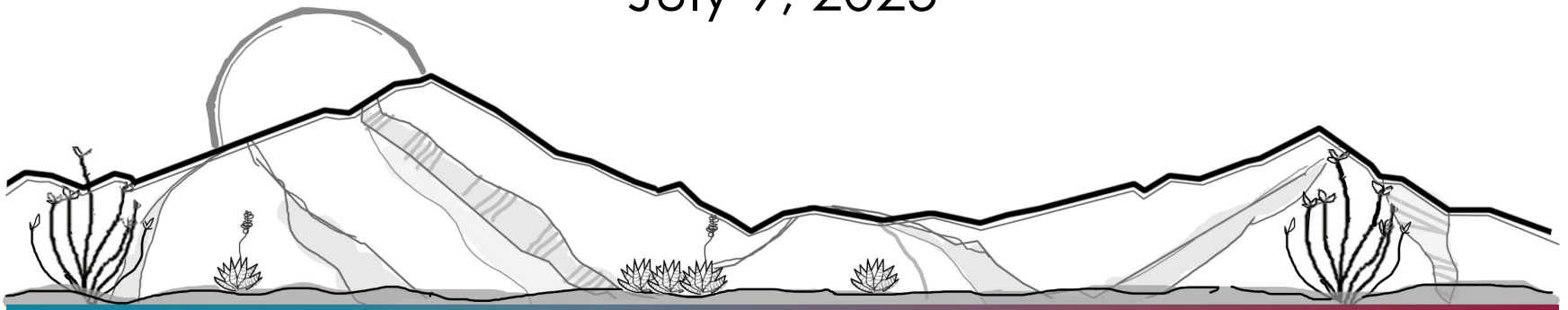


Docket SU25-13

Special Use Authorization for Retail Hay Sales

Planning and Zoning Commission
July 9, 2025



DEVELOPMENT SERVICES



Applicant: Nichole Gaskill-Hull / Luke Webb

Location: 10616 E. Waters Road
APN 104-42-011

Zoning: RU-4

Plan Designation: Rural Residential

Growth Area: D – Rural Areas

Current Use: Residential, Hay Sales

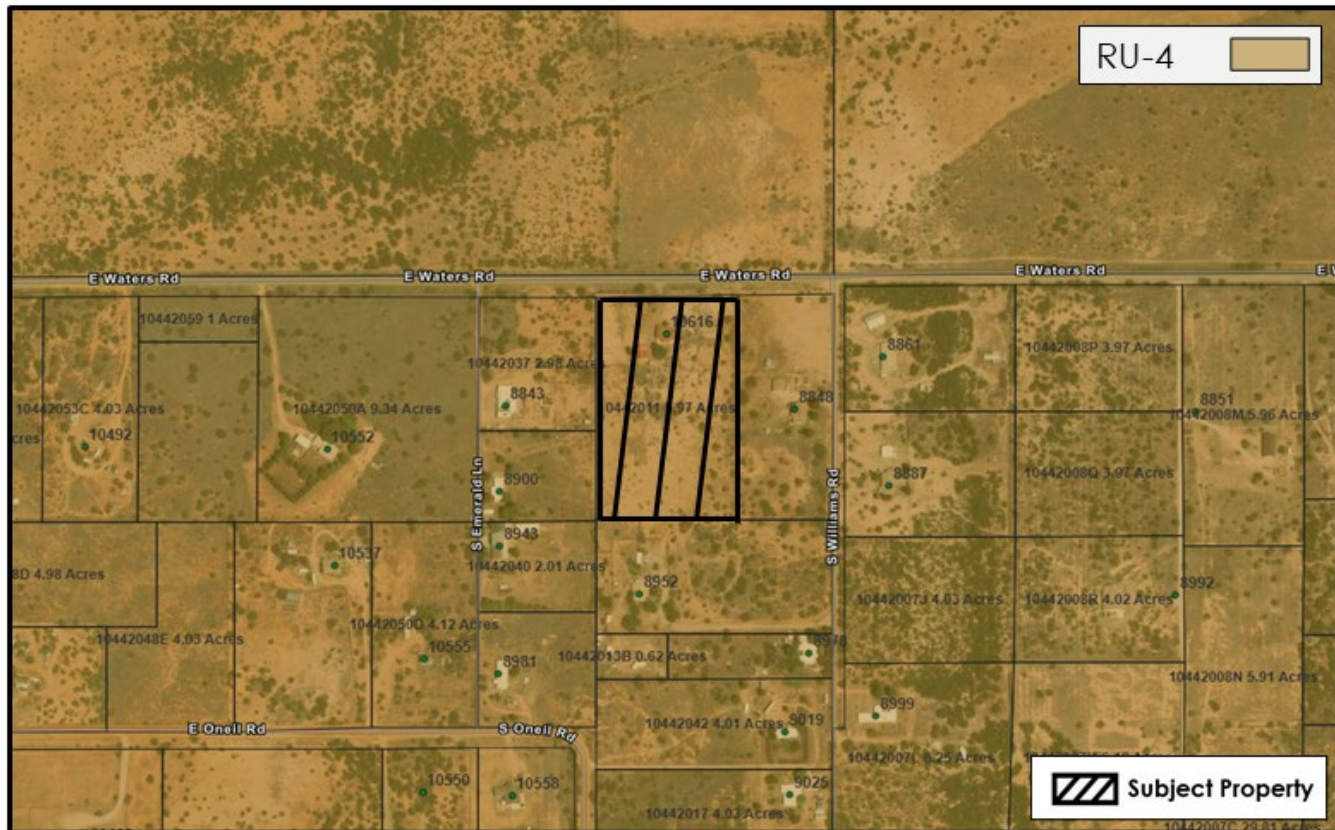
Proposed Uses: Residential, Hay Sales

DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



SU25-13 (Retail Hay Sales)

10616 Waters Road (APN 104-42-011)

N.T.S



DEVELOPMENT SERVICES

Site Plan



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Special Use Authorization Factors

- | | |
|--|------------------------------|
| 1. Compliance with adopted plans | Partially Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Not Applicable |
| 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 w/conditions |
| 10. Water conservation | Complies |

Factors in Favor of Approval

- Complies with applicable factors
- Supplies local farmers and ranchers
- Support from nearby property owners, including adjacent property owners

Factors Not in Favor

- Business activity resulted in neighbor complaint and subsequent code compliance action

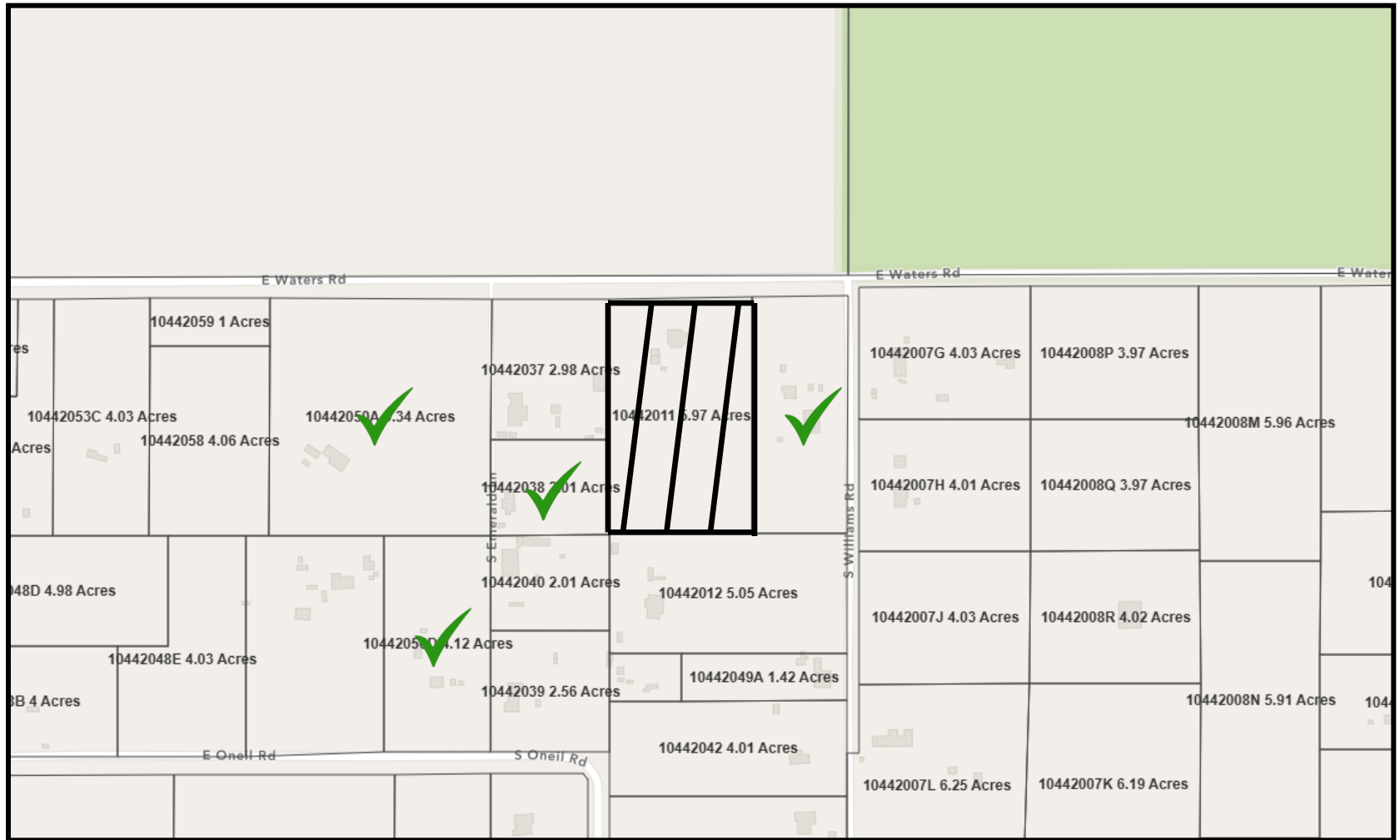
Citizen Review / Public Notice

- 30 April
 - Applicant letters

- 8-13 June
 - Notices
 - Posting
 - Legal ad



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-13 to allow a retail hay sales business subject to the following conditions:

1. A county right-of-way permit is required.
2. Internal driveways and parking/loading areas shall be treated with two-inch gravel or other stabilizing material to reduce dust.
3. Outside storage areas shall be screened using a solid wall or fence supplemented with native vegetation.
4. Business activities are allowed seven days per week with hours between 7am and 7pm.

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

Sample Motion

Madam Chair, I move to approve Docket SU25-13 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

Docket SU25-13

Special Use Authorization for Retail Hay Sales

Planning and Zoning Commission
July 9, 2025

