



STAFF REPORT

MEETING DATE: August 14, 2025

ITEM TITLE, PRESENTER: Review and Discussion of updates to the Land Use Timeline and proposed changes to the Use Table. Kristen Bushnell, Planning Administrator.

RECOMMENDATION: Consider community requests and administrative suggestions for changes.

SUMMARY

At the August 5th Board of County Commissioners Meeting the members of the commission called for the Planning Commission to re-evaluate the broader timeline of the General Plan updates in association with the adoption of the Land Use Ordinance. The timeline for the adoption of the Proposed Land Use Ordinance has been adjusted to our current progress (see attached).

Is this a reasonable pacing? Do we foresee any obstacles at future meetings to maintain business items and progress?

Do we feel that we have the resources to accomplish the task of updating the Land Use section of the General Plan internally as the Planning Commission? Do we pursue expertise elsewhere?

Following the milestones and timeline as adjusted each month, and with the interest of the time we have allotted, this month we will focus on Use Table updates:

- **Administrative Suggestions**
 - “RV” added under Boat Storage Yard
 - “Bowling Alleys” as permitted in MU and IND (2/19 workshop)
 - Added “Woodworking” with “Cabinet Shops” (2/19 workshop)
 - Permit “Church / Temple / Worship” everywhere but Industrial
 - “Clinic” to include therapy and others (MR)
 - Add “Dance / Yoga / Martial Arts Studio” to use table (2/19 LM)
 - “On-Site Staff Housing” included with Second Floor Dwelling Units (UB 7/8)
 - Dwellings for Trailers moved to “RV & Trailer Parks” instead of manufactured / tiny homes
 - Combined “Educational Facilities”
 - “Fur Goods” as conditional in AG
 - Moved “Taxidermy” with “Leather Works”
 - “Gyms / Fitness Centers” in more zones
 - “Home Occupations / Cottage Industry” permitted across all zones

- “Hospitals” permitted in more zones
 - “Hotels / Motels” conditional in AG
 - Omitted duplicate “Manufacturing, General”
 - Added “Pet Grooming” with “Pet Store” and permitted in AG (2/19 workshop)
 - Added “Adult Entertainment” with “Sexually Oriented Businesses” (NB 7/21)
 - Make conditional in zones where allowed (NB 7/21)
 - “Short Term Rentals / Overnight Accommodations” permitted in HC (clarity)
 - Omitted due to nature of private use:
 - Grazing
 - Stables / Horse Barns / Corrals
 - Stock Ponds
 - Water Storage / Rainwater Collection
- **DISCUSSION:** Add Media Production to what zones? Permitted or conditional? (2/19 workshop)
- **DISCUSSION:** Re-evaluate the difference between “Manufacture/Tiny Home” and “RV Long Term Use” and where each zoned as permitted/conditional.
- **DISCUSSION:** If Sexually Oriented Businesses are not required by law, take them out of the use table until business opportunity presents itself. (SB 7/17)
- **DISCUSSION:** “Homestead” Zone to be added as an additional zone, included with AGRICULTURE, or “Homesteading” be added to the Use Table. (SB)
- **DISCUSSION:** CUPs in Spanish Valley but Permitted in Rural Areas?
 - 2/19/25 JW similar email about Spanish Valley
 - 2/24/25 CS & HS letter We are sure there are other differences between rural development and development in Spanish Valley that would warrant different treatment.
- **DISCUSSION:** Do we define every use on the Use Table or use common understanding of what that is? (2/19 workshop)

Please see the attachment for a summary of community comments and resources as proposed on the Use Table.