



LEGISLATIVE STAFF REPORT

MEETING DATE: January 9, 2025

ITEM TITLE, PRESENTER: Consideration and Approval of the 2025 Land Use, Development and Management Ordinance, Kristen Bushnell, Planning Administrator

RECOMMENDATION: Make a motion approving the 2025 Land Use, Development and Management Ordinance.

Make a motion denying the 2025 Land Use, Development and Management Ordinance based on findings of fact due to the following reasons: (statements of findings for substantial evidence).

SUMMARY

Over the past year the Planning Commission has worked to update the long overdue 2011 Zoning Ordinance. Resources, community workshops and commission works sessions have been on-going and open to the public since April 2024. Documents have been reviewed by land use attorneys for compliance with Utah State Code and to mitigate potential risks in decision-making regarding land use. This document's intent is to be continuously re-evaluated each year to address the growing and changing needs of our communities. It serves as the guiding basis of rules and regulations our county staff references in administrative decisions and sets the procedures for applicants to address the commissioners as appropriate.

Map Updates:

- Decker Ranch area would like to remain zoned as Agricultural due to the lack of opportunity to develop this area.

Use Table Updates:

- Overall disclaimer that "any combination of the permitted uses is also permitted".
- Dwelling, Temporary RV added to the Community Commercial Zone to allow for housing while constructing a home.
- Camp Parks / Resorts / Glamping added to the Community Commercial Zone to accommodate several of these uses along the new zone in La Sal.
- Clarification added to Energy Production as a commercial use and not restrictive to private solar installations.

Land Use Ordinance Updates:

- Page 12 & 70 – Clarification of home occupations to not extend beyond the primary use as a residential dwelling.
- Page 13 – Kennel definition to include “and/or” language to be less restrictive.
- Page 49 – Subdivision chapter updated to include Road Department and Fire Marshal signature blocks.
- Page 68 – Design Standards omission of Animal Density Standards section.
- Page 72 – Clarification that a Subdivision moves to a Planned Unit Development at 15 lots or more.

*All suggested changes are noted in **BLUE** within the documents.