



PLANNING COMMISSION AGENDA

Thursday, May 14, 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
6. Recognition of time for Darrel Erickson and David Sawyer

**Administrative:**

7. Discussion on commercial use table text amendment.
8. Planning Commission Business/Questions for Staff
9. Approval of minutes from April 23, 2015
10. Adjourn

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# MEMORANDUM

**TO: Morgan County Planning Commission**  
**FROM: Bill Cobabe**  
**DATE: May 14, 2015**  
**SUBJECT: Commercial Conditional Use Table**

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Staff received a request to examine other County's ordinances to see how they regulate commercial uses. Specifically, Summit County and Wasatch County's ordinances were reviewed. There were a couple of interesting items resulting from this analysis.

Summit County is generally broken into two sections – Eastern Summit County and Snyderville Basin. The Snyderville Basin portion of Summit County has a very different way of regulating commercial uses and as such was not considered for this review. Eastern Summit County, however, has characteristics that are similar to Morgan County, including relatively low density, small, unincorporated communities, and a very large agricultural contingent. The way that this portion of Summit County regulates business/commercial uses is similar to what Morgan County currently employs – that is, that only a few commercial uses are allowed, and unless it is specifically permitted (either as of right or as a conditional use), it is not permitted. The list of things they've allowed is somewhat different from the current Morgan County list, but essentially it's the same.

Wasatch County, on the other hand, has an approach similar to what is proposed for Morgan County. They have devised a numeric system of categories, where each category allows for commercial uses that come under that category. For example, if a category is "retail", clothing shops, shoe stores, etc. would all fall under that category. They define "retail trade" as follows:

*Retail trade: 5200 \_ 5900, this subdivision includes establishments engaged in selling merchandise for personal, household or farm consumption, and rendering services incidental to the sale of the goods. In general, retail establishments are classified by kind of business according to the principal lines of commodities sold (groceries, hardware, etc.), or the usual trade designation (drug store, cigar store, etc.). Some of the important characteristics of retail trade establishments are: the establishment is usually a place of business and is engaged in activities to attract the general public to buy; the establishment buys or receives merchandise as well as sells; the establishment may process its products, but such processing is incidental or subordinate to selling; the establishment is considered as retail in the trade; and the establishment sells to customers for personal, household or farm use. Not all of these characteristics need be present and some are modified by trade practice.*

*Buying of goods for resale to the consumer is a characteristic of retail trade establishments that particularly distinguishes them from the agricultural and extractive industries. For example, farmers who sell only their own produce at or from the point of production are not classified as retailers.*

*Processing incidental or subordinate to selling often is conducted at retail stores. For example, restaurants prepare meals, and feed stores grind feed. Retail establishments of manufacturing concerns are included in retail trade.*

*For the most part, establishments engaged in retail trade sell merchandise to the general public for personal or household consumption. Certain exceptions to this general rule are made necessary by trade practices. For example, retail lumberyards are included in retail trade despite the fact that a high proportion of their sales are made to contractors; and establishments selling feed, fertilizer, machinery, etc., to farmers are also included in retail trade. Chain store warehouses are considered auxiliary to the retail establishment served and are classified on the basis of the industrial activity carried on by such retail stores.*

*Establishments engaged in selling to the general public, from displayed merchandise, products such as typewriters, stationery or gasoline, are classified in retail trade even though such products may not be used for personal in household consumption, however, establishments that sell these products only to institutional or industrial users and establishments that sell similar merchandise for use exclusively by business establishments are not classified in retail trade.*

*(Wasatch County Code – Section 16.36.04)*

As can be seen, significant effort was made to define and specify where each particular use is regulated. Their numeric system is either unique to their County (i.e., they had someone who made it up) or was borrowed from another source. An example of how their table appears follows:

5600	Apparel and accessories	
	5610	Men's and boys clothing and furnishings
		5611 Men's and boys clothing and furnishings, excluding hats
		5612 Men's and boys hats
	5620	Women's ready to wear
		5620 Women's ready to wear (includes bridal shops, dress shops, maternity shops, etc.)
	5630	Women's accessories and specialties
		5630 Women's accessories and specialties (includes millinery, costume jewelry, handbag, hosiery, knitwear, etc.)
	5640	Children's and infants wear

	5640	Children's and infants wear
	5650	Family clothing
	5650	Family clothing
	5660	Shoes
	5660	Shoes (adult and children)
	5670	Custom tailoring
	5670	Custom tailoring (includes tailors, dressmakers, etc.)
	5680	Furriers and fur apparel
	5680	Furriers and fur apparel
	5690	Retail trade - apparel and accessories, NEC
	5691	Uniforms (includes nurses, doctors, etc.)
	5692	Wigs
	5693	Cosmetics (only when sold in a separate store)
	5694	Leather goods
	5695	Other retail trade - (apparel, sports apparel, umbrella shops, etc.)
	5696	Scuba diving equipment

Once a particular desired commercial use is identified (5696 Scuba diving equipment, for example) the business owner would refer back to the table in Section 16.10.02 – Permitted Uses and/or Section 16.10.03 – Conditional Uses. In the case of Scuba diving equipment, it would come under the heading of 5600 – Apparel and accessories, which are permitted uses.

As requested, I have removed the portions of the 11 – Agriculture sections dealing with animals, and the other modifications noted in the Planning Commission meeting on April 23, 2015.

The modified ordinance follows:

**MORGAN COUNTY, UTAH  
COMMERCIAL, DISTRICTS  
ALLOWED USES (MODIFIED)**

**8-5C-1: PURPOSE:**

The purpose of the following districts is:

- A. 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.
- ~~B. 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.~~
- ~~C. 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.~~
- D. 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.
- E. 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.**
- 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
<b>11 - Agriculture, Forestry, Fishing, and Hunting</b>					
111 - Crop Production					C1
113 - Forestry and Logging					P
114 - Fishing, Hunting, and Trapping				P	P
115 - Support Activities for Agriculture and Forestry				P	P
<b>21 - Mining, Quarrying, and Oil and Gas Extraction</b>					
211 - Oil and Gas Extraction				C3	P
2121 - Coal Mining					P
2122 - Metal Ore Mining					P
2123 - Nonmetallic Mineral Mining and Quarrying				C2	P
213 - Support Activities for Mining				C2	P
<b>22 - Utilities</b>					
22111 - Electric Power Generation					C2
22112 - Electric Power Transmission and Control					C1
2212 - Natural Gas Distribution					C2
2213 - Water, Sewage, and Other Systems				C2	C2
<b>23 - Construction</b>					
236 - Construction of Buildings			C2	P	P
237 - Heavy and Civil Engineering Construction					P
238 - Specialty Trade Contractors				C1	P
<b>31-33 Manufacturing</b>					
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
<b>42 - Wholesale Trade</b>					
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
<b>44-45 - Retail Trade</b>					
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		

Use	District				
	NC	GC	BP	LM	I
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

Use	District				
	NC	GC	BP	LM	I
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 Archades		P	P	P	
7139 - Other Amusement and Recreation Industries		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	

Use	District				
	NC	GC	BP	LM	I
8123 - Drycleaning 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 - Grantmaking 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
<b>92 - Public Administration</b>					
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 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

Members Present

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

Staff Present

Bill Cobabe  
Gina Grandpre  
Mickaela Moser

Public Present

Tina Kelley

1. Call to order – prayer. Vice-Chair Sessions called the meeting to order and welcomed those in attendance. She excused Chair Haslam from the beginning of the meeting. Prayer was offered by Member Ross.
2. Pledge of Allegiance
3. Approval of agenda  
**Member Newton moved to approve the agenda. Second by Member Nance. The vote was unanimous. The motion carried.**
4. Declaration of conflicts of interest  
There were none.
5. Public Comment  
There was no public comment.

**Administrative:**

6. Discussion on commercial use table text amendment.

Bill explained the 20 main sectors of the commercial use table and how he arrived at the current format. He explained that he excluded gambling and deep sea fishing from the County activities and also elaborated on the allocation of sexually-oriented businesses. Member Sessions commented that some of the agricultural descriptions are not appropriate or should not be allowed in commercial zones. There was some discussion about construction offices and on-site equipment associated with construction zones.

Chair Haslam joined the meeting at 6:44 pm.

Member Nance suggested omitting rice production and almond trees from the commercial

use table, as they are high water consumption. Member Sessions reviewed the locations of the different current commercial zones and asked the Planning Members to visualize these locations as the different areas are discussed. Member Sessions voiced that she looks at agricultural uses as a holding place for commercial uses in the appropriate zone until they are further developed, therefore the agricultural uses shouldn't be intense. There was discussion about whether feed lots should be allowed only in specific areas and also discussion on potential commercial uses that consume large amounts of water. Member Newton suggested making a potential pig farm a conditional use permit. There was discussion concerning the numbers 11211 on the commercial use table being intense agricultural operations, and therefore should be conditional uses. Member Sessions clarified the difference between a pasture and a feed lot concerning cattle. Chair Haslam asked whether the businesses affected by the zoning consolidation are aware of the changes and wondered if they would be concerned about being changed from the light manufacturing zone to the general business zone, as some of the uses permitted may be different than before the change. Bill clarified that those who were under the zones previously approved (for example "manufacturing"), but which are now consolidated under the current "light manufacturing" zone, have the same guidelines as before and, in fact, even more options than before. Bill explained that the businesses affected would not have any fewer uses than they previously did; but it is a name change. Bill further explained that if a business owner was very concerned about the specific name of the zone they were in or restricted uses, they could ask for a zone change. Commercial Highway and **Light Manufacturing (Is this LM the correct zone?)** have been combined to make the new General Commercial zone.

Member Nance suggested putting the list in the same sequence as the County Code list, so those curious as to potential zoning and commercial questions could easily access their individual concerns. Bill acquiesced. Member Stephens asked about dairy farms and Bill clarified that out in the County, those things will stay the same. He further clarified that these discussions and changes are only concerning the commercial zones within the County and not individual residences or agricultural zones.

Member Sessions suggested that Beef and Cattle Ranching, Cattle Farming or Ranching, and Dual Cattle Ranching and Farming be acceptable in neighborhood commercial without a CUP. Member Newton debated why sheep farming shouldn't be permitted also, but Member Sessions had concerns with the milk part of sheep farming, 112410 of NAICS. She didn't have any problems with meat or wool production. Chair Haslam voiced that he didn't want to go through the list and debate the entire list of potential business opportunities, but rather, look at a County map of the commercial zones and allocate which zones should be allowed where. Gina pointed out that when you get into animals, you are limited to a Light Manufacturing or Manufacturing zone. Anything dealing with tourism is a Conditional Use. Bill suggested that the simple way to do it would be to allocate anything involving animal use to Light Manufacturing or Manufacturing zones. Member Sessions views that the changes made with the commercial use table in agricultural areas are just holding places until development, and therefore should be more general rather than specific in nature. Member Newton commented that land becomes more valuable with an

increased number of uses.

Bill suggested that he prepare something for the agricultural section of the commercial use table and come back with something more for the next meeting.

He moved onto mining and clarified that those are numbers beginning with 21 on the NAICS table. There were thoughts for conditional uses within mining (gravel pits, Holcim). Member Newton suggested putting a conditional use on every one of the 21's (industrial zone) and then making it a C2 so that the Planning Commission may regulate it if the need arises. Member Sessions asked about gravel pits, which are found in NAICS 212321, and she suggested making them conditional under Light Manufacturing.

Utilities: Section 22. Tina Kelley asked about the zone in which a septic system of Mountain Green lies and Bill showed on the map that it is in A-20. Member Newton asked about things associated with power systems and steam heating systems, saying it should be up to the individual business owner and their preference. Member Sessions asked whether Rocky Mountain Power had to abide by zoning restrictions. Bill suggested 221121 and 221122 be reviewed. There was discussion on industrial types of uses and whether they should be conditional (or classified as C3 in all zones or Industrial). There was also discussion about water, sewer and septic in commercial zones.

Bill reminded that these standards being discussed tonight are a work in progress and could be changed by property owners in the future. Member Nance suggested adding page numbers and a map to the next packet for easier referencing.

**Member Stephens moved to end the discussion on the commercial use table. Second by Member Sessions. The vote was unanimous. The motion carried.**

7. Planning Commission Business/Questions for Staff

8. Approval of minutes from April 9, 2015

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

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