

Public Notice
Washington City Planning Commission
Regular Meeting
November 17, 2021 Minutes

Present: Commission Scheel, Commissioner Musso, Commissioner Bulloch, Commissioner Tupou, Attorney Thad Seegmiller, Councilmember Staheli, Drew Ellerman, Eldon Gibb, Kathy Spring, John Hehnke, Steve Whittekind, Ed Tracey, Dick Saunders, Laurie Saunders, Ryan Lay, Karissa Corneux, Michael Corneux.

Meeting called to order: 5:30 PM

Invocation: Eldon Gibb

Pledge of Allegiance: Dick Saunders

1. APPROVAL OF AGENDA

- a. Approval of the agenda for November 17, 2021.
Commissioner Musso motioned to approve the agenda for November 17, 2021.
Commissioner Bulloch seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from November 3, 2021.
Commissioner Bulloch motioned to approve the minutes from November 3, 2021.
Commissioner Tupou seconded the motion.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None declared.

4. APPROVAL FOR THE 2022 PLANNING COMMISSION MEETING SCHEDULE AND CUT OFF DATES

Commissioner Bulloch motioned to approve the 2022 Planning Commission Schedule meeting and cut off dates.
Commissioner Tupou seconded the motion.
Motion passed unanimously.

5. ROADWAY DEDICATION

- a. Consideration and recommendation to the City Council a roadway dedication for Bluff View Drive between 1100 East and Washington Parkway. Applicant: Dean Terry

Background

John Hehnke reviewed report: The applicant is requesting approval of the Road Dedication plat for an extension of public right-of-way extending bluff view drive between 1100 East and Washington Parkway.

The plat dedication establishes a 60-foot wide right-of-way for Bluff View Drive between 11- East and Washington Parkway. This right-of-way width matches the right-of-way of the existing portion of Bluff View Drive to the west and will connect Bluff View Drive to Washington Parkway as well as provide access to developments on either side of Bluff View Drive.

The Public Works Department has reviewed the plat and approved the design.

Recommendation

Staff recommendation to the Planning Commissioner is for approval of the Road Dedication plat of right-of-way for the portion of Bluff View Drive between 1100 East and Washington Parkway to the City Council, based on the following findings and subject to the following condition.

Condition

1. All improvements be installed or bonded prior to the recording of the dedication plat with the County Recorder's Office.

Commissioner Tupou motioned to recommend approval to the City Council with the findings and condition of staff.

Commissioner Musso seconded the motion.

Motion passed unanimously.

6. MINOR SUBDIVISION

- a. Consideration and recommendation to the City Council for the Buena Vista Triangle Minor Subdivision located at approximately 325 East Buena Vista Blvd. Applicant: Washington City

Background

Eldon Gibb reviewed report: The applicant is requesting approval for the Buena Vista Triangle Minor Subdivision located at approximately 325 East Buena Vista Blvd. The applicant is proposing to split the present 8.85 acres into four parcels with parcel 1 consisting of 8.38 acres, parcel 2 consisting of .08 acres, parcel 3 consisting of .22 acres and parcel 4 consisting of .17 acres. Washington City will maintain ownership of

Parcel numbers 2,3 and 4. Washington City will sell parcel 1.

The proposed minor subdivision is currently zoned C-2. The surrounding zoning includes R-3 and the recently approved Bear River Storage to the east, open space to the south and PUD and Residential 6,000 square foot minimum (R-1-6) to the west.

Staff has reviewed the requested proposal, and the proposed Buena Vista Triangle Minor Subdivision conforms to the standards as set forth in the zoning regulations and subdivision ordinance of the city.

Recommendation

Staff recommends that the Planning Commission recommend approval, to the city council, for the the Buena Vista Triangle Minor Subdivision, based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan.
2. That the minor subdivision conforms to the Zoning and the Subdivision Ordinances as outlined.

Conditions

1. A current title report policy shall be submitted prior to recording the final plat.
2. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.

Commissioner Musso asked if the adjacent parcel is C-2.

Mr. Ellerman replied yes. He explained that this isn't going on the market just yet. The city wanted to split off portions for some public works and the billboard.

Commissioner Musso asked about the slope.

Mr. Ellerman answered there is quite a slope that would need to be dealt with.

Commissioner Tupou motioned to recommend approval to the City Council with the

findings and conditions of staff.

Commissioner Musso seconded the motion.

Motion passed unanimously.

7. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-21-14 request to hold events and meetings in a Commercial building located at approximately 568 West Telegraph #4. Applicant: Ed Tracey

Background

Drew Ellerman reviewed report: The applicant is requesting approval to expand/revise the currently approved Conditional Use Permit which is the Shoppes at Telegraph Square, located at 568 West Telegraph Street. The site of this particular application is zoned Service Commercial (C-2).

The applicant is wishing to lease one of the commercial units within this existing commercial development, the request for this particular Conditional Use Permit is to seek approval to use the unit for office space and "special events" from time to time. The office space use is a permitted use within the zoning the district. The "special events" request is the reason for the CUP requirement.

Staff has concerns directly related to the possible volume of people that would/could be gathered at this location at a given time. Staff has requested that the applicant be attentive/ respectful to the existing renters/leasers within the other units at this location. With that in mind, staff has recommended that the "special events" uses, be held at times when the other existing businesses may not be open, thus allowing for shared use of the parking stalls. In other words, when most of the other existing businesses are closed for the evening, then the "special events" activities would be allowed to operate. Not causing overloading of the limited parking spaces.

Staff has reviewed the request and the zoning regulations as outlined and has determined, that the request for a revised conditional use permit allowing for shared parking stalls used for daytime business operations of existing businesses, and also, night time special event operations at this location (568 West Telegraph Road, unit #4), would be in conformance to the zoning regulations.

Recommendation

Staff recommends that the Planning Commission approve C-21-14, allowing for a expansion/ revision of the current The Shoppes at Telegraph Square, changing it to a new Pick-Up area for customers, based on the following findings and subject to the

following conditions:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan, and

Conditions

1. The existing approved conditional use permit conditions will remain in place at this location.
2. Any “special event uses” will be cleared with: the property owner; and the tenants within the plaza as per hours of operation/use. As to not cause overloading of the required parking stalls/area.
3. Only uses as allowed within the C-2 Zoning District will be allowed within unit #4 of the Shoppes at Telegraph Square as it relates to this Conditional Use Permit approval.
4. The site will only be developed as per the site plan exhibit(s) contained herein.

Commissioner Scheel opened the public hearing.

Ed Tracey said that the request is for lot 5. There will be divided spaces and the middle is for the events.

Commissioner Tupou asked what the maximum occupancy was.

Mr. Tracey said that there are 86 spaces including the 4 handicap spaces. He spoke with the other tenant in the area and they are good with having this come in.

Commissioner Scheel commented that the City isn't doing this.

Mr. Tracey explained that he is doing the request.

Commissioner Musso motioned to close the public hearing.
Commissioner Bulloch seconded the motion.
Motion passed unanimously.

Public comment for this item will be accepted at: [washingtoncity.org/meetings](https://www.washingtoncity.org/meetings) until 4:30 the day before the meeting. After that time only in person comments will be taken.

Commissioner Musso asked if there is any reason to not approve this.

Mr. Ellerman answered that his concern is just the parking and if it is adequate for large events.

Commissioner Musso asked about the parking for the restaurant.

Mr. Ellerman answered that parking for restaurants is based on sitting.

Mr. Tracey said that he met with all the other businesses and they are glad to have this and he will inform them of events that would require more parking.

Commissioner Bulloch asked what the fire code is for occupancy.

Mr. Ellerman said that he will check into this.

Attorney Seegmiller explained that the Fire Chief will have to approve this at the building permit level if not before.

Commissioner Tupou asked how much parking is for this lot.

Mr. Ellerman explained that they don't have specific parking stalls.

Commissioner Tupou asked how Mr. Tracey will enforce parking.

Mr. Tracey explained that he would have someone directing parking in the parking lot.

Commissioner Musso said that he feels that this is a good use of the area.

Mr. Tracey said that he is willing to talk to the Discount Tire business to make sure he can use their parking lot.

Commissioner Bulloch said he wants to make sure that the other businesses aren't having problems with their business parking during luncheons. There is a restaurant that would be open during the luncheons and his concern is that the restaurant may not have enough parking.

Attorney Seegmiller said that the Commissioners could add additional conditions to address fire code and parking. Or they could table this so the questions are answered.

Commissioner Bulloch motioned to table this item until December 1, 2021 to answer the fire code question and make sure the parking is adequate for events and the restaurant when opened at the same time.

Commissioner Tupou seconded the motion.

Commissioner Scheel voted nay

Motion passed 3-1.

8. PLAT AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council for the Stamsund Estates Final Plat Amendment located at approximately 3287 South Stamsund Lane. Applicant: Justin Gee

Background

Eldon Gibb reviewed report: The applicant is requesting approval of an Amended Final plat for the Stamsund Estates Amended subdivision, located at 3287 South Stamsund Lane. The reason for this amendment request is to make the depth of lots 9-12 ten feet deeper.

Staff has reviewed the proposed amended final plat and finds it conforms to the Single-Family Residential zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for the Stamsund Estates Amended subdivision to the City Council, based on the following original findings and subject to the following original conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land

surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.

4. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".

5. That a post maintenance agreement be recorded prior to the recording of the final plat.

Commissioner Scheel opened the public hearing.

No response.

Commissioner Musso motioned to close the public hearing.

Commissioner Bulloch seconded the motion.

Motion passed unanimously.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

Commissioner Tupou motioned to recommend approval to the City Council with the findings of staff.

Commissioner Bulloch seconded the motion.

Motion passed unanimously.

9. PLANNING COMMISSION TRAINING

- a. 2021 Training for Planning Commissioners for Washington City. Presented by: Attorney Thad Seegmiller

Attorney Thad Seegmiller explained that he is required to do 4 hours training and credit for commissioner attendance to the Planning Commission Meetings. He reviewed legislature 10-9a-301 Ordinance, establishing the planning commission required – ordinance requirements compensation. Legislature 10-9a-302 Planning commission powers and duties – training requirements.

Mr. Ellerman said that the Planning Commissioners shouldn't feel that what they do isn't important. What they do matters and the City Council appreciates their efforts. He asked that the commissioners don't say negative comments about the council if the motion is different from theirs.

Attorney Thad Seegmiller continues with city ordinance Title 9 Chapter 3 Planning Commission.

Mr. Ellerman explained how the terms work. Expiration terms are July and January.

Attorney Seegmiller continued explaining the city code for the Planning Commission.
He moved to Title 9 Chapter 17 Conditional Use Permit ordinance.

Information attached.

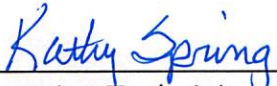
The Planning Commission received 1 hour credit for required training for 2021.

Commissioner Tupou motioned to adjourn the Planning Commission Meeting.
Commissioner Bulloch seconded the motion.
Motion passed unanimously.

Meeting adjourned: 7:27 PM

Washington City

Signed By: 
Doug Scheel, Planning Commission Pro Tem Chairperson

Attested to: 
Kathy Spring, Zoning Technician

Effective 5/9/2017

10-9a-301 Ordinance establishing planning commission required -- Ordinance requirements -- Compensation.

(1)

(a) Each municipality shall enact an ordinance establishing a planning commission.

(b) The ordinance shall define:

(i) the number and terms of the members and, if the municipality chooses, alternate members;

(ii) the mode of appointment;

(iii) the procedures for filling vacancies and removal from office;

(iv) the authority of the planning commission;

(v) subject to Subsection (1)(c), the rules of order and procedure for use by the planning commission in a public meeting; and

(vi) other details relating to the organization and procedures of the planning commission.

(c) Subsection (1)(b)(v) does not affect the planning commission's duty to comply with Title 52, Chapter 4, Open and Public Meetings Act.

(2) The legislative body may authorize a member to receive per diem and travel expenses for meetings actually attended, in accordance with Section 11-55-103.

Amended by Chapter 70, 2017 General Session

10-9a-302 Planning commission powers and duties -- Training requirements.

- (1) The planning commission shall review and make a recommendation to the legislative body for:
 - (a) a general plan and amendments to the general plan;
 - (b) land use regulations, including:
 - (i) ordinances regarding the subdivision of land within the municipality; and
 - (ii) amendments to existing land use regulations;
 - (c) an appropriate delegation of power to at least one designated land use authority to hear and act on a land use application;
 - (d) an appropriate delegation of power to at least one appeal authority to hear and act on an appeal from a decision of the land use authority; and
 - (e) application processes that:
 - (i) may include a designation of routine land use matters that, upon application and proper notice, will receive informal streamlined review and action if the application is uncontested; and
 - (ii) shall protect the right of each:
 - (A) land use applicant and adversely affected party to require formal consideration of any application by a land use authority;
 - (B) land use applicant or adversely affected party to appeal a land use authority's decision to a separate appeal authority; and
 - (C) participant to be heard in each public hearing on a contested application.
- (2) Before making a recommendation to a legislative body on an item described in Subsection (1)(a) or (b), the planning commission shall hold a public hearing in accordance with Section 10-9a-404.
- (3) A legislative body may adopt, modify, or reject a planning commission's recommendation to the legislative body under this section.
- (4) A legislative body may consider a planning commission's failure to make a timely recommendation as a negative recommendation.
- (5) Nothing in this section limits the right of a municipality to initiate or propose the actions described in this section.

CHAPTER 3

PLANNING COMMISSION

SECTION:

9-3-1: Established; Membership; Appointment

9-3-2: Term Of Office

9-3-3: Vacancies; Removal

9-3-4: Compensation

9-3-5: Officers

9-3-6: Meetings

9-3-7: Rules And Procedures

9-3-8: Quorum And Vote

9-3-9: Employees And Expenditures

9-3-1: ESTABLISHED; MEMBERSHIP; APPOINTMENT:

A. The planning commission is hereby established for the purpose of developing plans for the physical development of the city, making reports and recommendations relating to the development of the city, administering the applicable provisions of this title, and to carry out any other activities authorized by the city council to enable the planning commission to perform its functions and to promote municipal planning.

B. The planning commission shall consist of five (5) members and one alternate, appointed by the city council. All persons appointed to the planning commission shall be residents of the city and owners of real property therein. At least three (3) of the members shall hold no other public office or position. The city council shall appoint a representative from among its members to act as a liaison between the city council and planning commission. One member of the planning commission shall be a member of the board of adjustment. The alternate member of the planning commission shall attend all meetings of the planning commission and may participate in all discussions and proceedings; however, he or she may vote only in the case where another planning commissioner is absent. (Ord. 89-5, 3-1-1989)

9-3-2: TERM OF OFFICE:

The term of office of the appointed members of the planning commission shall be three (3) years and until their respective successors have been appointed. The member terms shall be filled so as to bring about staggered terms so that the terms of two (2) members expire each year. The city council may reappoint any planning commissioner to any number of subsequent terms. (Ord. 89-5, 3-1-1989)

9-3-3: VACANCIES; REMOVAL:

Vacancies of appointed members occurring other than through the expiration of terms shall be filled for the remainder of the unexpired term by the city council. The city council shall have the right to remove any member of the planning commission for misconduct or nonperformance of duty. Nonperformance of duty shall include a repeated failure to attend planning commission meetings. (Ord. 89-5, 3-1-1989)

9-3-4: COMPENSATION:

The planning commission may receive compensation for their services as determined by the city council. Furthermore, the city council shall provide for the reimbursement of the planning commission for actual expenses incurred, upon presentation of proper receipts and vouchers. (Ord. 2010-06, 2-24-2010)

9-3-5: OFFICERS:

The city council shall appoint from the members of the planning commission, a chairperson, whose term shall be for one year. The planning commission may create and fill other offices as it may deem necessary. (Ord. 2008-29, 8-13-2008)

9-3-6: MEETINGS:

The planning commission shall conduct regularly scheduled meetings, which shall be properly advertised and open to the public. Notice of planning commission meetings shall be mailed to all property owners appearing on the latest ownership plat in the county recorder's office within a three hundred foot (300') radius of any property for which an action of the planning commission is being requested. It shall be the responsibility of the applicant for such action to provide the mailing labels necessary to provide such notice. All other costs involved with processing planning commission applications shall be the responsibility of the party or parties making such application. (Ord. 89-5, 3-1-1989; amd. 2007 Code)

9-3-7: RULES AND PROCEDURES:

The planning commission may adopt such rules and procedures as it may deem necessary for the proper conduct of its business. The planning commission shall keep a record of its proceedings, which shall be open to inspection by the public at all reasonable times. (Ord. 89-5, 3-1-1989)

9-3-8: QUORUM AND VOTE:

A quorum shall consist of three (3) members. Evidence shall not be presented unless a quorum is present. The concurring vote of at least three (3) members of the planning commission is required to carry any motion. (Ord. 98-27, 10-28-1998)

9-3-9: EMPLOYEES AND EXPENDITURES:

The planning commission may, upon approval of the city council, employ such staff as it may deem necessary for its work, and may contract with city planners or other consultants for such services as it requires; provided, that the expenditures of the planning commission shall not be in excess of such sums as may be appropriated by the city council. (Ord. 89-5, 3-1-1989)

SECTION:

9-3-1: Established; Membership; Appointment

9-3-2: Term Of Office

9-3-3: Vacancies; Removal

CHAPTER 17

CONDITIONAL USES

SECTION:

9-17-1: Purpose

9-17-2: Permit Required

9-17-3: Application

9-17-4: Fee

9-17-5: Site Development Plan; Building Elevations; Permit Approval

9-17-6: Appeal Of Decision

9-17-7: Expansion Of Conditional Use

9-17-8: Inspection

9-17-9: Time Limit

9-17-10: Revocation

9-17-1: PURPOSE:

Certain uses which may be harmonious under special conditions and in specific locations within a district may be improper under general conditions and in other locations. A conditional use permit is intended to allow the proper integration of such uses into the city only if such uses are designed and laid out in a manner approved by the planning commission. This chapter describes the process required to obtain a conditional use permit. (Ord. 2008-29, 8-13-2008)

9-17-2: PERMIT REQUIRED:

A conditional use permit shall be required for all uses listed as conditional uses in the district regulations or elsewhere in this title. A conditional use permit may be revoked by the planning commission upon failure to comply with conditions precedent to the original approval of the permit. (Ord. 2008-29, 8-13-2008)

9-17-3: APPLICATION:

A completed application (along with all required exhibits and studies) for a conditional use permit, signed by the property owner or the property owner's authorized agent, shall be submitted to the community development department by the approved meeting schedule cutoff date prior to the regularly scheduled meeting of the planning commission at which the application is to be first considered. Notices of planning commission meeting shall be mailed to all property owners appearing on the latest ownership plats in the county recorder's office within a three hundred foot (300') radius of any property for which actions of the planning commission are being requested. It shall be the responsibility of the applicant for such actions to provide two (2) sets of addressed mailing labels necessary to provide such notices, and a list showing the names and addresses of

all property owners being notified. (Ord. 2009-07, 3-25-2009)

9-17-4: FEE:

The application for any conditional use permit shall be accompanied by the appropriate fee as determined by the city council. (Ord. 2004-11, 5-12-2004)

9-17-5: SITE DEVELOPMENT PLAN; BUILDING ELEVATIONS; PERMIT APPROVAL:

A. Criteria:

1. The applicant for a conditional use permit shall prepare a site development plan and building elevations which meet the following criteria:
 - a. Name and address of applicant and property owner;
 - b. The locations, dimensions and setbacks of all existing and proposed buildings, fences or walls (including materials and colors), and other structures to be included in the proposed development;
 - c. The proposed landscaping plan, signage plan and lighting plan;
 - d. The locations and dimensions of existing and proposed roads, striped automobile parking spaces and loading areas, traffic circulation patterns, curbing, gutters, sidewalks, paved areas, and roads and driveways adjoining and across from the development;
 - e. The locations and dimensions of existing and proposed drainage facilities, utilities, easements and fire hydrants;
 - f. Building elevations, showing all building sides and roof, including the proposed materials and colors;
 - g. Plans for screening mechanical equipment (roof mounted or otherwise) and dumpsters;
 - h. The lot dimensions, existing and proposed elevation contours, and a north arrow;
 - i. Necessary explanatory notes; and (Ord. 2004-11, 5-12-2004)
 - j. Other materials deemed necessary by city staff to assist the planning commission in arriving at an appropriate decision, including, but not limited to, a traffic study, a drainage study and a geotechnical report. (Ord. 2008-29, 8-13-2008)

2. The site development plan, building elevations and required studies shall be submitted with the application for a conditional use permit as outlined above. (Ord. 2004-11, 5-12-2004)

B. Review: The community development department shall contact other city personnel, and other agencies as needed, for review purposes. The community development department shall furnish to the applicant any comments regarding the site development plan, building elevations and/or required studies which may assist the applicant in preparing the request for presentation to the planning commission. If any city department or other agency requests additional time for review of the site development plan, building elevations and/or required studies, the community development department may recommend to the planning commission that deliberation of the application be tabled until the next regularly scheduled meeting of the planning commission. The application cannot be tabled for more than four (4) planning commission meetings after the

submittal of the application.

C. Planning Commission Decision:

1. The planning commission may approve, modify and approve, or deny any application for a conditional use permit that is to be located within any district in which the particular conditional use is permitted by the use regulations of this title. In approving any conditional use permit, the planning commission shall impose such requirements and conditions as required by law and any additional conditions as may be necessary for the protection of adjacent properties and the public health, safety, welfare and aesthetics of the city.

2. Such conditions of approval may include, but shall not be limited to, specifications concerning: structures; landscaping; density; ingress; egress; fencing; parking; or lighting. Height, density and size requirements for structures in each zone are maximum and may be reduced or modified as conditions to the approval of any conditional use application.

3. The planning commission shall not authorize a conditional use permit unless evidence is presented showing:

a. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and

b. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvement in the vicinity; and

c. The proposed use will comply with regulations and conditions specified in this title for such use; and

d. The proposed use will conform to the intent of the general plan. (Ord. 2008-29, 8-13-2008)

9-17-6: APPEAL OF DECISION:

Any person shall have the right to appeal to the city council any decision rendered by the planning commission in relation to conditional use permit decisions. Appeals to the city council are made by submitting an application to appear before the city council to the community development department and stating the reason for the appeal, within ten (10) working days following the date upon which the decision was made by the planning commission. After receiving said appeal, a meeting with the city council shall be scheduled within twenty (20) working days, and the city council may affirm, reverse or alter any action taken by the planning commission, based on their review of the planning commission's decision and the application of the standards listed in section 9-17-5 of this chapter. (Ord. 2008-29, 8-13-2008)

9-17-7: EXPANSION OF CONDITIONAL USE:

No structure or use allowed by the issuance of a conditional use permit may be expanded without the approval of the planning commission. The applicant for such expansion shall follow the same application procedures as outlined above. (Ord. 2008-29, 8-13-2008)

9-17-8: INSPECTION:

A. Following the approval of a conditional use permit by the planning commission, the official charged with the enforcement of this title shall review and approve an application for a building

PLANNING COMMISSION MEETING

November 17, 2021

Please Print Your Name!

Address

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