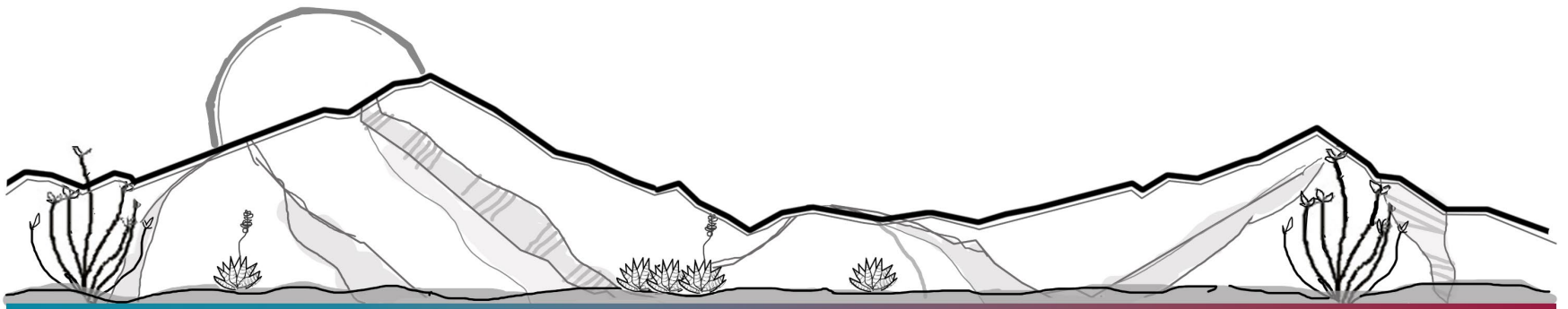


SU 22-34 (181 Solar)

Special Use Authorization for Contract Construction
Services

Planning & Zoning Commission

February 8, 2022



DEVELOPMENT SERVICES



Site Size: 10 Acres total, 2 for Special Use
APN: 401-82-002F
Zoning: RU-4 (Rural, 4-acres minimum parcel)
Growth Area: Category D
Plan Designation: Rural
Area Plan: None
Existing Uses: Single Family Residence
Proposed Uses: Same, with 3,100 square foot structure for a solar business



DEVELOPMENT SERVICES

- Location



Concept Plan

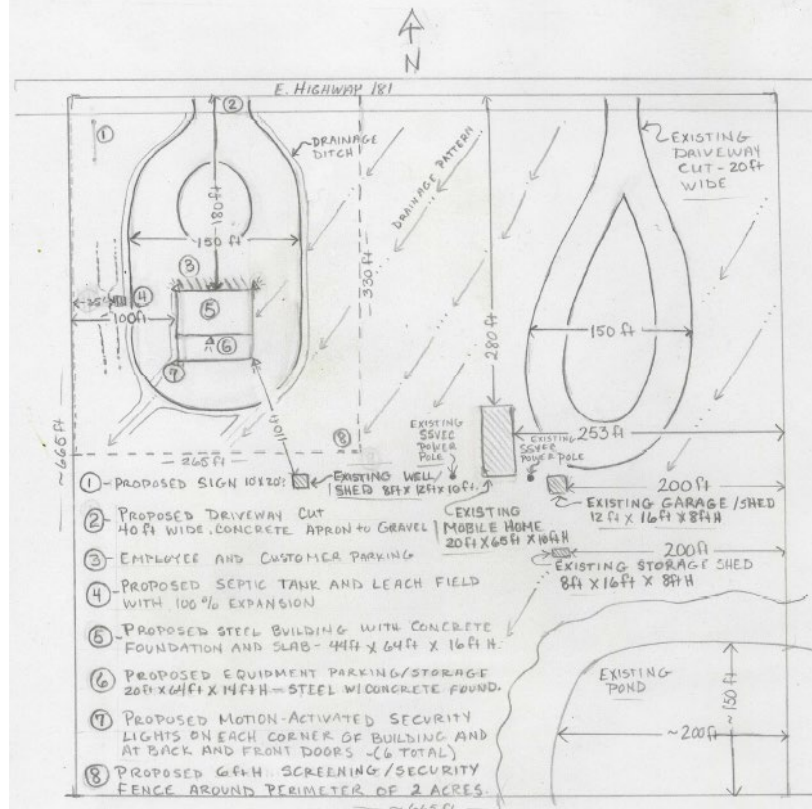
CONCEPT PLAN

SPECIAL USE PERMIT FOR 9797 E. HIGHWAY 181

PARCEL # 401-82-002F

LIGHTHOUSE ELECTRIC AND SOLAR

BRUCE J. HAMBERGER & DIANA N. HAMBERGER



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

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

Complies: 10 factors

- Compliance with Duly Adopted Plans
- Compliance with the Zoning District Purpose
- Development Along Major Streets
- Traffic Circulation
- Adequate Services and Infrastructure
- Public Input (two letters in opposition)
- Offsite Impacts
- Hazardous Materials
- Significant Site Development Standards
- Water Conservation



Factors in Favor of Request

1. The project complies ten of the ten criteria used to evaluate special use requests; and
2. *This project will provide the diversity of business discussed within the Comprehensive Plan by providing support of entrepreneurship of a different type of business in the County.*
3. *The Comprehensive Plan states: ...entrepreneurship is essential and should be encouraged as part of an economy-based land use policy. Supporting small businesses will not only spur diversified income opportunities and ensure economic competitiveness but will also foster resilience in the face of economic challenges such as natural disasters. This business adds to that diversity.*
4. Two letter of support were received.

None Against



Applicant Presentation/Discussion



Staff Recommendation:

Approval

Sample Motion

Madam Chair, I move to approve Docket SU 22-34 (181 Solar) on parcel 401-82-002F, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

