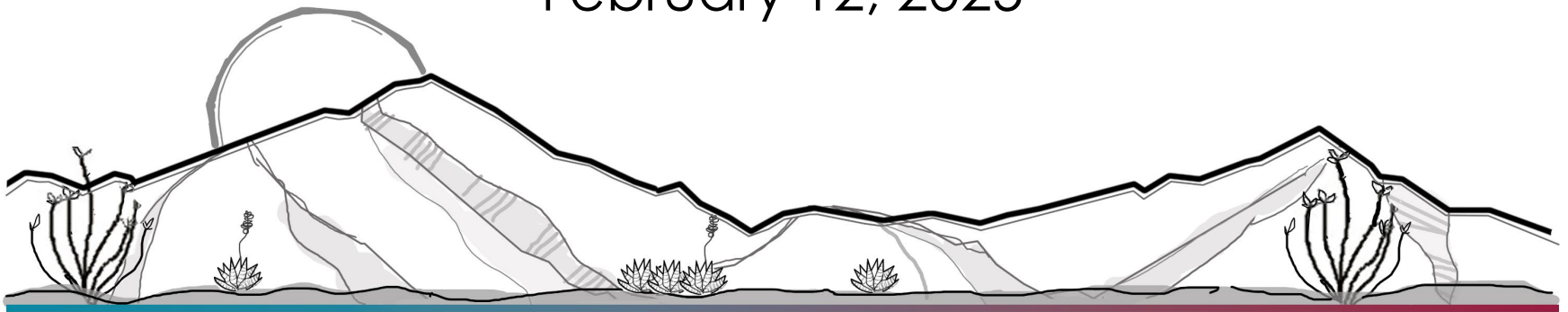


Docket SU24-23

Special Use Authorization for a Cemetery

Planning and Zoning Commission
February 12, 2025



DEVELOPMENT SERVICES



Applicant: Desert Rose Christian Fellowship
c/o Clyde Martin

Location: 4684 S. Moson Road
APN 107-63-007B

Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

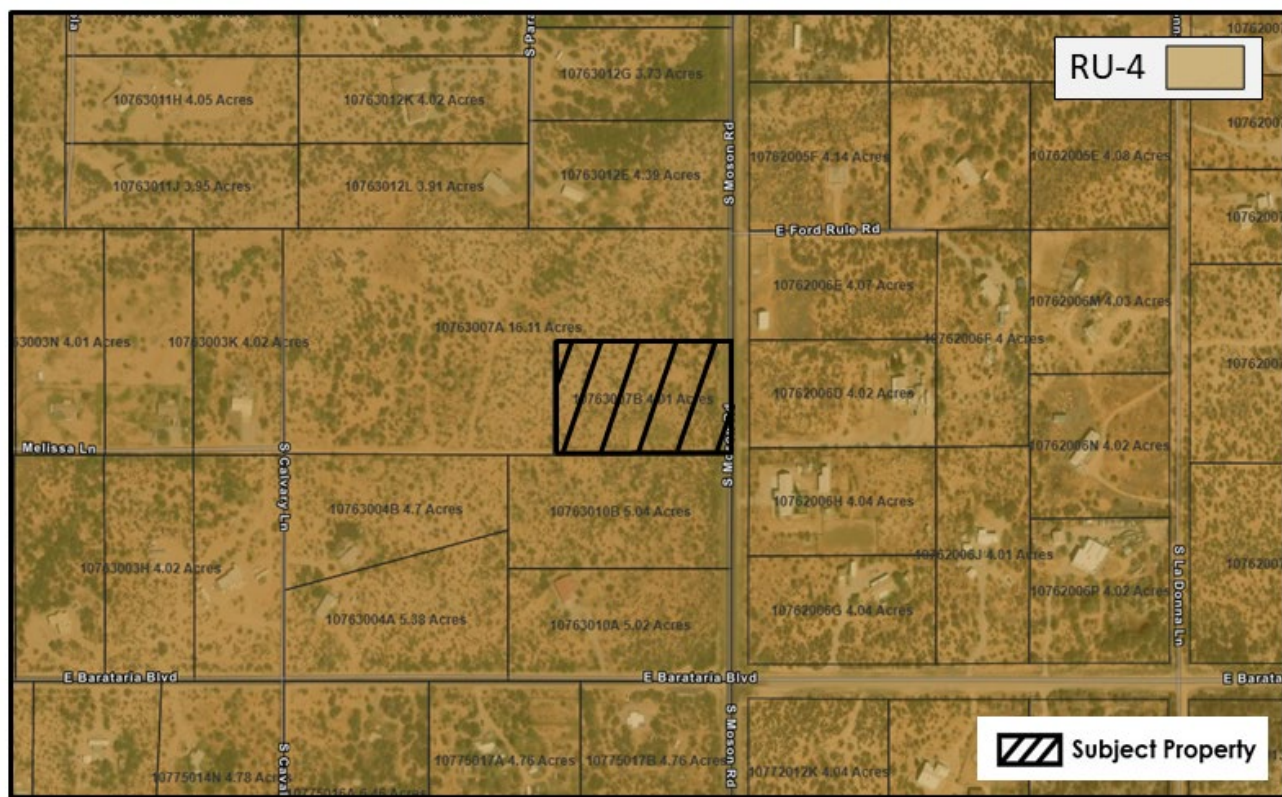
Current Use: Church

Proposed Uses: Church with Cemetery

DEVELOPMENT SERVICES



Property Location and Zoning



SU24-23 (Desert Rose Cemetery)
4684 Moson Rd (APN 107-63-007B)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Special Use Authorization Factors

- | | |
|--|-----------------------|
| 1. Compliance with adopted plans | Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Complies |
| 4. Traffic circulation | Complies |
| 5. Adequate services and infrastructure | Complies |
| 6. Significant site development standards | Complies |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies |
| 10. Water conservation | Complies |

DEVELOPMENT SERVICES

Factors in Favor of Approval

- Complies with applicable factors
- Subordinate use that creates minimal off-site impacts
- Support from nearby property owners

Factors Not in Favor

- Opposition from nearby property owners

Citizen Review / Public Notice

- 14 November
 - Applicant letters
- 9-22 January
 - Notices
 - Posting
 - Legal ad



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-23 to allow a cemetery with the following conditions*:

1. The cemetery must comply with Section 2.51.180 of the zoning regulations, including recording a cemetery survey as a perpetual easement and filing a cemetery Preservation Plan with the county.
2. New parking areas or driveways for the cemetery shall use the same surface material used in existing parking areas.
3. The cemetery shall not conflict with grading and drainage plans approved by the county for the church building or other applicable requirements of the Floodplain Regulations.

**Standard conditions related to conditions, permitting, and modifications apply to this request.*

Sample Motion

Madam Chair, I move to approve Docket SU24-23 with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.

Docket SU24-23

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