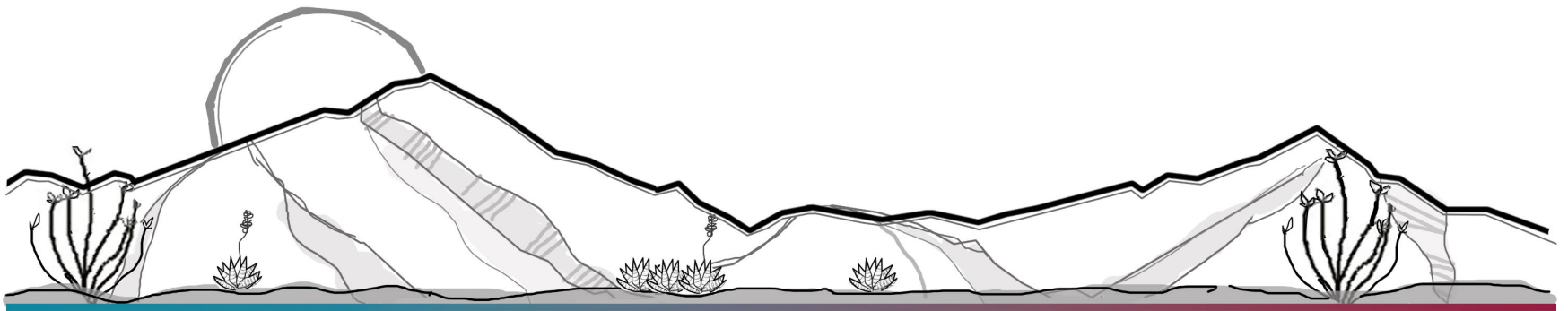


SU 22-27 (191 Potato Processing Expansion)

Special Use Authorization for Agricultural Processing

Planning & Zoning Commission
February 8, 2023



DEVELOPMENT SERVICES



- Applicant: PGH Holdco LLC, represented by Mr. Jim Corneillie
- Location: 1980 S Highway 191
- APN: 206-01-011J
- Parcel Size: 41.81 acres
- Current Zoning: RU-4 (Rural; one dwelling per 4 acres)
- Proposed Zoning: Same
- Growth Area: Category D
- Comprehensive Plan Designation: Light Industrial
- Area Plan: Mid Sulphur Springs Valley Area Plan
- Existing Uses: Potato processing
- Proposed Uses: Same, with additional capacity

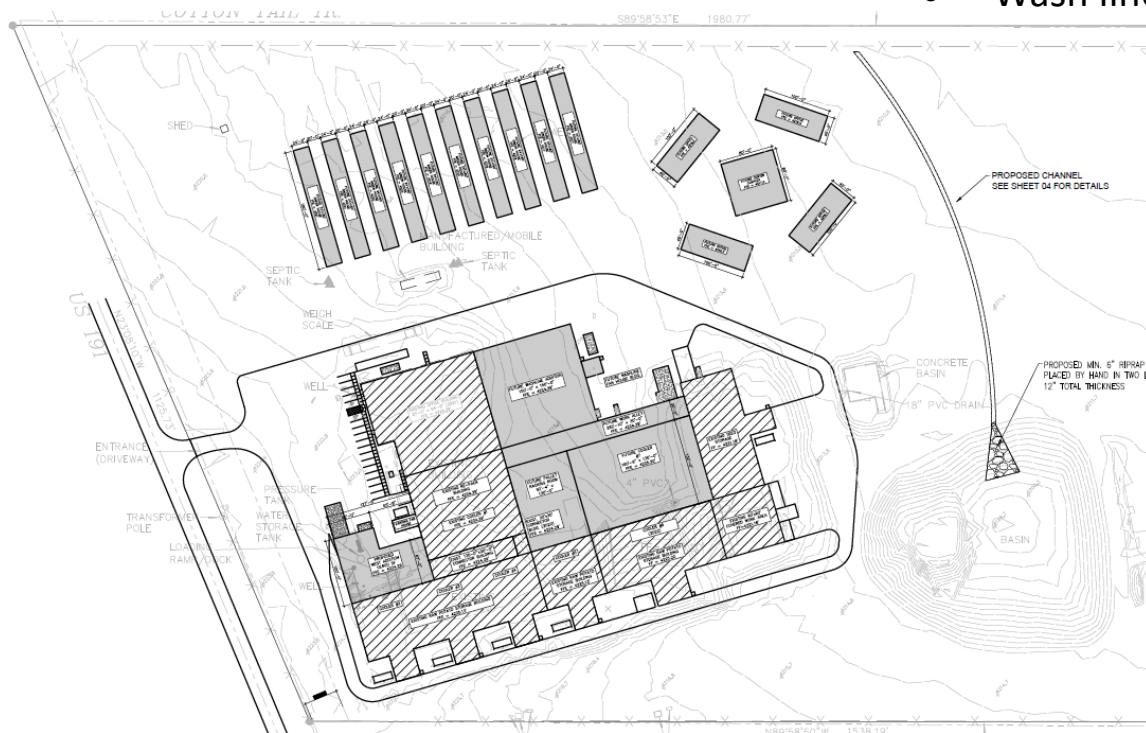


Location



Concept Plan

- 10 Greenhouses 43,200 sf (4,320 sf each)
- West Addition 10,600 sf
- Residential 4 additional units (4,000sf each)
- Complex Center (6,400sf)
- Cooler (24,700sf)
- Pallet Racking Room (11,960sf)
- Work Alley (11,960sf)
- Wash line addition (22,500)



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

There are 10 factors used to evaluate all special use proposals. As submitted, the application:

Complies: 7 factors

- Compliance with Duly Adopted Plans
- Compliance with the Zoning District Purpose
- Adequate Services and Infrastructure
- Public Input (No response)
- Offsite Impacts
- Water Conservation
- Hazardous Materials
- Development Along Major Streets
- Traffic Circulation

Complies with Waiver: 1 factor

- Significant Site Development Standards



Factors in Favor of Request

1. The project is consistent with the applicable policies of the Comprehensive Plan and the Purpose of the Rural Zoning Districts;
2. The project complies with nine (9) the criteria used to evaluate special use requests. With a waiver it complies with one additional criterion;
3. The project would generate additional employment.
4. The Special Use complies with the Mid Sulphur Springs Valley Area Plan;

None Against



Applicant Presentation/Discussion



Staff Recommendation

Docket SU-22-27, Staff recommends **Conditional Approval**

If the Commission wishes to grant approval, staff recommends the following conditions:

1. The Applicant shall bring all lighting into compliance with the Outdoor Lighting Regulations within 6 months of this approval;
2. The Applicant shall maintain a minimum of a 20 foot setback along all property lines. This includes the cargo container and pallet/crate storage; and
3. All storage including but not limited to pallets, crates, and trash shall be screened by a minimum of a 6 foot highway wall, fence or vegetative barrier.



Sample Motion

Madam Chair, I move to approve Docket SU 22-27 (191 Potato Processing Expansion) on parcel 206-01-011J, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

