

## Docket SU25-28

Special Use Authorization for  
Agricultural Processing Setback

Planning and Zoning Commission  
November 12, 2025



## Sample Motion

I move to approve Docket SU25-28 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

# DEVELOPMENT SERVICES

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Applicant: Joseph Monks

Location: 3465 E. Fawn Ranch Road (Pearce)  
APN 114-01-073 (40 acres)

Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

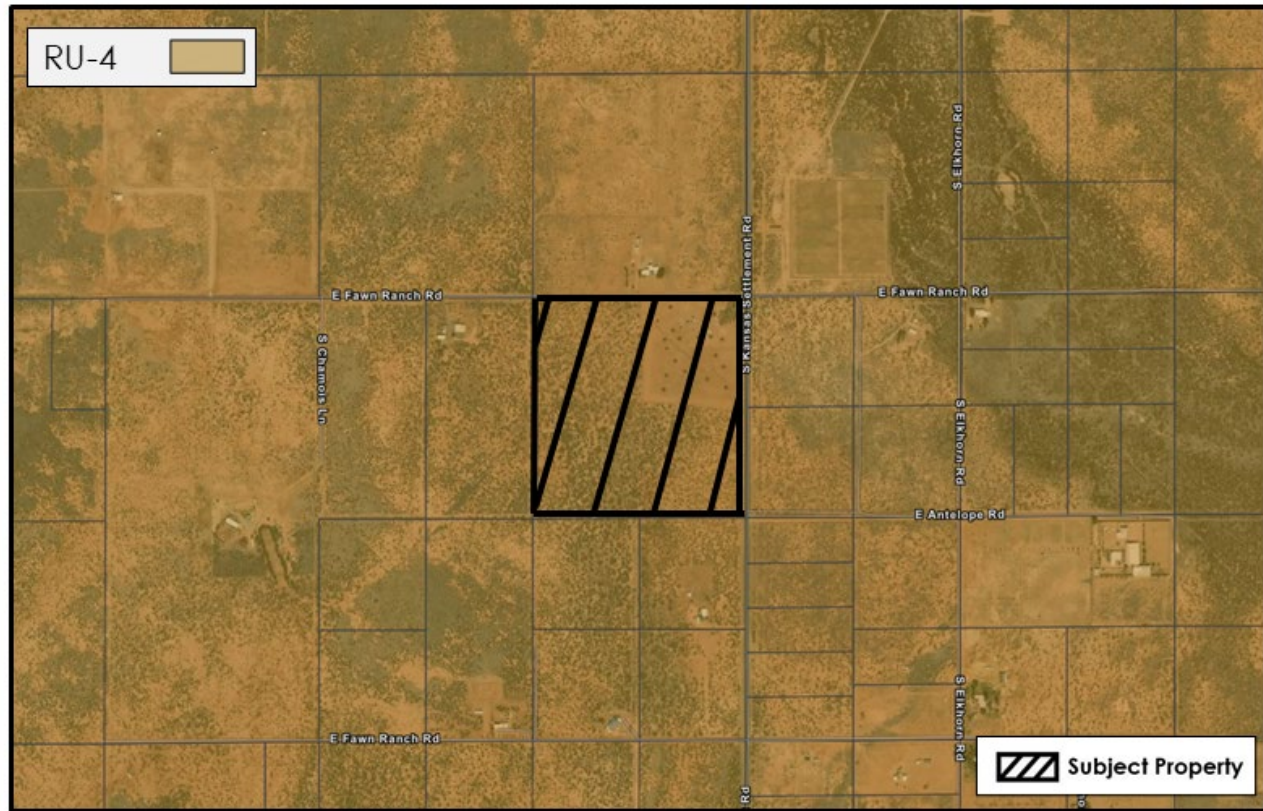
Current Use: Vineyard

Proposed Uses: Vineyard, Farm Winery

# DEVELOPMENT SERVICES



## Property Location and Zoning



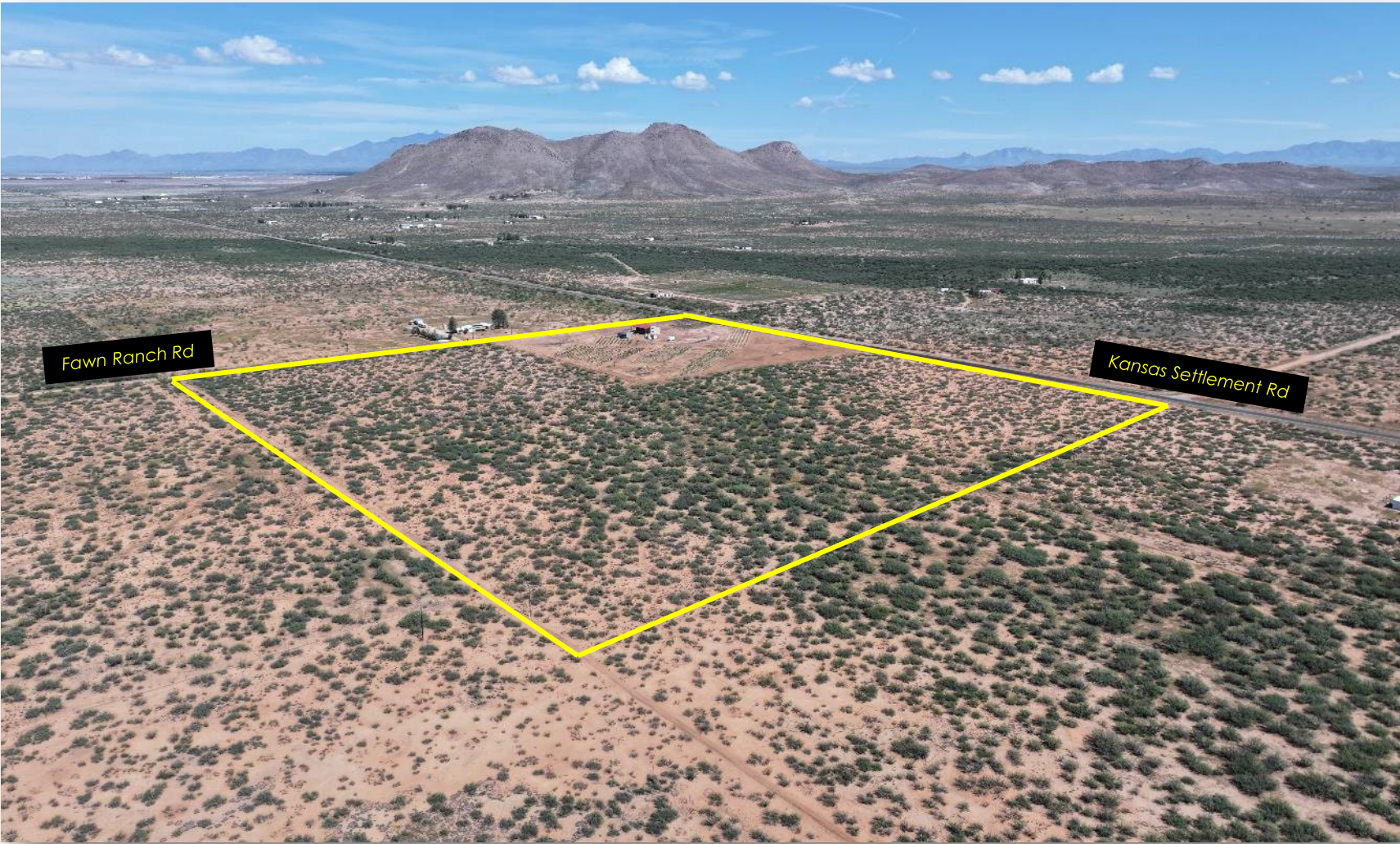
SU25-28 (Agricultural Processing Setback)

Fawn Ranch Road (APN 114-01-073)

N.T.S



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

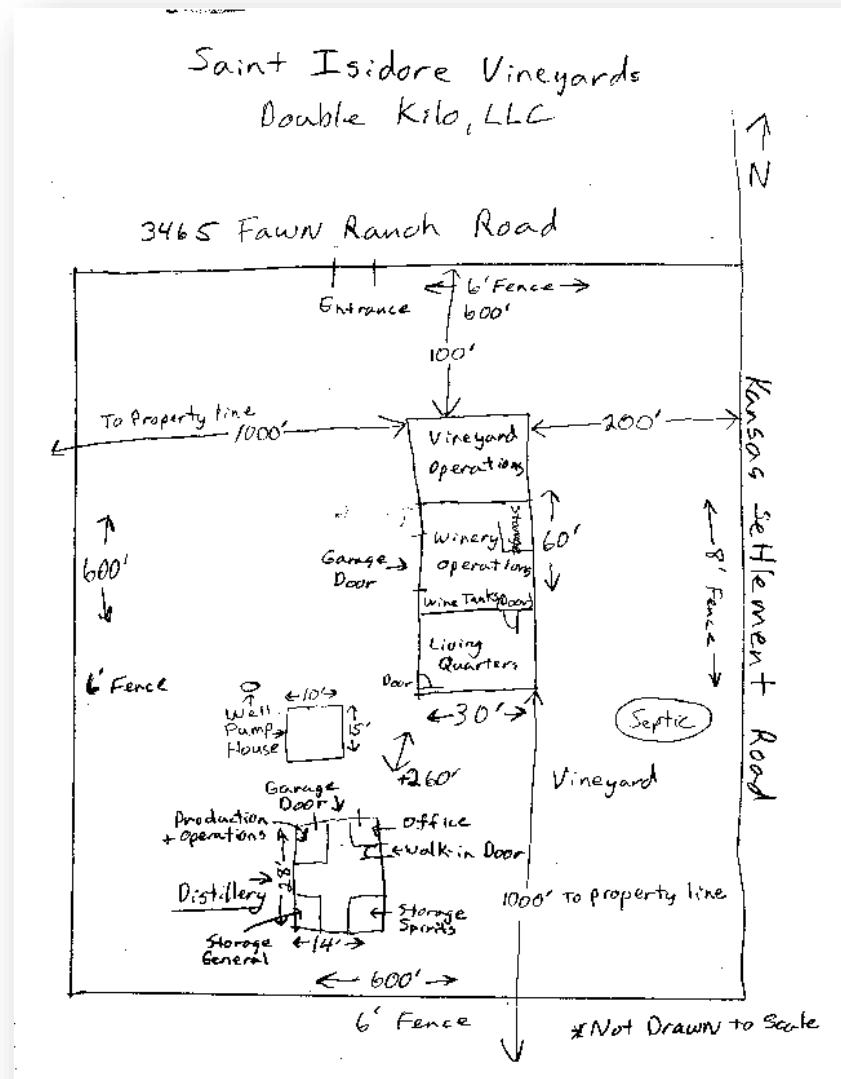


# DEVELOPMENT SERVICES



## Site Plan

- Agricultural Processing
- Farm Winery
- Tasting Room
- Retail Sales



## Special Use Authorization Factors

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

# DEVELOPMENT SERVICES

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## Factors in Favor of Approval

- Complies with applicable factors
- No opposition from nearby property owners

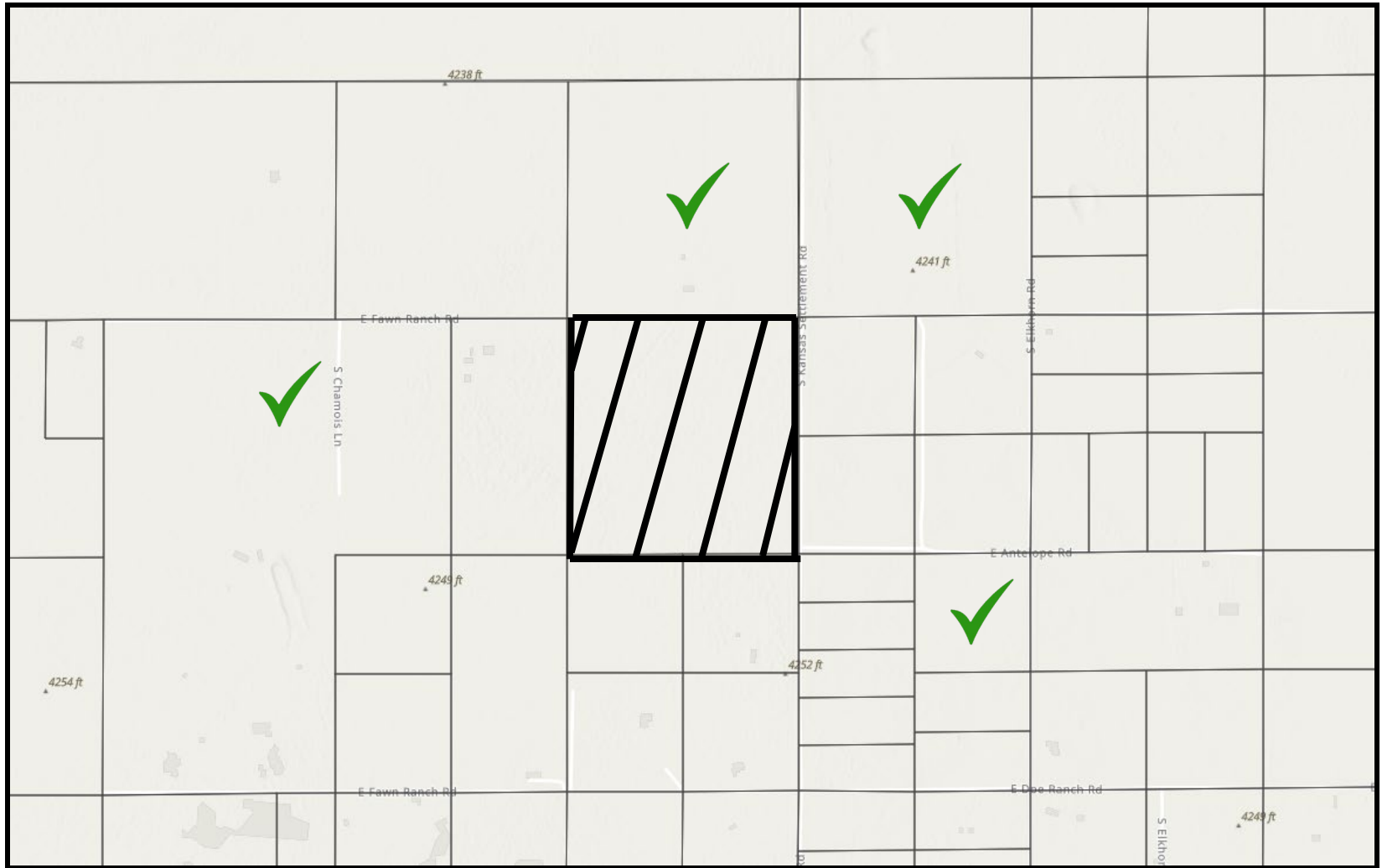
## Factors Not in Favor

None identified

## Citizen Review / Public Notice

- 22 September
  - Applicant letters
- 10-15 October
  - Notices
  - Posting
  - Legal ad





## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-28 to allow agricultural processing with less than a 300' minimum setback with the following conditions:

1. Agricultural processing activities exempt from minimum setbacks are limited to farm winery/distillery operations. Production wineries/distilleries and animal-related processing are not exempt.

*Standard conditions relative to condition acceptance, permitting timelines, and modification to an approved special use apply to this request.*

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