



PLANNING COMMISSION AGENDA

Thursday, May 28, 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, Public Hearing and Decision of the Sanders Future Land Use Map Amendment; a request to amend the Morgan County Future Land Use Map for approximately 17.77 acres of property located at approximately 4718 South Hwy 66 from the A-20 zoning district to the RR-1 zoning district.

Administrative:

7. Discussion on commercial use table text amendment.
8. Planning Commission Business/Questions for Staff
9. Approval of minutes from May 14, 2015
10. Adjourn

Sanders Future Land Use Map Amendment
Public Hearing
May 28, 2015

Application No.: 15.044
Applicant: Bruce Sanders
Owner: Sanders Holdings, LLC
Project Location: approximately 4720 South Highway 66 (South of Porterville)
Current Zoning: A-20
General Plan Designation: Agriculture
Acreage: Four Parcels – approximately 9 acres, 4 acres, 2.5 acres, and 2.27 acres; total – approximately 17.77
Request: Amend the Future Land Use Map, changing the existing designation to Agricultural
Date of Application: March 12, 2015
Date of Previous Hearing: N/A

Staff Recommendation

County Staff recommends approval of the requested future land use map amendment based on the following findings and with the conditions listed below:

Findings:

1. That the proposed amendment is in harmony with future land use planning efforts.
2. That the proposed amendment will be in harmony with existing land uses to the north and west (along Hwy 66).
3. That the anticipated development will not adversely impact the adjacent properties.

Background

Bruce Sanders has applied for a future land use map amendment in order to ultimately facilitate a zone change, which would allow him to build on the lots he currently has in addition to potentially creating a few more lots. There are currently four parcels that are included in this application. The property is located at approximately 4720 S. Hwy 66 and contains approximately 4 lots totaling approximately 17.77 acres. The proposed amendment would change the Future Land Use Map from "Agricultural" to "Rural Residential". The land is currently vacant (see Exhibit A).

Analysis

General Plan and Zoning. Changing the Future Land Use Map/General Plan is a serious

undertaking. The General Plan represents the desires of the people of Morgan County, and as such should only be modified to reflect these continuing desires. Care should be taken to ensure viability of any proposed projects, as well as maintaining the desires of the people as expressed in the General Plan.

The General Plan and Future Land Use Map anticipate the development of property in this area. The current designation, Agricultural, notes that:

The purpose of [the Agricultural] designation is to support viable agricultural operations in Morgan County, while allowing for incidental large-lot residential and other uses. The residential density in this category is up to one unit per 20 acres.

The proposed designation, Rural Residential, states:

The Rural Residential category designation accommodates semi-rural large lot development, with generous distances to streets and between residential dwelling units in a viable semi-rural character setting. Residential density in rural residential areas is a maximum of 1 unit per acre.

As can be seen in Exhibit D, there is already some compatible development in the area. It is also anticipated that the developer will request a rezone to the RR-1 zoning district pending the approval of the proposed Future Land Use Map amendment.

The 2010 Morgan County General Plan identifies the following as three of the six visions for the County that may be applicable to the proposal (*see pages 4 & 5 of the 2010 Morgan County General Plan*):

2. Morgan County respects property rights and recognizes personal responsibility to the land and communities.

...

5. Morgan County public policies support the viability of working and hobby farms, protection of agricultural lands, and the conservation of natural resources and rural character.

6. Morgan County accommodates growth responsibly by integrating new development in a way that is respectful of the environment, supports County values, considers long-term sustainability, and uses available infrastructure. To help achieve this goal, the County strongly recommends that growth occur within or adjacent to corporate limits and villages, or be located within master-planned communities.

Ordinance Evaluation:

Morgan County ordinance anticipates amendments to the General Plan. Section 8-3-10: General Plan indicates that:

C. Plan Adoption:

1. *After completing a proposed general plan for all or part of the area within the county, the planning commission shall schedule and hold a public hearing on the proposed plan.*

After the public hearing, the planning commission may make changes to the proposed general plan.

2. *The planning commission shall then forward the proposed general plan to the governing body.*
3. *The governing body shall hold a public hearing on the proposed general plan recommended to it by the planning commission.*

The governing body shall publish notice of the time, place, and purpose of the public hearing in a newspaper of general circulation in the county at least ten (10) days before the hearing at which the proposed general plan is to be considered and public comment heard.

4. *After the public hearing, the governing body may make any modifications to the proposed general plan that it considers appropriate.*
5. *The governing body may:*
 - a. *Adopt the proposed general plan without amendment;*
 - b. *Amend the proposed general plan and adopt or reject it as amended; or*
 - c. *Reject the proposed general plan.*

6. *The general plan is an advisory guide for land use decisions.*

D. Amendment of Plan: The governing body may amend the general plan by following the procedures required by subsection C of this section.

This meeting is in fulfillment of subsection (D) above, in following the procedures outlined in subsection (C), which is included for reference.

Model Motion

Sample Motion for a *Positive* Recommendation – “I move we forward a positive recommendation to the County Council for the Sanders Future Land Use Amendment, application number 15.044, changing the designation from Agricultural to Rural Residential, based on the findings listed in the staff report dated May 28, 2015.”

Sample Motion for a *Negative* Recommendation – “I move we forward a negative recommendation to the County Council for the Sanders Future Land Use Amendment, application number 15.044, changing the designation from Agricultural to Rural Residential, based on the findings listed in the staff report dated May 28, 2015, *due to the following findings:*”

1. List any additional findings...

Supporting Information

Exhibit A: Vicinity Map
Exhibit B: Future Land Use Map
Exhibit C: Existing Zoning Map
Exhibit D: Section Plat Map

Staff Contact

Bill Cobabe, AICP
801-845-4059
bcobabe@morgan-county.net

Exhibit A: Vicinity Map

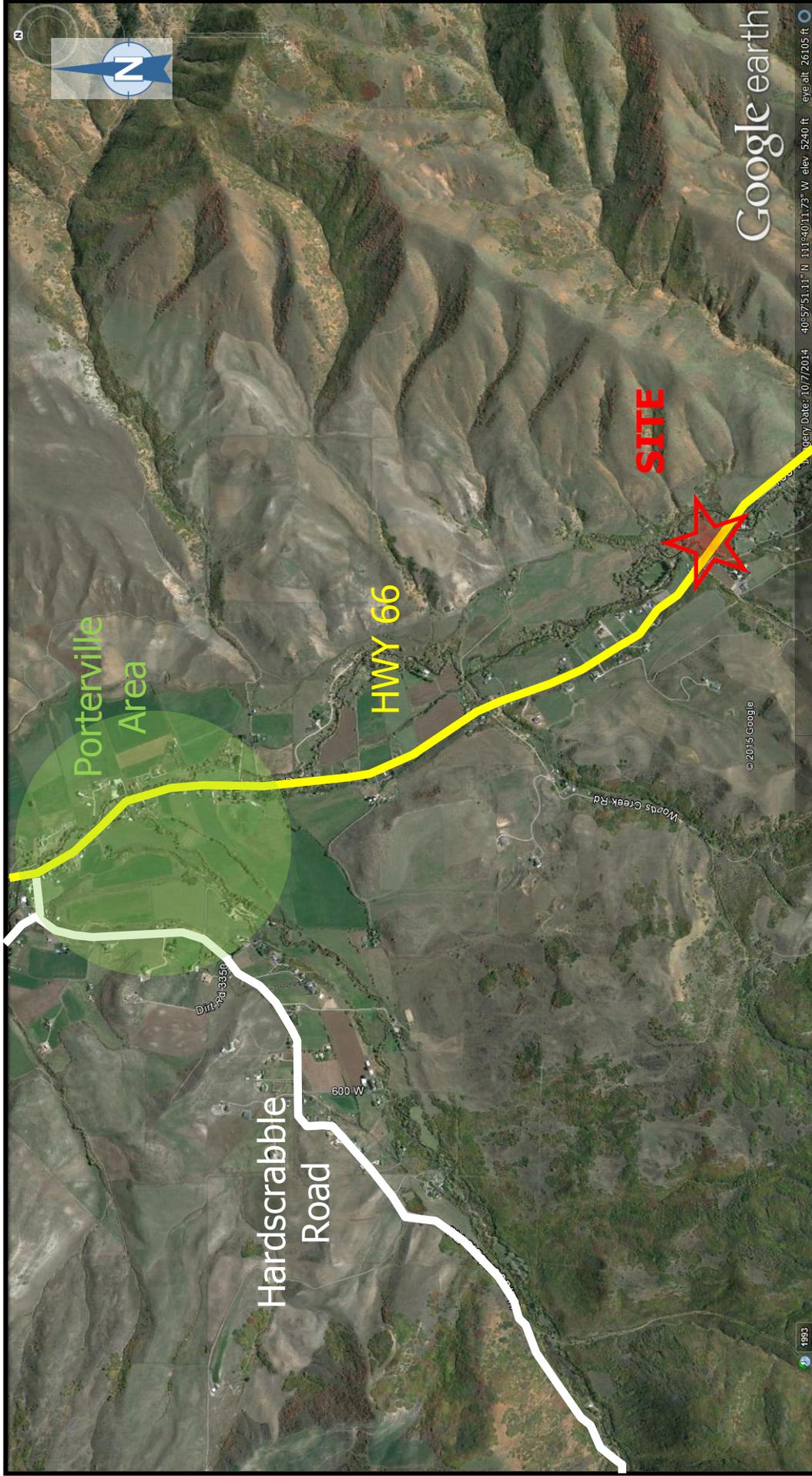


Exhibit B: Future Land Use Map

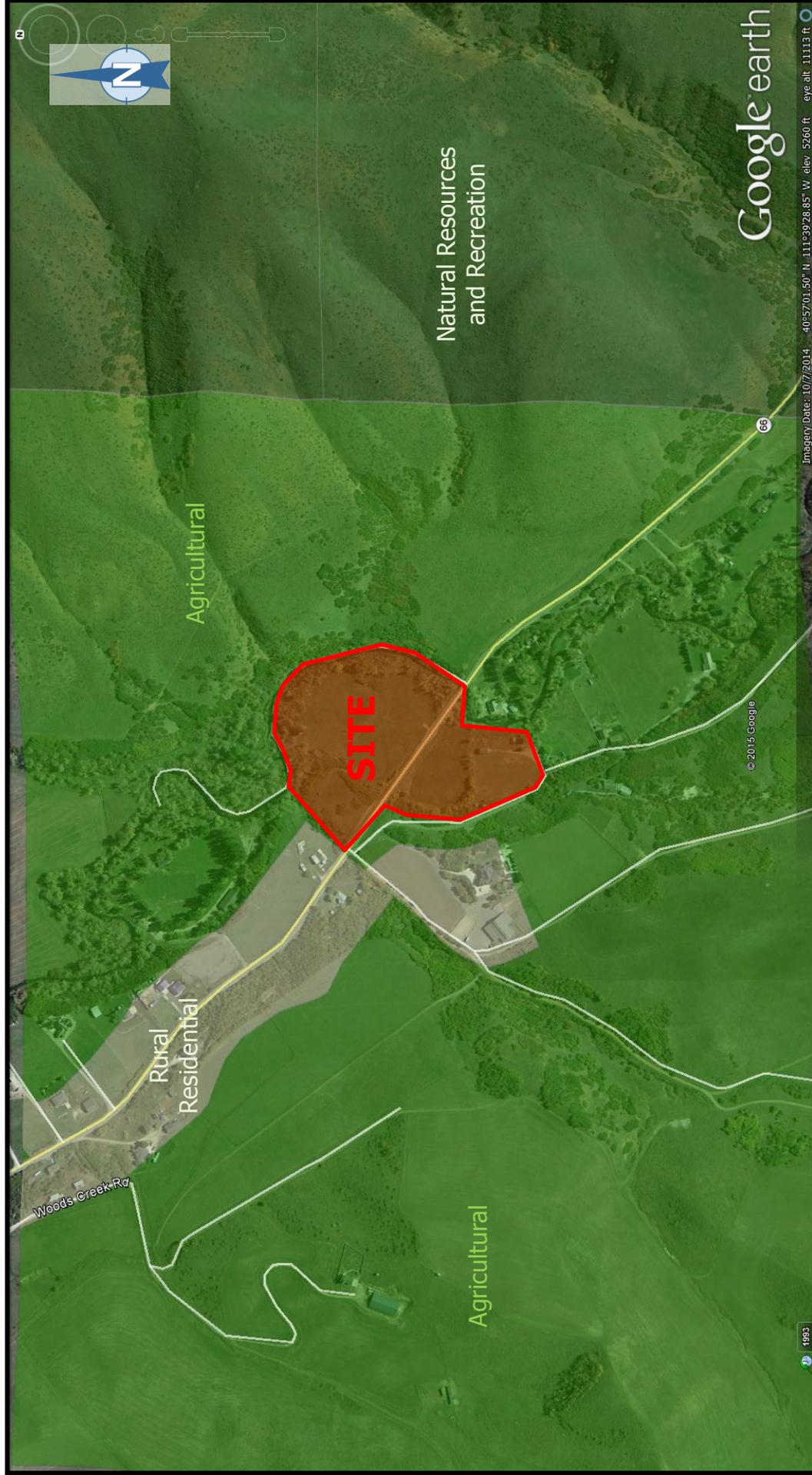


Exhibit C: Existing Zoning Map

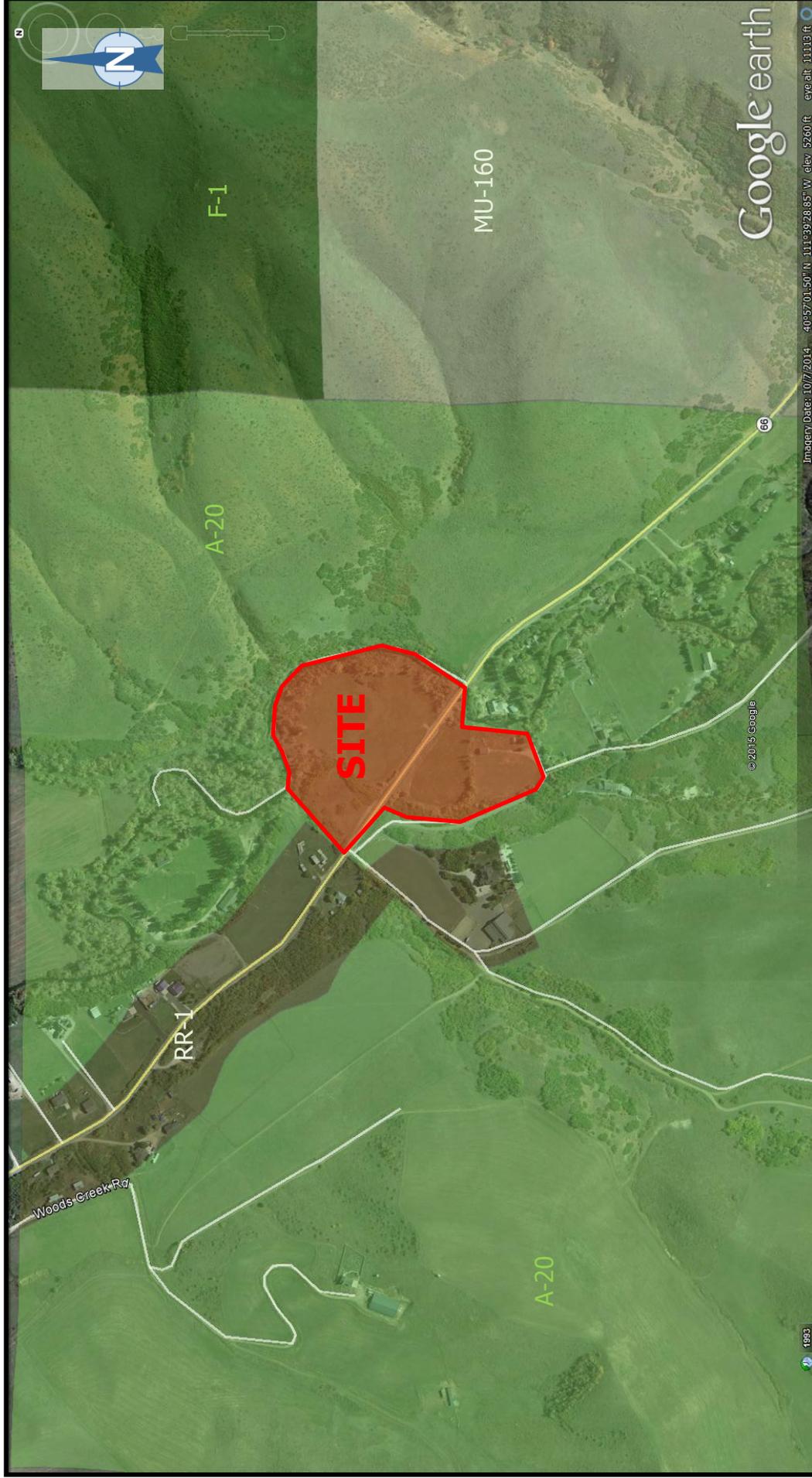
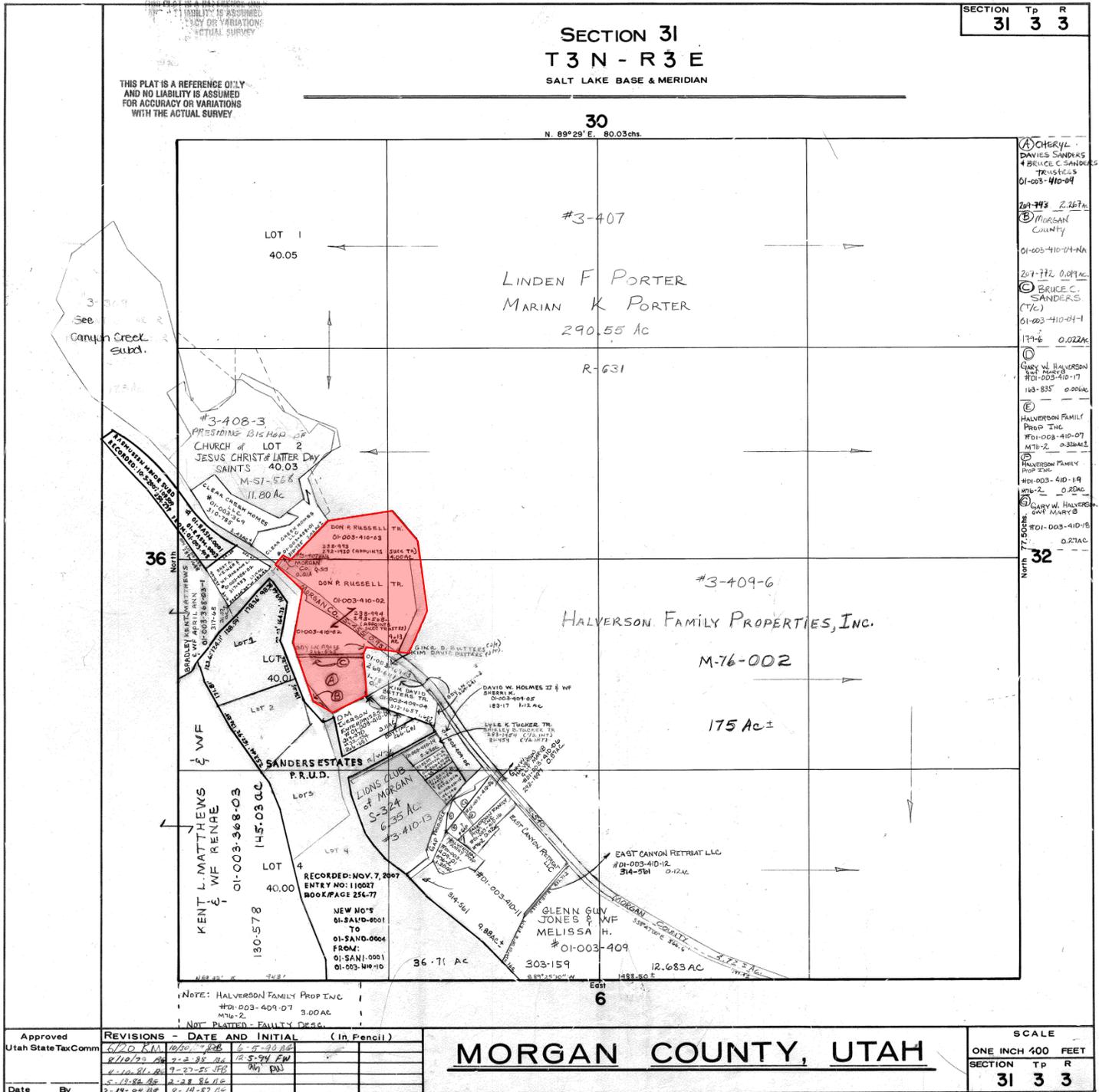


Exhibit D: Section Plat Map



MEMORANDUM

TO: Morgan County Planning Commission
FROM: Gina Grandpre
DATE: May 28, 2015
SUBJECT: Commercial Conditional Use Table

As requested, I made the changes under 11 – Agriculture sections dealing with animals, and 22 – Mining & Quarrying sections and the other modifications noted in the Planning Commission meeting on May 14, 2015 back into the table.

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 ~~MD~~ **(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 ~~MG~~ **(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:

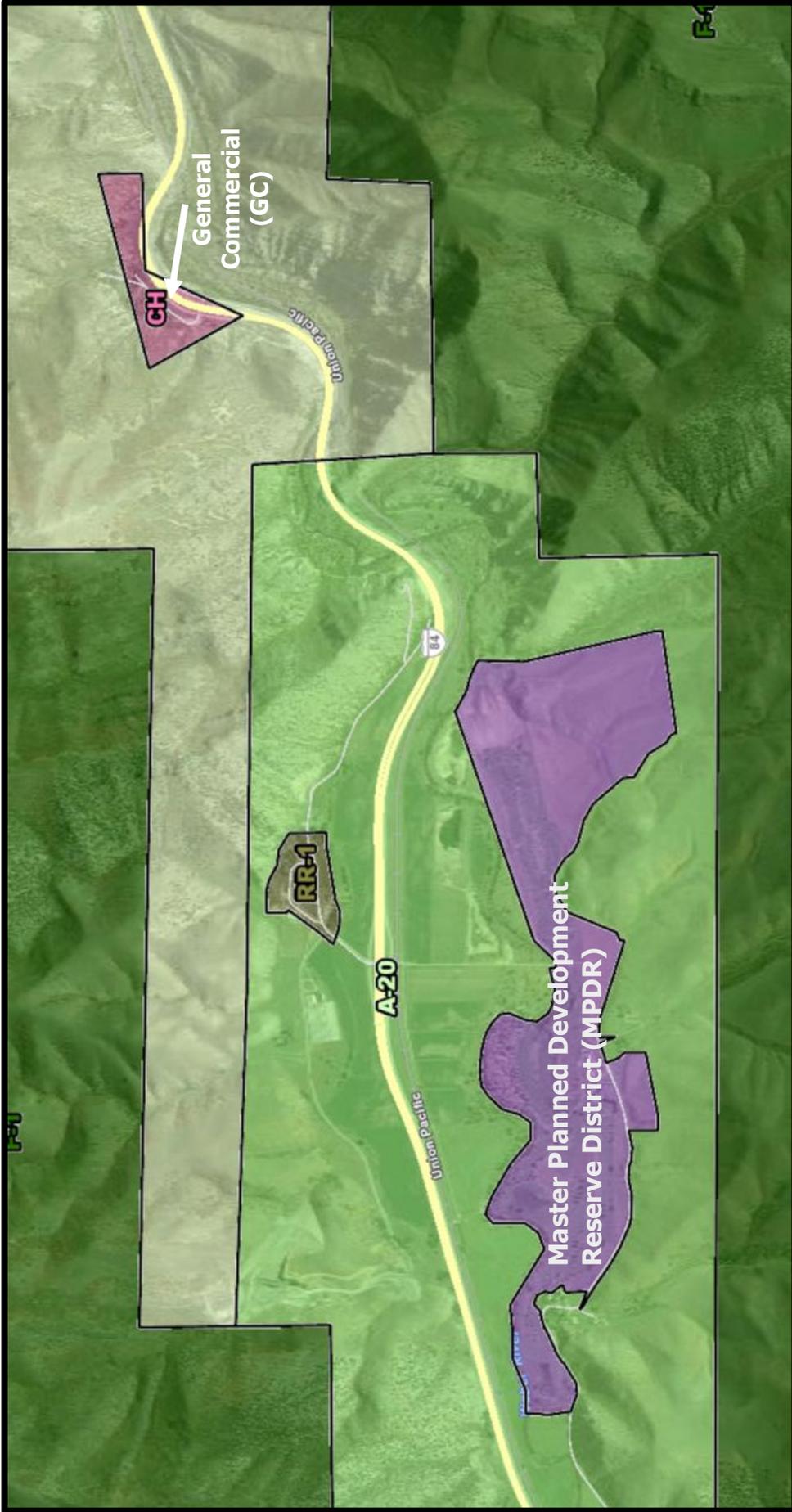
No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial and industrial districts, except as provided in this article. Accessory uses and buildings customarily incidental to uses authorized by 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	C1	C1	C1	P	P
21 - Mining, Quarrying, and Oil and Gas Extraction					
211 - Oil and Gas Extraction					P
2121 - Coal Mining					P
2122 - Metal Ore Mining					P
2123 - Nonmetallic Mineral Mining and Quarrying				C3	P
213 - Support Activities for Mining				C3	P
22 - Utilities					
22111 - Electric Power Generation					C3
22112 - Electric Power Transmission and Control					C2
2212 - Natural Gas Distribution					C2
2213 - Water, Sewage, and Other Systems				C2	C2
23 - Construction					
236 - Construction of Buildings				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		

Use	District				
	NC	GC	BP	LM	I
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	

Use	District				
	NC	GC	BP	LM	I
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	
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

Use	District				
	NC	GC	BP	LM	I
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
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



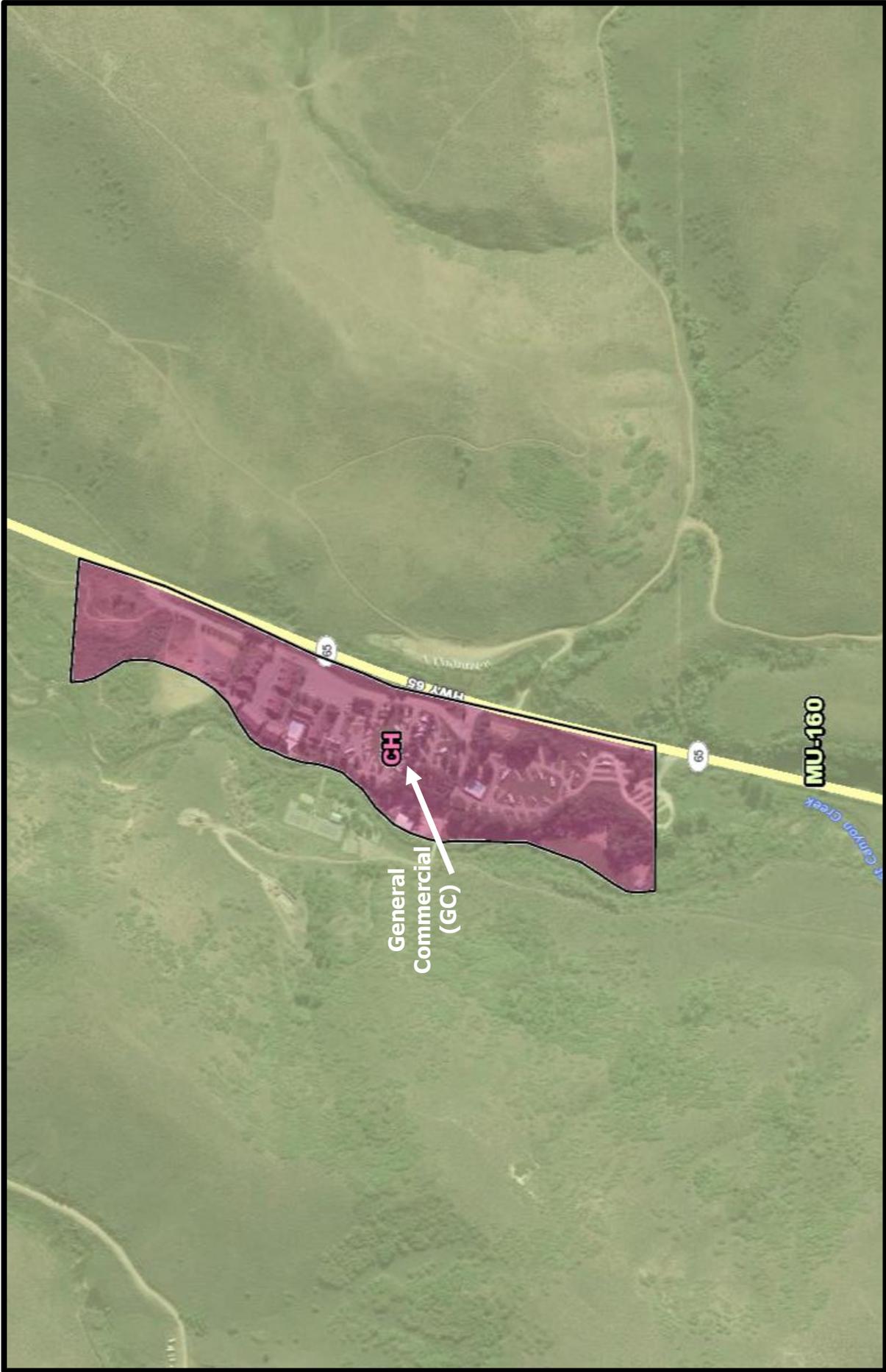
KEY

Old Zoning		New Zoning
CN (Neighborhood Commercial)	=	NC (Neighborhood Commercial)
CS (Commercial Shopping)	=	GC (General Commercial)
CH (Commercial Highway)	=	GC (General Commercial)
CB (Commercial Buffer)	=	BP (Business Park)
MD (Manufacturing Distribution)	=	LM (Light Manufacturing)
MG (General Industrial)	=	I (Industrial)



KEY

Old Zoning		New Zoning
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CH (Commercial Highway)	=	GC (General Commercial)
CB (Commercial Buffer)	=	BP (Business Park)
MD (Manufacturing Distribution)	=	LM (Light Manufacturing)
MG (General Industrial)	=	I (Industrial)



General
Commercial
(GC)

CH

MU-160

65

65

HWY 65

Canyon Creek

Commercial Use Table Breakdown 23 - Construction

			INDEX ITEM DESCRIPTION
23	Construction		<p><i>The Construction sector comprises establishments primarily engaged in the construction of buildings or engineering projects (e.g., highways and utility systems). Establishments primarily engaged in the preparation of sites for new construction and establishments primarily engaged in subdividing land for sale as building sites also are included in this sector.</i></p> <p><i>Construction work done may include new work, additions, alterations, or maintenance and repairs. Activities of these establishments generally are managed at a fixed place of business, but they usually perform construction activities at multiple project sites. Production responsibilities for establishments in this sector are usually specified in (1) contracts with the owners of construction projects (prime contracts) or (2) contracts with other construction establishments (subcontracts).</i></p> <p><i>Establishments primarily engaged in contracts that include responsibility for all aspects of individual construction projects are commonly known as general contractors, but also may be known as design-builders, construction managers, turnkey contractors, or (in cases where two or more establishments jointly secure a general contract) joint-venture contractors. Construction managers that provide oversight and scheduling only (i.e., agency) as well as construction managers that are responsible for the entire project (i.e., at risk) are included as general contractor type establishments. Establishments of the "general contractor type" frequently arrange construction of separate parts of their projects through subcontracts with other construction establishments.</i></p> <p><i>Establishments primarily engaged in activities to produce a specific component (e.g., masonry, painting, and electrical work) of a construction project are commonly known as specialty trade contractors. Activities of specialty trade contractors are usually subcontracted from other construction establishments, but especially in remodeling and repair construction, the work may be done directly for the owner of the property.</i></p> <p><i>Establishments primarily engaged in activities to construct buildings to be sold on sites that they own are known as for-sale builders, but also may be known as speculative builders or merchant builders. For-sale builders produce buildings in a manner similar to general contractors, but their production processes also include site acquisition and securing of financial backing. For-sale builders are most often associated with the construction of residential buildings. Like general contractors, they may subcontract all or part of the actual construction work on their buildings.</i></p> <p><i>There are substantial differences in the types of equipment, work force skills, and other inputs required by establishments in this sector. To highlight these differences and variations in the underlying production functions, this sector is divided into three subsectors.</i></p> <p><i>Subsector 236, Construction of Buildings, comprises establishments of the general contractor type and for-sale builders involved in the construction of buildings. Subsector 237, Heavy and Civil Engineering Construction, comprises establishments involved in the construction of engineering projects. Subsector 238, Specialty Trade Contractors, comprises establishments engaged in specialty trade activities generally needed in the construction of all types of buildings.</i></p> <p><i>Force account construction is construction work performed by an enterprise primarily engaged in some business other than construction for its own account, using employees of the enterprise. This activity is not included in the construction sector unless the construction work performed is the primary activity of a separate establishment of the enterprise. The installation and the ongoing repair and maintenance of telecommunications and utility networks is excluded from construction when the establishments performing the work are not independent contractors. Although a growing proportion of this work is subcontracted to independent contractors in the Construction sector, the operating units of telecommunications and utility companies performing this work are included with the telecommunications or utility activities.</i></p>
	6	Construction of Buildings	<p><i>The Construction of Buildings subsector comprises establishments primarily responsible for the construction of buildings. The work performed may include new work, additions, alterations, or maintenance and repairs. The on-site assembly of precut, panelized, and prefabricated buildings and construction of temporary buildings are included in this subsector. Part or all of the production work for which the establishments in this subsector have responsibility may be subcontracted to other construction establishments--usually specialty trade contractors.</i></p>
	61	Residential Building Construction	
	6115	New Single-Family Housing Construction (except For-Sale Builder)	
			Cabin construction general contractors
			Condominium, single-family, construction general contractors
			Construction management, single-family building
			Cottage construction general contractors
			Custom builders (except for-sale), single-family home
			Duplex (i.e., side-by-side) construction general contractors
			Home builders (except for-sale), single-family

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			6115	Housing, single-family, construction general contractors
				Log home construction general contractors
				Low income housing, single-family, construction general contractors
				Modular house assembly on site by general contractors
				Panelized single-family house assembly on site by general contractors
				Precut single-family housing assembly on site by general contractors
				Premanufactured housing assembly on site by general contractors
				Residential construction, single-family, general contractors
				Row house (i.e., single-family type) construction general contractors
				Single-family attached housing construction general contractors
				Single-family detached housing construction general contractors
				Single-family homes built on land owned by others, general contractors of
				Single-family house construction by general contractors
				Time-share condominium construction general contractors
				Town house (i.e., single-family type) construction by general contractors
				Vacation home, single-family, construction by general contractors
			6116	<i>New MultiFamily Housing Construction (except For-Sale Builders)</i>
				Apartment building construction general contractors
				Condominium, multifamily, construction general contractors
				Construction management, multifamily building
				Cooperative apartment, construction general contractors
				Custom builders (except for-sale), multifamily buildings
				Duplex (i.e., one unit above the other), construction general contractors
				Garden apartment construction general contractors
				High-rise apartment construction general contractors
				Home builders (except for-sale), multifamily
				Housing, multifamily, construction general contractors
				Low income housing, multifamily, construction general contractors
				Low-rise apartment construction general contractors
				Multifamily building construction general contractors
				Panelized multifamily housing assembled on site by general contractors
				Precut multifamily housing assembled on site by general contractors
				Residential construction, multifamily, general contractors
			6117	<i>New Housing For-Sale Builders</i>
				Apartment building for-sale builders
				Cabin for-sale builders
				Condominium for-sale builders
				Cooperative apartment for-sale builders
				Cottage for-sale builders
				Custom builders, for-sale builders, multifamily buildings
				Custom builders, for-sale builders, single-family home
				Duplex for-sale builders
				For-sale builders (i.e., building on own land, for sale), residential
				For-sale builders (i.e., building on own land, for sale), single-family housing
				Garden apartment for-sale builders
				High-rise apartment for-sale builders
				Home builders, for-sale

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			6117	Housing construction, for-sale builder
				Housing construction, merchant builder
				Log home for-sale builders
				Low income housing construction for-sale builders
				Low-rise apartment for-sale builders
				Merchant builders (i.e., building on own land, for sale), residential
				Modular housing, residential, assembled on site by for-sale builders
				Multifamily building for-sale builders
				Panelized housing, residential, assembled on site by for-sale builders
				Panelized multifamily housing assembled on site by for-sale builders
				Precut housing, residential, assembled on site by for-sale builders
				Premanufactured housing assembly on site by for-sale builders
				Residential for-sale builders
				Row house construction for-sale builders
				Single-family housing built on own land for sale (i.e., for-sale builders)
				Single-family housing construction for sale builders
				Speculative builders (i.e., building on own land, for sale), multifamily housing
				Speculative builders (i.e., building on own land, for sale), residential
				Speculative builders (i.e., building on own land, for sale), single-family housing
				Time-share condominium construction for-sale builders
				Town house construction for-sale builders
				Vacation housing construction for-sale builders
			6118	<i>Residential Remodelers</i>
				Addition, alteration and renovation (i.e., construction), multifamily building
				Addition, alteration and renovation (i.e., construction), residential building
				Addition, alteration and renovation of single-family dwellings
				Addition, alteration and renovation, multifamily building, for-sale builders
				Addition, alteration and renovation, multifamily building, general contractors
				Addition, alteration and renovation, residential building, for-sale builders
				Addition, alteration and renovation, residential building, general contractors
				Addition, alteration and renovation, single-family housing, for-sale builders
				Addition, alteration and renovation, single-family housing, general contractors
				Building, residential, addition, alteration and renovation
				Construction management, residential remodeling
				Fire and flood restoration, multifamily building, general contractors
				Fire and flood restoration, single-family housing, general contractors
				Handyman construction service, residential building
				Home improvement (e.g., adding on, remodeling, renovating)
				Home improvement (e.g., adding on, remodeling, renovating), multifamily building, for-sale
				Home improvement (e.g., adding on, remodeling, renovating), multifamily building, general
				Home improvement (e.g., adding on, remodeling, renovating), single-family housing, for-sale
				Home improvement (e.g., adding on, remodeling, renovating), single-family housing, general
				Home renovation
				Porch construction, residential-type
				Remodeling and renovating for-sale builders
				Remodeling and renovating general contractors, multifamily building
				Remodeling and renovating general contractors, residential
				Remodeling and renovating general contractors, single-family housing

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			6118	Remodeling and renovating single-family housing
				Remodeling and renovating, residential building
				Sun-room additions, residential
		62	Nonresidential Building Construction	
			6210	<i>Industrial Building Construction</i>
				Acid plant construction
				Addition, alteration and renovation for-sale builders, industrial building (except warehouses)
				Addition, alteration and renovation, general contractors, industrial building (except
				Addition, alteration and renovation, industrial building (except warehouses)
				Aluminum plant construction
				Ammonium plant construction
				Assembly plant construction
				Blast furnace construction
				Cannery construction
				Cement plant construction
				Chemical (except petrochemical process type) plant construction
				Clean room construction
				Construction management, industrial building (except warehouses)
				Factory construction
				Fish processing plant construction
				Food processing plant construction
				For-sale builders (i.e., building on own land, for sale), industrial building (except warehouses)
				Foundry construction
				Furnace (i.e., industrial plant structure) construction
				Garbage disposal plant construction
				Incinerator, mass-burn type, construction
				Incinerator, municipal waste disposal, construction
				Industrial building (except warehouses) construction
				Industrial building (except warehouses) construction, for-sale builders
				Industrial building (except warehouses) construction, general contractors
				Kiln construction
				Manufacturing building construction
				Materials recovery facility construction
				Metal processing plant construction
				Mine loading and discharging station construction
				Motor vehicle assembly plant construction
				Ore and metal refinery construction
				Oven, industrial plant, construction
				Paper or pulp mill construction
				Pharmaceutical manufacturing plant construction
				Prefabricated industrial building (except warehouses) erection
				Printing plant construction
				Refuse disposal plant construction
				Smelter construction
				Speculative builders (i.e., building on own land, for sale), industrial building (except
				Steel mill construction
				Textile mill construction
				Tipple, mining, construction

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			6210	Washery, mining, construction
				Waste disposal plant (except sewage treatment) construction
			6220	<i>Commercial and Institutional Building Construction</i>
				Addition, alteration and renovation for-sale builders, commercial and institutional building
				Addition, alteration and renovation for-sale builders, commercial warehouse
				Addition, alteration and renovation for-sale builders, hotel and motel
				Addition, alteration and renovation for-sale builders, industrial warehouse
				Addition, alteration and renovation general contractors, commercial and institutional building
				Addition, alteration and renovation general contractors, commercial warehouse
				Addition, alteration and renovation general contractors, hotel and motel
				Addition, alteration and renovation general contractors, industrial warehouse
				Addition, alteration and renovation, commercial and institutional building
				Addition, alteration and renovation, commercial warehouse
				Addition, alteration and renovation, hotel and motel
				Addition, alteration and renovation, industrial warehouse
				Administration building construction
				Airport building construction
				Airport terminal construction
				Amusement facility construction
				Animal shelter and clinic construction
				Arena construction
				Armory construction
				Athletic court, indoor, construction
				Auditorium construction
				Bank building construction
				Barber shop construction
				Barrack construction
				Beauty salon construction
				Broadcasting station construction
				Bunkhouse construction
				Bus shelter construction
				Bus terminal construction
				Casino construction
				Cinema construction
				Civic center construction
				Clinic construction
				Cold storage plant construction
				Commercial building construction
				Commercial building construction for-sale builders
				Commercial building construction general contractors
				Construction management, commercial and institutional building
				Dormitory construction
				Drycleaning plant construction
				Educational building construction
				Farm building construction
				Fire and flood restoration of commercial and institutional buildings
				Fire station construction
				For-sale builders (i.e., building on own land, for sale), commercial and institutional building

Commercial Use Table Breakdown 23 - Construction

			6220	Garage and service station, commercial, construction
				Grain elevator construction
				Handyman construction service, commercial and institutional building
				Hangar construction
				Hatchery construction
				Health and athletic club construction
				Hospital construction
				Hotel construction
				Ice rink, indoor, construction
				Indoor swimming pool construction
				Institutional building construction
				Institutional building construction for-sale builders
				Institutional building construction general contractors
				Jail construction
				Laboratory construction
				Library construction
				Logging camp construction
				Mausoleum (i.e., building) construction
				Monument (i.e., building) construction
				Motel construction
				Museum construction
				Office building construction
				Parking garage construction
				Penitentiary construction
				Post office construction
				Prefabricated commercial building erection
				Prefabricated institutional building erection
				Prison construction
				Public warehouse construction
				Radio and television broadcast studio construction
				Radio station construction
				Railway station construction
				Recreational facility building construction
				Religious building (e.g., church, synagogue, mosque, temple) construction
				Restaurant construction
				Salon construction
				School building construction
				Service station construction
				Shopping center construction
				Shopping mall construction
				Silo construction
				Speculative builders (i.e., building on own land, for sale), commercial and institutional building
				Stadium and arena construction
				Storage elevator construction
				Store construction
				Swimming facility, indoor, construction
				Television station construction
				Tennis court, indoor, construction
				Theater construction

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			6220	Truck terminal construction
				Warehouse construction (e.g., commercial, industrial, manufacturing, private)
				Warehouse, commercial and institutional, construction
				Warehouse, industrial, construction
		7	Heavy & Civil Engineering Construction	<p><i>The Heavy and Civil Engineering Construction subsector comprises establishments whose primary activity is the construction of entire engineering projects (e.g., highways and dams), and specialty trade contractors, whose primary activity is the production of a specific component for such projects. Specialty trade contractors in Heavy and Civil Engineering Construction generally are performing activities that are specific to heavy and civil engineering construction projects and are not normally performed on buildings. The work performed may include new work, additions, alterations, or maintenance and repairs.</i></p> <p><i>Specialty trade activities are classified in this subsector if the skills and equipment present are specific to heavy or civil engineering construction projects. For example, specialized equipment is needed to paint lines on highways. This equipment is not normally used in building applications so the activity is classified in this subsector. Traffic signal installation, while specific to highways, uses much of the same skills and equipment that are needed for electrical work in building projects and is therefore classified in Subsector 238, Specialty Trade Contractors.</i></p> <p><i>Construction projects involving water resources (e.g., dredging and land drainage) and projects involving open space improvement (e.g., parks and trails) are included in this subsector. Establishments whose primary activity is the subdivision of land into individual building lots usually perform various additional site-improvement activities (e.g., road building and utility line installation) and are included in this subsector.</i></p>
		71	Utility System Construction	
			7110	Water and Sewer Line and Related Structures Construction
				Aqueduct construction
				Artesian well construction
				Capping of water wells
				Construction management, water and sewage treatment plant
				Construction management, water and sewer line
				Distribution line, sewer and water, construction
				Drilling water wells (except water intake wells in oil and gas fields)
				Fire hydrant installation
				Geothermal drilling
				Hydrant and flushing hydrant installation
				Irrigation project construction (except lawn)
				Lagoon, sewage treatment construction
				Pumping station, water and sewage system, construction
				Reservoir construction
				Sanitary sewer construction
				Sewage collection and disposal line construction
				Sewage disposal plant construction
				Sewage treatment plant construction
				Sewer construction
				Sewer main, pipe and connection, construction
				Storm sewer construction
				Utility line (i.e., sewer, water), construction
				Water desalination plant construction
				Water filtration plant construction
				Water main and line construction
				Water pumping or lift station construction
				Water sampling station installation
				Water system storage tank and tower construction

Commercial Use Table Breakdown 23 - Construction

			Water treatment plant construction
			Water well drilling, digging, boring or sinking (except water intake wells in oil and gas fields)
			Water well pump and well piping system installation
		7120	<i>Oil and Gas Pipeline and Related Structures Construction</i>
			Compressor, metering and pumping station, gas and oil pipeline, construction
			Construction management, oil and gas pipeline
			Construction management, oil refinery and petrochemical complex
			Corrosion protection, underground pipeline and oil storage tank
			Distribution line, gas and oil, construction
			Gas main construction
			Gathering line, gas and oil field, construction
			Natural gas pipeline construction
		7120	Natural gas processing plant construction
			Oil and gas field distribution line construction
			Oil pipeline construction
			Oil refinery construction
			Petrochemical plant construction
			Petroleum refinery construction
			Pipe lining (except thermal insulating) contractors
			Pipeline construction on oil and gas field gathering lines to point of distribution on a contract
			Pipeline rehabilitation contractors
			Pipeline wrapping contractors
			Pipeline, gas and oil, construction
			Pumping station, gas and oil transmission, construction
			Refinery, petroleum, construction
			Service line, gas and oil, construction
			Storage tank, natural gas or oil, tank farm or field, construction
		7130	<i>Power and Communication Line and Related Structures Construction</i>
			Alternative energy (e.g., geothermal, ocean wave, solar, wind) structure construction
			Cable laying (e.g., cable television, electricity, marine, telephone), including underground
			Cellular phone tower construction
			Co-generation plant construction
			Communication antenna construction
			Communication tower construction
			Construction management, power and communication transmission line
			Electric light and power plant (except hydroelectric) construction
			Electric power transmission line and tower construction
			Electricity generating plant (except hydroelectric) construction
			Fiber optic cable transmission line construction
			Microwave relay tower construction
			Nuclear power plant construction
			Pole line construction
			Power line stringing
			Power plant (except hydroelectric) construction
			Radio transmitting tower construction
			Satellite receiving station construction
			Solar power structure construction

Commercial Use Table Breakdown 23 - Construction

			7130	Substation and switching station, power transmission line, construction
				Telephone line construction
				Telephone line stringing
				Television transmitting tower construction
				Thermal power plant construction
				Tower, power distribution and communication, construction
				Transformer station and substation, electric power, construction
				Transmission and distribution line construction
				Underground cable (e.g., cable television, electricity, telephone) laying
				Utility line (i.e., communication, electric power), construction
				Wind power structure construction
			72	Land Subdivision
			7210	Land Subdivision
				Building lot subdividing
				Land (except cemeteries) subdividers
				Land acquisition, assembling and subdividing
				Land subdividing and utility installation (e.g., electric, sewer and water)
				Preparing and subdividing land for sale
				Real estate (except cemeteries) subdividers
				Real property (except cemeteries) subdivision
				Subdividers, real estate
				Subdividing and preparing land owned by others
				Subdividing real estate
			73	Highway, Street, and Bridge Construction
			7310	Highway, Street and Bridge Construction
				Abutment construction
				Airport runway construction
				Airport runway line painting (e.g., striping)
				Asphalt paving (i.e., highway, road, street, public sidewalk)
				Bridge approach construction
				Bridge construction
				Bridge decking construction
				Causeway construction
				Concrete paving (i.e., highway, road, street, public sidewalk)
				Construction management, highway, road, street and bridge
				Culverts, highway, road and street, construction
				Curbs and street gutters, highway, road and street, construction
				Elevated highway construction
				Grading, highway, road, street and airport runway
				Guardrail construction
				Highway construction
				Highway line painting
				Logging road construction
				Oil field road construction
				Overpass construction
				Painting lines on highways, streets and bridges
				Painting traffic lanes or parking lots

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			7310	Parking lot marking and line painting
				Parkway construction
				Pavement, highway, road, street, bridge or airport runway, construction
				Pothole filling, highway, road, street or bridge
				Repair, highway, road, street, bridge or airport runway
				Resurfacing, highway, road, street, bridge or airport runway
				Road construction
				Runway, airport, line painting (e.g., striping)
				Sidewalk, public, construction
				Sign erection, highway, roads street or bridge
				Street construction
				Surfacing, highway, road, street, bridge or airport runway
				Tarring roads
				Traffic lane painting
				Trestle construction
				Underpass construction
			79	Other Heavy and Civil Engineering Construction
			7990	<i>Other Heavy and Civil Engineering Construction</i>
				Anchored earth retention contractors
				Athletic field (except stadium) construction
				Avalanche, rockslide, or mudslide protection construction
				Breakwater construction
				Bridle path construction
				Bulkhead wall or embankment construction
				Caisson (i.e., marine or pneumatic structures) construction
				Canal construction
				Channel construction
				Cofferdam construction
				Construction management, dam
				Construction management, marine structure
				Construction management, mass transit
				Construction management, outdoor recreation facility
				Construction management, tunnel
				Cribbing (i.e., shore protection), construction
				Dam construction
				Dike and other flood control structure construction
				Dock construction
				Drainage canal and ditch construction
				Drainage project construction
				Dredging (e.g., canal, channel, ditch, waterway)
				Drive-in movie facility construction
				Earth retention system construction
				Earth-filled dam construction
				Electricity generating plant, hydroelectric, construction
				Embankment construction
				Farm drainage tile installation
				Flood control project construction
				Floodway canal and ditch construction

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			7990	Gabion construction
				Golf course construction
				Harbor construction
				Horizontal drilling (e.g., underground cable, pipeline, sewer installation)
				Hydroelectric generating facility construction
				Ice rink (except indoor) construction
				Jetty construction
				Land drainage contractors
				Levee construction
				Light rail system construction
				Lock and waterway construction
				Marine construction
				Microtunneling contractors
				Missile facility construction
				Monorail construction
				Nuclear waste disposal site construction
				Outdoor recreation facility construction
				Park and recreational open space improvement construction
				Pier construction
				Pile driving, marine
				Pipe-jacking contractors
				Play ground construction
				Port facility construction
				Power plant, hydroelectric, construction
				Railroad construction
				Railway construction (e.g., interlocker, roadbed, signal, track)
				Railway roadbed construction
				Recreation area, open space, construction
				Recreational vehicle park construction
				Retaining walls, anchored (e.g., with piles, soil nails, tieback anchors), construction
				Revetment construction
				Riprap installation
				Rock removal, underwater
				Seawall, wave protection, construction
				Sediment control system construction
				Ski tow construction
				Spillway, floodwater, construction
				Sports field construction
				Streetcar line construction
				Subway construction
				Tennis courts, outdoor, construction
				Timber removal, underwater
				Trail construction
				Trenching, underwater
				Tunnel construction
				Wharf construction

Commercial Use Table Breakdown 23 - Construction

	8	Specialty Trade Contractors	<p><i>The Specialty Trade Contractors subsector comprises establishments whose primary activity is performing specific activities (e.g., pouring concrete, site preparation, plumbing, painting, and electrical work) involved in building construction or other activities that are similar for all types of construction, but that are not responsible for the entire project. The work performed may include new work, additions, alterations, maintenance, and repairs. The production work performed by establishments in this subsector is usually subcontracted from establishments of the general contractor type or for-sale builders, but especially in remodeling and repair construction, work also may be done directly for the owner of the property. Specialty trade contractors usually perform most of their work at the construction site, although they may have shops where they perform prefabrication and other work. Establishments primarily engaged in preparing sites for new construction are also included in this subsector.</i></p> <p><i>There are substantial differences in types of equipment, work force skills, and other inputs required by specialty trade contractors. Establishments in this subsector are classified based on the underlying production function for the specialty trade in which they specialize. Throughout the Specialty Trade Contractors subsector, establishments commonly provide both the parts and labor required to complete work. For example, electrical contractors supply the current-carrying and noncurrent-carrying wiring devices that are required to install a circuit. Plumbing, heating, and air-conditioning contractors also supply the parts required to complete a contract.</i></p> <p><i>Establishments that specialize in activities primarily related to heavy and civil engineering construction that are not normally performed on buildings, such as the painting of lines on highways are classified in Subsector 237, Heavy and Civil Engineering Construction.</i></p>
		81	Foundation, Structure, and Building Exterior Contractors
		8110	<i>Poured Concrete Foundation and Structure Contractors</i>
			Chimney, concrete, construction
			Concrete finishing
			Concrete floor surfacing
			Concrete pouring
			Concrete pumping (i.e., placement)
			Concrete repair
			Concrete resurfacing
			Footing and foundation concrete contractors
			Foundation, building, poured concrete, contractors
			Grouting (i.e., reinforcing with concrete)
			Gunite contractors
			Gunning shotcrete
			Mud-jacking contractors
			Retaining wall (except anchored earth), poured concrete, construction
			Shotcrete contractors
		8120	<i>Structural Steel and Precast Concrete Contractors</i>
			Balcony, precast concrete, installation
			Concrete product (e.g., structural precast, structural prestressed) installation
			Concrete reinforcement placement
			Curtain wall, precast concrete, installation
			Erecting structural steel
			Iron work, structural, contractors
			Placing and tying reinforcing rod at a construction site
			Precast concrete panel, slab, or form installation
			Prestressed concrete beam, slab or other component installation
			Rebar contractors
			Reinforcing rod, bar, mesh and cage installation
			Reinforcing steel contractors
			Stairway, precast concrete, installation

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			8120	Steel reinforcing contractors
				Structural steel erecting or iron work contractors
			8130	<i>Framing Contractors</i>
				Building framing (except structural steel)
				Carpentry, framing
				Ceiling beam, wood, installation
				Foundation, building, wood, contractors
				Framework, house, contractors
				Framing contractors
				House framing
				Permanent wood foundation installation
				Post framing contractors
				Prefabricated wood frame component (e.g., trusses) installation
				Roof truss (wood) installation
				Sheathing, wood, installation
				Steel framing contractors
				Stud wall (e.g., wood, steel) installation
				Wall component (i.e., exterior, interior), prefabricated, installation
				Wood frame component (e.g., truss) fabrication on site
			8140	<i>Masonry Contractors</i>
				Brick veneer, installation
				Bricklaying contractors
				Cement block laying
				Chimney, brick, block or stone, contractors
				Cinder block installation
				Concrete block laying
				Field stone (i.e., masonry) installation
				Fireplace, masonry, installation
				Foundation (e.g., brick, block, stone), building, contractors
				Glass block laying
				Glass unit (i.e., glass block) masonry
				Granite, exterior, contractors
				Marble, granite and slate, exterior, contractors
				Masonry contractors
				Masonry pointing, cleaning or caulking
				Refractory brick contractors
				Retaining wall, masonry (i.e., block, brick, stone), construction
				Slate (i.e., masonry) contractors
				Stonework (i.e., masonry) contractors
				Stucco contractors
				Tuck pointing contractors
			8150	<i>Glass and Glazing Contractors</i>
				Curtain wall, glass, installation
				Decorative glass and mirror installation
				Glass cladding (i.e., curtain wall), installation
				Glass coating and tinting (except automotive) contractors

Commercial Use Table Breakdown 23 - Construction

			8150	Glass installation (except automotive) contractors
				Glass partitions, installation
				Glazing contractors
				Hermetically sealed window unit, commercial type, installation
				Mirror installation
				Stained glass installation
				Window pane or sheet installation
			8160	<i>Roofing Contractors</i>
				Asphalt roof shingle installation
				Copper roofing installation
				Corrugated metal roofing installation
				Galvanized iron roofing installation
				Low slope roofing installation
				Painting, spraying, or coating, roof
				Roll roofing installation
				Roof membrane installation
				Roof painting, spraying, or coating
				Roofing contractors
				Roofing, built-up tar and gravel, installation
				Shake and shingle, roof, installation
				Sheet metal roofing installation
				Skylight installation
				Solar reflecting coating, roof, application
				Steep slope roofing installation
				Treating roofs (by spraying, painting or coating)
			8170	<i>Siding Contractors</i>
				Aluminum siding installation
				Downspout, gutter, and gutter guard installation
				Eavestrough installation
				Fascia and soffit installation
				Flashing contractors
				Gutter and downspout contractors
				Gutters, seamless roof, formed and installed on site
				Ice apron, roof, installation
				Metal siding installation
				Siding (e.g., vinyl, wood, aluminum) installation
				Siding contractors
				Vinyl siding, soffit and fascia, installation
				Wood siding, installation
			8190	<i>Other Foundation, Structure, and Building Exterior Contractors</i>
				Awning installation
				Balcony, metal, installation
				Cathodic protection, installation
				Concrete form contractors
				Curtain wall, metal, installation
				Deck and grate (except roof), metal, installation

Commercial Use Table Breakdown 23 - Construction

			8190	Decorative steel and wrought iron work installation
				Epoxy application contractors
				Erection and dismantling, poured concrete form
				Falsework construction
				Fire escape installation
				Forming contractor
				Forms for poured concrete, erecting and dismantling
				Metal furring contractors
				Ornamental metal work installation
				Shutter installation
				Stairway, metal, installation
				Store front, metal or metal frame, installation
				Urethane slabjacking contractors
				Urethane soil stabilization contractors
				Welding, on site, contractors
			82	Building Equipment Contractors
			8210	<i>Electrical Contractors and Other Wiring Installation Contractors</i>
				Airport runway lighting contractors
				Alarm system (e.g., fire, burglar), electric, installation only
				Audio equipment installation (except automotive) contractors
				Building automation system installation contractors
				Burglar alarm system, electric, installation only
				Cable splicing, electrical or fiber optic
				Cable television hookup contractors
				Communication equipment installation
				Computer and network cable installation
				Control system (e.g., environmental, humidity, temperature) installation
				Electric contracting
				Electric power control panel and outlet installation
				Electrical contractors
				Electrical equipment and appliance installation
				Electrical wiring contractors
				Electrical work
				Electrical, electrical wiring, and low voltage electrical work
				Electrician
				Electronic containment fencing for pets, installation
				Electronic control installation and service
				Electronic control system installation
				Environmental control system installation
				Fiber optic cable (except transmission lines) installation
				Fire alarm system, electric, installation only
				Highway, street and bridge lighting and electrical signal installation
				Home automation system installation
				Home theater installation
				Humidity control system installation
				Installation of photovoltaic panels
				Intercommunication (intercom) system installation
				Lighting system installation

Commercial Use Table Breakdown 23 - Construction

			8210	Low voltage electrical work
				Private driveway or parking area lighting contractors
				Public address system installation
				Railroad signalling equipment installation
				Security and fire system, installation only
				Smoke detection system, installation only
				Snow melting cable, electric, installation
				Sound equipment installation
				Surveillance system, installation only
				Telecommunications equipment and wiring (except transmission line) installation contractors
				Telephone equipment and building wiring installation
				Telephone installation contractors
				Temperature control system installation
				Traffic signal installation
				Tunnel lighting contractors
			8220	<i>Plumbing, Heating, and Air-Conditioning Contractors</i>
				Air system balancing and testing
				Air vent installation
				Air-conditioning system (except window) installation
				Bathroom plumbing fixture and sanitary ware installation
				Blower or fan, cooling and dry heating, installation
				Boiler chipping, cleaning and scaling
				Boiler, heating, installation
				Central air-conditioning equipment installation
				Central cooling equipment and piping installation
				Central heating equipment and piping installation
				Chilled water system installation
				Chimney liner installation
				Commercial freezer installation
				Commercial refrigeration system installation
				Cooling tower installation
				Drain, waste and vent system installation
				Drinking fountain installation
				Dry heating equipment installation
				Duct work (e.g., cooling, dust collection, exhaust, heating, ventilation) installation
				Dust collecting and bag house equipment installation
				Exhaust system (e.g., kitchens, industrial work areas) installation
				Fire sprinkler system installation
				Fireplace, natural gas, installation
				Fuel oil burner installation
				Furnace conversion (i.e., from one fuel to another)
				Furnace humidifier installation
				Furnace installation
				Furnace, forced air, installation
				Gas fitting contractor
				Gas line installation, individual hookup, contractors
				Heat pump installation
				Heating and cooling duct work installation

Commercial Use Table Breakdown 23 - Construction

			8220	Heating and ventilation system component (e.g., air registers, diffusers, filters, grilles, sound
				Heating boiler installation
				Heating contractors
				Heating equipment installation
				Heating, ventilation and air-conditioning (HVAC) contractors
				Hot water heating system installation
				Hot water tank installation
				Household oil storage tank installation
				HVAC (heating, ventilation and air-conditioning) contractors
				Hydronic heating system installation
				Industrial process piping installation
				Kitchen sink and hardware installation
				Lawn sprinkler system installation
				Mechanical contractors
				Natural gas piping installation
				Oil burner installation
				Pipe fitting contractors
				Plumbers
				Plumbing and heating contractors
				Plumbing contractors
				Plumbing fixture installation
				Process piping installation
				Pumping system, water, installation
				Radiant floor heating equipment installation
				Refrigeration system (e.g., commercial, industrial, scientific) installation
				Sanitary ware installation
				Scrubber, air purification, installation
				Sewer hook-up and connection, building
				Sheet metal duct work installation
				Snow melting system (e.g., hot water, glycol) installation
				Solar heating equipment installation
				Sprinkler system, building, installation
				Steam fitting contractors
				Sump pump installation
				Ventilating contractors
				Warehouse refrigeration system installation
				Warm air heating system installation
				Water heater installation
				Water meter installation
				Water softener installation
				Water system balancing and testing contractors
			8290	<i>Other Building Equipment Contractors</i>
				Antenna, household-type, installation
				ATMs (automatic teller machines) installation
				Automated and revolving door installation
				Automatic gate (e.g., garage, parking lot) installation
				Boiler and pipe insulation installation
				Boiler covering installation

Commercial Use Table Breakdown 23 - Construction

			8290	Bowling alley equipment installation
				Church bell and tower clock installation
				Commercial kitchen food preparation equipment (e.g., mixers, ovens, stoves) installation
				Commercial-type door installation
				Conveyor system installation
				Deodorization (i.e., air filtration) system installation
				Dismantling large-scale machinery and equipment
				Door, commercial- or industrial-type, installation
				Duct insulation installation
				Dumbwaiter installation
				Elevator installation
				Escalator installation
				Garage door, commercial- or industrial-type, installation
				Gasoline pump, service station, installation
				Hoisting and placement of large-scale apparatus
				Incinerators, building equipment type, installation
				Insulation, boiler, duct and pipe, installation
				Lightning protection equipment (e.g., lightning rod) installation
				Lightning rod and conductor installation
				Machine rigging
				Machinery and equipment, large-scale, installation
				Materials handling equipment installation
				Mechanical equipment insulation
				Millwrights
				Motor vehicle garage and service station mechanical equipment (e.g., gasoline pumps, hoists)
				Moving sidewalk installation
				Overhead door, commercial- or industrial-type, installation
				Pipe covering
				Pipe, duct and boiler insulation
				Pneumatic tube conveyor system installation
				Power boiler, installation only
				Power generating equipment installation
				Revolving door installation
				Rigging large-scale equipment
				Rubber door installation
				Satellite dish, household-type, installation
				Vacuum cleaning system, built-in, installation
				Vault, safe and banking machine installation
				Vehicle lift installation
				Vending machine installation
				Water pipe insulating
			83	Building Finishing Contractors
			8310	<i>Drywall and Insulation Contractors</i>
				Acoustical ceiling tile and panel installation
				Acoustical foam (i.e., sound barrier) installation
				Attic space insulating
				Blown-in insulation (e.g., cellulose, vermiculite) installation
				Building fireproofing contractors

Commercial Use Table Breakdown 23 - Construction

			8310	Building insulation contractors
				Ceiling tile installation
				Cellulosic fiber insulation installation
				Drop ceiling installation
				Drywall contractors
				Drywall finishing (e.g., sanding, spackling, stippling, taping, texturing)
				Drywall hanging
				Drywall installation
				Exterior insulation finish system installation
				Fabric wall system, noise insulating, installation
				Finishing drywall contractors
				Fireproof flooring installation
				Fireproofing buildings
				Firestop contractors
				Foam insulation installation
				Fresco (i.e., decorative plaster finishing) contractors
				Glass fiber insulation installation
				Gypsum board installation
				Insulation contractors
				Lathing contractors
				Mineral wool insulation installation
				Panel or rigid board insulation installation
				Plastering (i.e., ornamental, plain) contractors
				Polystyrene board insulation installation
				Roof insulation contractor
				Soundproofing contractors
				Styrofoam insulation installation
				Suspended ceiling installation
				Taping and finishing drywall
				Urethane foam insulation application
				Wall cavity and attic space insulation installation
			8320	<i>Painting and Wall Covering Contractors</i>
				Bridge painting
				Electrostatic painting, on site, contractors
				Engineering structure (e.g., oil storage tank, water tower) painting
				House painting
				Paint and wallpaper stripping
				Painting (except roof) contractors
				Painting and wallpapering
				Paperhanging and removal contractors
				Paperhanging or removal contractors
				Rustproofing (except automotive)
				Ship painting contractors
				Wall covering or removal contractors
				Wallpaper hanging and removal contractors
				Wallpaper stripping
				Whitewashing contractors

Commercial Use Table Breakdown 23 - Construction

			8330	<i>Flooring Contractors</i>
				Access flooring installation
				Asphalt flooring, installation only
				Carpet, installation only
				Computer flooring installation
				Floor laying, scraping, finishing and refinishing
				Floor tile and sheets, installation only
				Hardwood flooring, installation only
				Linoleum, installation only
				Parquet flooring installation
				Resilient floor tile or sheet (e.g., linoleum, rubber, vinyl), installation only
				Resurfacing hardwood flooring
				Vinyl flooring contractors
				Wood floor finishing (e.g., coating, sanding)
				Wood flooring, installation only
			8340	<i>Tile and Terrazzo Contractors</i>
				Ceramic tile installation
				Granite, interior, installation
				Mantel, marble or stone, installation
				Marble, granite and slate, interior, contractors
				Mosaic work
				Slate, interior, installation
				Stone flooring installation
				Terrazzo and tile refinishing
				Terrazzo contractors
				Tile (except resilient) contractors
				Tile (except resilient) laying and setting
			8350	<i>Finish Carpentry Contractors</i>
				Aluminum door and window, residential-type, installation
				Built-in wood cabinets constructed on site
				Cabinet work performed at the construction site
				Cabinetry work performed at the construction site
				Cabinets, wood built-in, constructed on site
				Carpenters (except framing)
				Carpentry work (except framing)
				Counter top, residential-type, installation
				Deck construction, residential-type
				Door and window frame construction
				Door and window, prefabricated, installation
				Door, folding, installation
				Finish carpentry
				Garage door, residential-type, installation
				Hermetically sealed window unit, residential-type, installation
				Kitchen cabinets and counters, constructed on site
				Millwork installation
				Molding or trim, wood or plastic, installation

Commercial Use Table Breakdown 23 - Construction

			8350	Overhead door, residential-type, installation
				Paneling installation
				Prefabricated kitchen and bath cabinet, residential-type, installation
				Prefabricated sash and door installation
				Shelving, wood, constructed on site
				Ship joinery contractors
				Stairway, wood, installation
				Trim and finish carpentry contractors
				Window and door (residential-type) of any material, prefabricated, installation
				Window installation
				Window, metal-frame residential-type, installation
				Window, wood, installation
			8390	<i>Other Building Finishing Contractors</i>
				Bath tub refinishing on site
				Bleacher installation
				Building fixture and fitting (except mechanical equipment) installation
				Caulking (i.e., waterproofing) contractors
				Ceiling, metal, installation
				Closet organizer system installation
				Coating concrete structures with plastics
				Concrete coating, glazing or sealing
				Countertop and cabinet, metal (except residential-type), installation
				Dampproofing contractors
				Drapery fixture (e.g., hardware, rods, tracks) installation
				Fabrication, metal cabinet or countertop, on site
				Foundation dampproofing (including installing rigid foam insulation)
				Laboratory furniture and equipment installation
				Lead lining walls for x-ray room contractors
				Modular furniture system attachment and installation
				Office furniture, modular system, installation
				Panel, metal, installation
				Partition (e.g., office, washroom), metal, installation
				Partition, moveable and/or demountable, installation
				Shelving, metal, constructed on site
				Spectator seating installation
				Trade show exhibit installation and dismantling contractors
				Ventilated wire shelving (i.e., closet organizing-type) installation
				Vibration isolation contractors
				Waterproofing contractors
				Weather stripping installation
				Weatherproofing concrete
				Window shade and blind installation
			89	Other Specialty Trade Contractors
			8910	<i>Site Preparation Contractors</i>
				Aerial or picker truck, construction, rental with operator
				Backfilling, construction
				Backhoe rental with operator

Commercial Use Table Breakdown 23 - Construction

			8910	Blast hole drilling (except mining)
				Blasting, building demolition
				Blasting, construction site
				Boring, for building construction
				Building demolition
				Bulldozer rental with operator
				Caisson (i.e., drilled building foundations) construction
				Cesspool construction
				Concrete breaking and cutting for demolition
				Construction equipment (except crane) rental with operator
				Core drilling and test boring for construction
				Crawler tractor rental with operator
				Cutting new rights of way
				Demolition contractor
				Demolition, building and structure
				Dewatering contractors
				Digging foundations
				Dirt moving for construction
				Dismantling engineering structures (e.g., oil storage tank)
				Drainage system (e.g., cesspool, septic tank) installation
				Drilled pier (i.e., for building foundations) contractors
				Drilled shaft (i.e., drilled building foundations) construction
				Dry well construction
				Equipment rental (except crane), construction, with operator
				Excavating, earthmoving or land clearing, mining (except overburden removal at open pit)
				Excavating, earthmoving, or land clearing contractors
				Excavation contractors
				Foundation digging (i.e., excavation)
				Foundation drilling contractors
				Grading construction sites
				Grave excavation contractors
				Ground thawing for construction site digging
				House demolishing
				House razing
				Hydrodemolition (i.e., demolition with pressurized water) contractors
				Land clearing
				Land leveling contractors
				Line slashing or cutting (except maintenance)
				Machinery, construction (except cranes), rental with operator
				Mine site preparation and related construction activities, construction contractors
				Pile driving, building foundation
				Piling (i.e., bored, cast-in-place, drilled), building foundation, contractors
				Power shovel, construction, rental with operator
				Power, communication and pipe line right of way clearance (except maintenance)
				Right of way cutting (except maintenance)
				Septic system contractors
				Septic tank and weeping tile installation
				Soil compacting
				Soil test drilling

Commercial Use Table Breakdown 23 - Construction

			8910	Test boring for construction
				Trenching (except underwater)
				Underground tank (except hazardous material) removal
				Weeping tile installation
				Wrecking, building or other structure
			8990	<i>All Other Specialty Trade Contractors</i>
				Artificial turf installation
				Asphalt coating and sealing, residential and commercial parking lot and driveway
				Asphalting, residential and commercial driveway and parking area
				Billboard erection
				Blacktop work, residential and commercial driveway and parking area
				Boat lift installation
				Brick driveway contractors
				Brick paver (e.g., driveways, patios, sidewalks) installation
				Cable splicing (except electrical or fiber optic)
				Chain link fence installation
				Cleaning building interiors during and immediately after construction
				Cleaning new building interiors immediately after construction
				Concrete patio construction
				Concrete paving, residential and commercial driveway and parking area
				Concrete sawing and drilling (except demolition)
				Construction elevator (i.e., temporary use during construction) erection and dismantling
				Crane rental with operator
				Culvert, concrete, residential and commercial paved area
				Curb and gutter construction, residential and commercial driveway and parking area, concrete
				Driveway paving or sealing
				Fence installation (except electronic containment fencing for pets)
				Fencing contractors (except electronic containment fencing for pets)
				Flagpole installation
				House moving (i.e., raising from one site, moving, and placing on a new foundation)
				Interlocking brick and block installation
				Mail box units, outdoor, multiple box-type, erection
				Manufactured (mobile) home set up and tie down
				Parking lot paving and sealing
				Patio construction
				Paver, brick (e.g., driveway, patio, sidewalk), installation
				Paving, residential and commercial driveway and parking lot
				Playground equipment installation
				Pole (e.g., telephone) removal
				Posthole digging
				Radon gas alleviation contractors
				Safety net system, erecting and dismantling at construction site
				Sandblasting, building exterior
				Scaffold erecting and dismantling
				Shoring, construction
				Sidewalk construction, residential and commercial
				Sign (except on highways, streets, bridges and tunnels) erection
				Sign, building, erection

**Commercial Use Table Breakdown
23 - Construction**

			8990	Statue erection
				Steeplejack work
				Street, interlocking brick (i.e., not mortared), installation
				Swimming pool screen enclosure construction
				Swimming pool, outdoor, construction
				Tank lining contractors
				Turf, artificial, installation
				Underpinning, construction



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

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 Cannon
Tina Kelley
David Sawyer
Darrell Erickson

1. Call to order – prayer

Chair Haslam called the meeting to order. Prayer was offered by Member Newton.

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 was none.

5. Public Comment

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

There was none.

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

6. Recognition of time for Darrel Erickson and David Sawyer

Members Sawyer and Erickson were presented with a gift and certificate for their time and efforts while they served with the Planning Commission. Chair Haslam thanked them for their service.

Administrative:

7. Discussion on commercial use table text amendment.

Bill compared Morgan County to the eastern section of Summit County and he reviewed some permitted uses that are similar to Morgan's. Bill suggested taking Wasatch's commercial use table that is similar to Morgan's and making necessary adjustments so that it fits with the County's current needs.

There were current maps of the commercial areas of Morgan County distributed and there was debate

over the zones of specific areas. Bill discussed the effects of the proposed changes and where the different zones lie throughout the County. The zones Commercial Highway, Industrial, General Commercial, Neighborhood Commercial, Business Park, Light Manufacturing and their various locations were discussed. Bill clarified that before any changes are made, the property owners and business owners will be notified and their opinions considered concerning the zoning changes. The Planning Commission discussed commercial designations throughout each different area of the County.

There was some discussion about how to approach the categories and allocating the appropriate business to an appropriate zone. Yadayadayada.

Gina explained the breakdown of the commercial use table, as it is listed on the national NAICS list. Member Nance suggested adding animal production within Light Manufacturing and other applicable zones so while construction or business is being constructed, animals may be permitted. He changed his view from the last meeting after thinking it over, to the opinion that if they have the water rights, the land or business owner should be able to farm however they choose. Bill presented the example of the Old Market in Mountain Green and their property that extends behind their convenience store, as the potential uses for property in a commercial zone. Member Nance suggested gathering a consensus from the Planning Commission members on agriculturally permitted activities within the commercial zones. Member Newton expressed concerns over commercial properties with greenbelt status. Member Newton suggested adding an acreage requirement as a condition on agricultural uses in commercial zones. Member Nance suggested a 5 acre minimum, while Chair Haslam disagreed with an acreage requirement. There was discussion about where to allocate C1, C2 and C3, and P in the Agriculture, Light Manufacturing, Mining and Utilities sections. Member Sessions wanted some general conditions on areas where agriculture is involved.

Member Sessions reminded that a conditional use permit runs with the property. It was decided to stop discussion at the Specialty Trade Contractors.

8. Planning Commission Business/Questions for Staff

Bill informed of a training opportunity in SLC on June 9 about conditional uses among other information. He also said on the same day, there will be representatives to help with the General Plan update, including the natural resources part and public involvement.

9. Approval of minutes from April 23, 2015

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

10. Adjourn

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

Approved: _____ Date: _____
Chairman, Roland Haslam

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