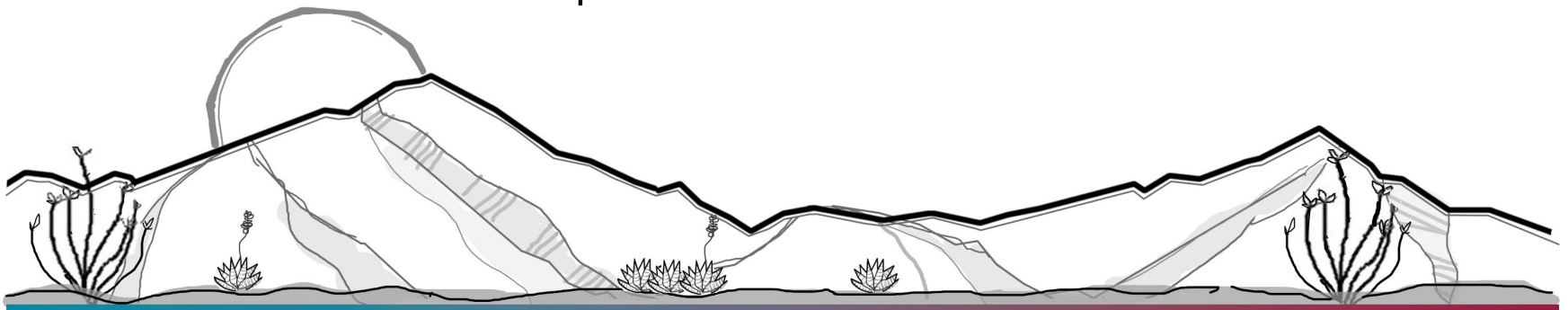


Docket SU25-20

Special Use Authorization for a
Charitable Service

Planning and Zoning Commission
September 10, 2025



Sample Motion

I move to approve Docket SU25-20 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant: Darryl Willhite

Location: 8688 E. Madera Drive
APN 107-15-037B

Zoning: RU-4

Plan Designation: Rural Residential

Growth Area: D – Rural Areas

Current Use: Residential

Proposed Uses: Residential with Charitable Services

DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



SU25-20 (Charitable Services)

Madera Drive (APN 107-15-037B)

N.T.S



Charitable Service

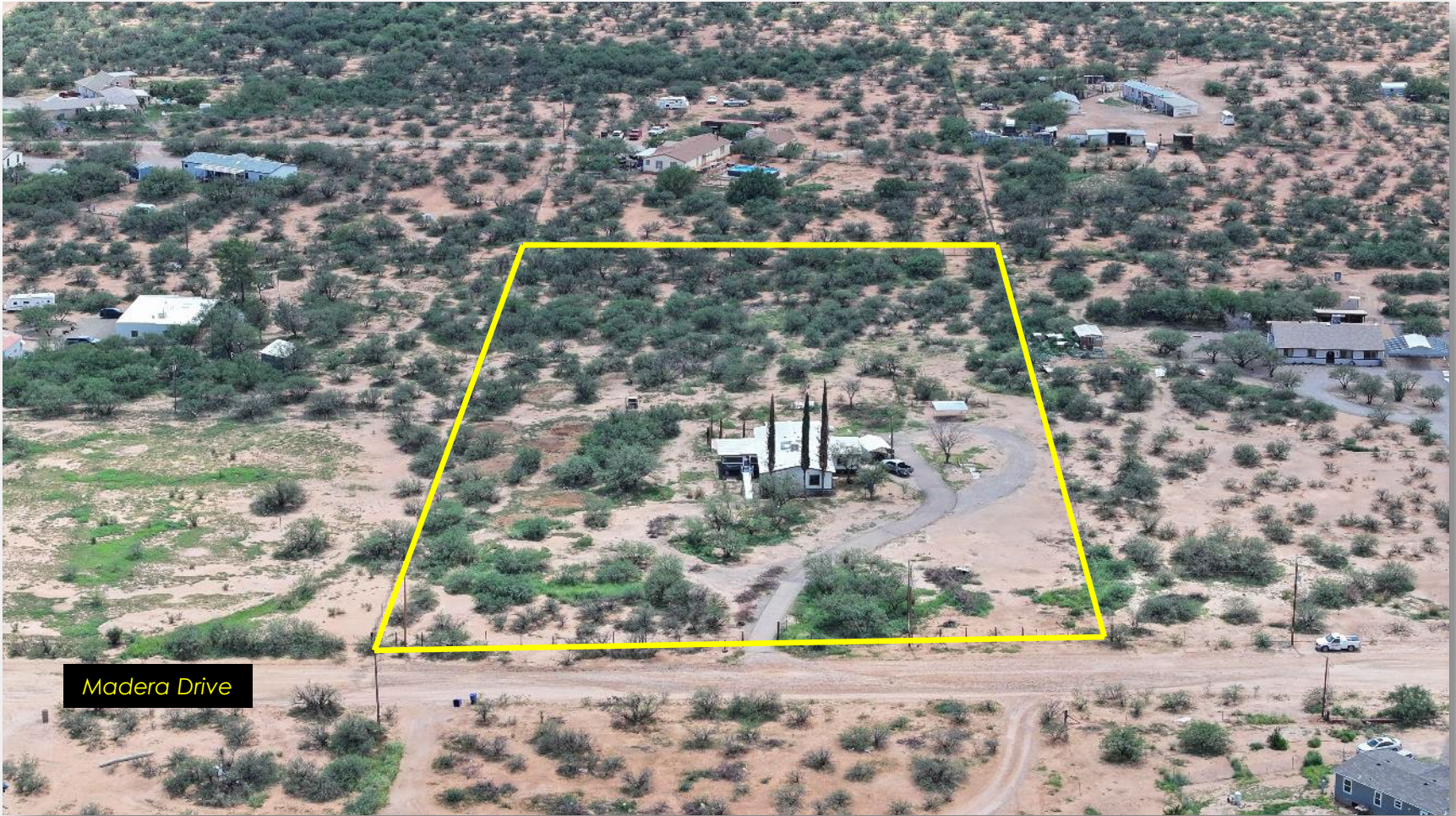
- Group Quarters
 - A residential facility designed to accommodate individuals who are not a part of the same household. Typical uses include fraternities, hostels, sororities, residence halls, dormitories, rooming and boarding houses, membership lodgings, and religious quarters. This does not include halfway houses, offender re-entry residential facilities, or homeless shelters, which are included in the definitions of Offender Rehabilitation Facility, or Welfare and Charitable Services, nor does this include Residential Care Homes or Residential Care Institutions.
- Welfare and Charitable Services
 - Services operated by public agencies or private associations for the benefit of the disadvantaged or for mental, behavioral, medical, or protective assistance for the public benefit. This may include a non-supervisory, non-custodial, or residential component.
- Applicant proposes a maximum of 10 residents on a voluntary, temporary basis

DEVELOPMENT SERVICES

Site Plan



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 | 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 |
| 10. Water conservation | Complies |

Factors in Favor of Approval

- Complies with applicable factors
- Residential use consistent with area's rural residential character

Factors Not in Favor

- Opposition from a neighborhood resident

Citizen Review / Public Notice

- 13 June
 - Applicant letters
- 15-20 August
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-20 to allow a charitable service with residential component housing up to 10 persons subject to the following conditions:

1. The property shall not be used as a group quarter, offender rehab facility, custodial facility, or guest lodging. No rent, lease payment, or tenancy arrangement shall be charged or created for any individual utilizing the welfare/charitable service. The operator may accept voluntary donations or nominal cost-recovery contributions (e.g., for food or utilities), provided that such contributions are not a condition of lodging or services.
2. The County may revoke this permit upon verified violations of these conditions or documented adverse neighborhood impacts.
3. A responsible staff member or manager shall be present whenever guests are on-site.
4. A 1500-gallon capacity septic system is required.

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

Sample Motion

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