				C1	P
31-33 Manufacturing					
3111 - Animal Food Manufacturing				C2	P
3112 - Grain and Oilseed Milling				C2	P
3113 - Sugar and Confectionery Product Manufacturing			C2	C2	P
3114 - Fruit and Vegetable Preserving and Specialty Food Manufacturing			C2	C2	P
3115 - Dairy Product Manufacturing			C2	P	P
3116 - Animal Slaughtering and Processing				C1	P
3117 - Seafood Product Preparation and Manufacturing			C2	P	P
3118 - Bakeries and Tortilla Manufacturing	C2	C2	C1	P	P
3119 - Other Food Manufacturing	C2	C2	C2	C2	C2
312 - Beverage Manufacturing			C2	P	P
313 - Textile Mills			C1	P	P
314 - Textile Product Mills			C2	P	P
315 - Apparel Manufacturing			C2	P	P
316 - Leather and Allied Products Manufacturing			C2	P	P
321 - Wood Product Manufacturing				P	P
322 - Paper Manufacturing			C2	P	P
323 - Printing and Related Support Activities		C1	C1	P	P
324 - Petroleum and Coal Products Manufacturing					P
325 - Chemical Manufacturing				C2	P
326 - Plastics and Rubber Products Manufacturing				C2	P
327 - Nonmetallic Mineral Product Manufacturing				C2	P
331 - Primary Metal Manufacturing					P
332 - Fabricated Metal Product Manufacturing				C2	P
333 - Machinery Manufacturing				C2	P
334 - Computer and Electronic Product Manufacturing				C2	P
335 - Electrical Equipment, Appliance, and Component Manufacturing				C2	P
336 - Transportation Equipment Manufacturing				C2	P
337 - Furniture and Related Product Manufacturing				C2	P
339 - Miscellaneous Manufacturing				C2	P

42 - Wholesale Trade						
	423 - Merchant Wholesalers, Durable Goods			C2	C1	P
	424 - Merchant Wholesalers, Nondurable Goods			C2	C1	P
	425 - Wholesale Electronic Markets and Agents and Brokers			C2	P	P
44-45 - Retail Trade						
	4411 - Automobile Dealers		C2	C2	P	P
	4412 - Other Motor Vehicle Dealers		C2	C2	P	P
	4413 - Automotive Parts, Accessories, and Tire Stores	C2	C2	C2	P	P
	442 - Furniture and Home Furnishings Stores	C2	C1	C1		
	443 - Electronics and Appliance Stores	C2	P	C1		
	444 - Building Material and Garden Equipment and Supplies Dealers		C1	C2	P	
	4451 - Grocery Stores	C2	C1	C2		
	4452 - Specialty Food Stores	C2	C1	C2		
	4453 - Beer, Wine, and Liquor Stores		C2			
	446 - Health and Personal Care Stores	C2	C1	C2		
	447 - Gas Stations	C2	C2	C2	P	P
	448 - Clothing and Clothing Accessory Stores	C2	C1	C2		
	45111 - Sporting Goods Stores	C2	C2	C2		
	45112 - Hobby, Toy, and Game Stores	C2	P	C1		
	45113 - Sewing, Needlework, and Piece Goods Stores	P	P	C1		
	45114 - Musical Instrument and Supplies Stores	P	P	C1		
	4512 - Book Stores and News Dealers	P	P	C1		
	452 - General Merchandise Stores	C2	P	C2		
	4531 - Florists	P	P	P		
	45321 - Office Supplies and Stationery Stores	C2	P	C1		
	45322 - Gift, Novelty, and Souvenir Stores	C2	C2	C2		
	4533 - Used Merchandise Stores	C2	P	C1		
	45391 - Pet and Pet Supplies Stores	C2	P	C1		
	45392 - Art Dealers	P	P	P		
	45393 - Manufactured Home Dealers		C2	C2		
	453991 - Tobacco Stores		C2			
	453998 - All Other Miscellaneous Store Retailers (Except Tobacco)	C2	C2	C2		
	4541 - Electronic Shopping and Mail Order Houses	P	P	P		
	4542 - Vending Machine Operators		P			
	4543 - Direct Selling Establishments		C2	C2		
48-49 Transportation and Warehousing						
	481 - Air Transportation (see Article 8-5H and Title 10)	A	A	A	A	A
	482 - Rail Transportation			P	P	P
	4832 - Inland Water Transportation	P	P	P	P	P
	484 - Truck Transportation			P	P	P
	485 - Transit and Ground Passenger Transportation	P	P	P	P	P
	486 - Pipeline Transportation	C3	C3	C2	C2	C2
	487 - Scenic and Sightseeing Transportation	C2	C1	P		

	4881 - Support Activities for Air Transportation (see Article 8-5H and Title 10)	A	A	A	A	A
	4882 - Support Activities for Rail Transportation			C2	P	P
	4883 - Support Activities for Water Transportation			C2	C2	C1
	4884 - Support Activities for Road Transportation			C2	C1	P
	4885 - Freight Transportation Arrangement			C2	P	P
	4889 - Other Support Activities for Transportation			C2	P	P
	491 - Postal Service	P	P	P	P	P
	492 - Couriers and Messengers		C2	P	P	P
	49311 - General Warehousing and Storage				P	P
	49312 - Refrigerated Warehousing and Storage				P	P
	49319 - Other Warehousing and Storage				C2	C2
51 - Information						
	511 - Publishing Industries (Except Internet)		P	P	P	P
	51211 - Motion Picture and Video Production		P	P	P	P
	51212 - Motion Picture and Video Distribution		C2	P	P	P
	51213 - Motion Picture and Video Exhibition	C2	P	P	P	P
	51219 - Postproduction Services and Other Motion Picture and Video Industries		P	P	P	P
	5122 - Sound Recording Industries		P	P	P	P
	515 - Broadcasting (Except Internet)		P	P	P	P
	517 - Telecommunications		C2	C2	P	P
	518 - Data Processing, Hosting, and Related Services	C2	P	P	P	P
	519 - Other Information Services		P	P	P	P
52 - Finance and Insurance						
	521 - Monetary Authorities - Central Bank		P	P	P	P
	5221 - Depository Credit Intermediation		P	P	P	P
	52221 - Credit Card Issuing		P			
	52222 - Sales Financing		C2	C2		
	522291 - Consumer Lending			C3		
	522292 - Real Estate Credit		C2	C2		
	522293 - International Trade Financing		P	P		
	522294 - Secondary Market Financing		P	P		
	522298 - All Other Nondepository Credit Intermediation			C3		
	523 - Securities, Commodities Contracts, and Other Financial Investments and Related Activities		C2	C2		
	524 - Insurance Carriers	C2	C1	C1	P	P
	525 - Funds, Trusts, and Other Financial Vehicles		C1	C1	P	P
53 - Real Estate and Rental and Leasing						
	53111 - Lessors of Residential Buildings and Dwellings	C2	P	P		
	53112 - Lessors of Nonresidential Buildings		P	P		
	53113 - Lessors of Miniwarehouses and Self-Storage Units		P	P		
	53119 - Lessors of Other Real Estate Property		P	P		
	5312 - Offices of Real Estate Agents and Brokers	C1	P	P	P	P
	5313 - Activities Related to Real Estate		P	P		

	5321 - Automotive Equipment Rental and Leasing		P	P		
	5322 - Consumer Goods Rental		P			
	5323 - General Rental Centers		P			
	5324 - Commercial and Industrial Machinery and Equipment Rental and Leasing		P		P	P
	533 - Lessors of Nonfinancial Intangible Assets (Except Copyrighted Works)		P	P		
54 - Professional, Scientific, and Technical Services						
	5411 - Legal Services	C1	P	P		
	5412 - Accounting, Tax Preparation, Bookkeeping, and Payroll Services	C1	P	P	P	
	5413 - Architectural, Engineering, and Related Services	C2	P	P	P	
	5414 - Specialized Design Services	C1	P	P		
	5415 - Computer Systems Design and Related Services	C2	P	P	P	
	5416 - Management, Scientific, and Technical Consulting Services	C2	P	P	P	
	5417 - Scientific Research and Development Services		P	P	P	
	5418 - Advertising, Public Relations, and Related Services		P	P	P	
	5419 - Other Professional, Scientific, and Technical Services		P	P	P	
55 - Management of Companies and Enterprises						
	551 - Management of Companies and Enterprises		P	P	P	
56 - Administrative Support and Waste Management and Remediation Services						
	561 - Administrative and Support Services		P	P	P	
	562 - Waste Management and Remediation Services			C2	P	P
61 - Educational Services						
	6111 - Elementary and Secondary Schools	P	P	P		
	6112 - Junior Colleges		P	P		
	6113 - Colleges, Universities, and Professional Schools		P	P		
	6114 - Business Schools and Computer and Management Training		P	P		
	6115 - Technical and Trade Schools		P	P	P	P
	6116 - Other Schools and Instruction		P	P		
	6117 - Educational Support Services		P	P		
62 - Health Care and Social Assistance						
	6211 - Offices of Physicians	P	P	P	P	
	6212 - Offices of Dentists	P	P	P	P	
	6213 - Offices of Other Health Practitioners	C2	P	P	P	
	6214 - Outpatient Care Centers		P	P	P	
	6215 - Medical and Diagnostic Laboratories		P	P	P	
	6216 - Home Health Care Services	C2	P	P	P	
	6219 - Other Ambulatory Health Care Services		P	P	P	
	6221 - General Medical and Surgical Hospitals	C2	P	P	P	P
	6222 - Psychiatric and Substance Abuse Hospitals			C3	C3	
	6223 - Specialty (Except Psychiatric and Substance Abuse) Hospitals			P	P	
	623 - Nursing and Residential Care Facilities	C2		P		

	6241 - Individual and Family Services		P	P		
	6242 - Community Food and Housing, and Emergency and Other Relief Services			P	P	
	6243 - Vocational Rehabilitation Services			P	P	
	6244 - Child Day Care Services	C2	C1	C1		
71 - Arts, Entertainment, and Recreation						
	7111 - Performing Arts Companies		P	P		
	7112 - Spectator Sports		P	P		
	7113 - Promoters of Performing Arts, Sports, and Similar Events		P	P		
	7114 - Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures		P	P		
	7115 - Independent Artists, Writers, and Performers	C2	P	P		
	71211 - Museums	P	P	P	P	P
	71212 - Historical Sites	P	P	P	P	P
	71213 - Zoos and Botanical Gardens		P	P		
	71219 - Nature Parks and Other Similar Institutions	P	P	P	P	P
	7131 - Amusement Parks and Arcades		P	P	P	
	7139 - Other Amusement and Recreation Industries (Note: Sexually Oriented Businesses are regulated under Chapter 8-18)		P	P	P	
72 - Accommodation and Food Services						
	72111 - Hotels (Except Casino Hotels) and Motels	C3	C2	P	P	
	72119 - Other Traveler Accommodation	C2	C2	P	P	
	7212 - RV (Recreational Vehicle) Parks and Recreational Camps		P	P	P	
	7213 - Rooming and Boarding Houses	C2	C2	P	P	
	7222 - Special Food Services	C2	P	P	P	P
	7224 - Drinking Places (Alcoholic Beverages)		C2	P	P	
	7225 - Restaurants and Other Eating Places	C2	P	P	P	
81 - Other Services (Except Public Administration)						
	8111 - Automotive Repair and Maintenance		C2	C2	P	P
	8112 - Electronic and Precision Equipment Repair and Maintenance		C2	C2	P	P
	8113 - Commercial and Industrial Machinery and Equipment (Except Automotive and Electronic) Repair and Maintenance			C2	P	P
	8114 - Personal Household Goods Repair and Maintenance	C2	P	P	P	P
	8121 - Personal Care Services	C1	P	P	P	
	81221 - Funeral Homes and Funeral Services	C2	P	P	P	
	81222 - Cemeteries and Crematories		C3	C3	P	
	8123 - Dry Cleaning and Laundry Services	C2	P	P	P	P
	81291 - Pet Care (Except Veterinary) Services	C2	P	P	P	
	81292 - Photofinishing	P	P	P	P	
	81293 - Parking Lots and Garages		P	P	P	P
	81299 - Other Personal Services (Except Escort Services)	C2	C2	C2	C2	C2

	8131 - Religious Organizations	P	P	P	P	P
	8132 - Grant Making and Giving Services		P	P	P	
	8133 - Social Advocacy Organizations	C2	P	P	P	
	8134 - Civic and Social Organizations	C2	P	P	P	
	8139 - Business, Professional, Labor, Political, and Similar Organizations	C2	P	P	P	
	814 - Private Households	P	P	P	P	P
92 - Public Administration						
	921 - Executive, Legislative, and Other General Government Support	P	P	P	P	P
	92211 - Courts	P	P	P	P	P
	92212 - Police Protection	P	P	P	P	P
	92213 - Legal Counsel and Protection	P	P	P	P	P
	92214 - Correctional Institutions				C3	C3
	92215 - Parole Offices and Probation Offices				C3	C3
	92216 - Fire Protection	P	P	P	P	P
	92219 - Other Justice, Public Order, and Safety Activities	C2	C2	P	P	P
	923 - Administration of Human Resource Programs		P	P	P	P
	924 - Administration of Environmental Quality Programs		P	P	P	P
	925 - Administration of Housing Programs, Urban Planning, and Community Development		P	P	P	P
	926 - Administration of Economic Programs		P	P	P	P
	927 - Space Research and Technology		P	P	P	P
	928 - National Security and International Affairs		P	P	P	P



PLANNING COMMISSION AGENDA

Thursday, April 9, 2015

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

Legislative:

6. Discussion/Decision/Public Hearing for the Anderson Zone Change: A request to change the Morgan County Zoning Map for approximately 40 acres of property located at approximately 3760 W Ridges Rd from the MU-160 zoning district to the A-20 zoning district.
7. Planning Commission Business/Questions for Staff
8. Approval of minutes from March 12, 2015
9. Adjourn

Members Present

Shane Stephens
Gary Ross
Debbie Sessions
Roland Haslam
Larry Nance
Michael Newton
Steve Wilson

Staff Present

Bill Cobabe
Mickaela Moser

Public Present

Tina Kelley
Brent Anderson
Hollie Anderson

1. Call to order – prayer. Chair Haslam called the meeting to order and welcomed those in attendance. Prayer was offered by Member Nance.

2. Pledge of Allegiance

3. Approval of agenda

Chair Haslam clarified that item #6 on the agenda was noticed as a public hearing but it was not noted on the current agenda.

Member Nance moved to approve the agenda. Second by Member Newton. The vote was unanimous. The motion carried.

4. Declaration of conflicts of interest

There were none.

5. Public Comment

Member Newton moved to go into public comment. Second by Member Nance. The vote was unanimous. The motion carried.

Tina Kelley: She stated that she didn't think the Planning Commission was shirking any responsibilities by having a joint session with the County Council a few days ago. She expressed her opinion in that meeting after several members had dispersed, but wanted the Planning Commission members to know their work is appreciated. She stated that the County Council is aware they were seeking clarification and guidance of how to proceed with the work sessions concerning the commercial use table.

Member Sessions moved to go out of public comment. Second by Member Nance. The vote was unanimous. The motion carried.

Legislative:

6. Discussion/Decision/Public Hearing for the Anderson Zone Change: A request to change the Morgan County Zoning Map for approximately 40 acres of property located at approximately 3760 W Ridges Rd from the MU-160 zoning district to the A-20 zoning district.

Member Nance asked Bill if this property included 20 acres minimum for this subdivision. Bill confirmed that both lots will have a minimum of 20 acres with one home per lot. There is currently an access road and there will be a right of way between them. There were no further questions.

Member Newton moved to go into public hearing. Second by Member Nance. The vote was unanimous. The motion carried.

There were no comments.

Member Newton moved to go out of public hearing. Second by Member Sessions. The vote was unanimous. The motion carried.

Member Sessions moved to forward a positive recommendation to the County Council for the Anderson Zone Change, application number 15.025, changing the zoning district from MU-160 to A-20, based on the findings listed in the staff report dated April 9, 2015. Second by Member Ross.

Findings:

1. The proposed amendment is in accordance with the County's general plan, goals, and policies of the County.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes stated in this title.
3. That the proposed amendment will be in harmony with existing land uses to the east (Ridges Subdivision).
4. That the anticipated development will not adversely impact the adjacent properties.

The vote was unanimous. The motion carried.

7. Planning Commission Business/Questions for Staff

Member Ross asked if the members of the Planning Commission would advise on Roberts Rules for public meetings. Chair Haslam led the discussion concerning motions, amendments, discussions, and how public meetings are conducted. Bill expounded on the effects that conditions can place on an approved motion.

8. Approval of minutes from March 12, 2015

Member Nance moved to approve amended the minutes. Second by Member Sessions. The vote was unanimous. The motion carried. Members Stephens and Wilson abstained, as they were absent.

9. Adjourn

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

Approved: _____ Date: _____
Chairman, Roland Haslam

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

DRAFT