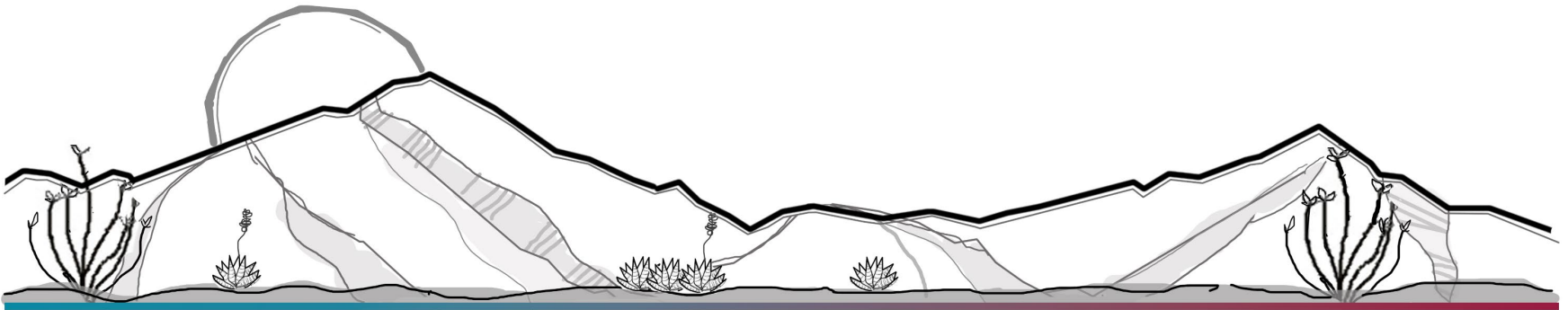


Dockets CPA26-03 / RZ26-07

MH-72 to RU-4

Planning and Zoning Commission
October 14, 2026



Sample Motions

Plan Amendment

I move to recommend approval of Docket CPA26-03 to the Board of Supervisors, amending Comprehensive Plan growth area and land use designations of 9.2 acres from B – Developing to D – Rural, the factors in favor of approval constituting findings of fact.

Rezone

I move to recommend approval of Docket RZ26-07 to the Board of Supervisors without special conditions, rezoning tax parcel 107-65-121D from MH-72 to RU-4, the factors in favor of approval constituting findings of fact.

DEVELOPMENT SERVICES

Applicant: Carl Mashburn

Location: Wakefield Street (APN 107-65-121D)

Plan Amendment: Developing to Rural
Growth Area B to Growth Area D

Zoning Amendment: MH-72 to RU-4

Existing Use: Undeveloped

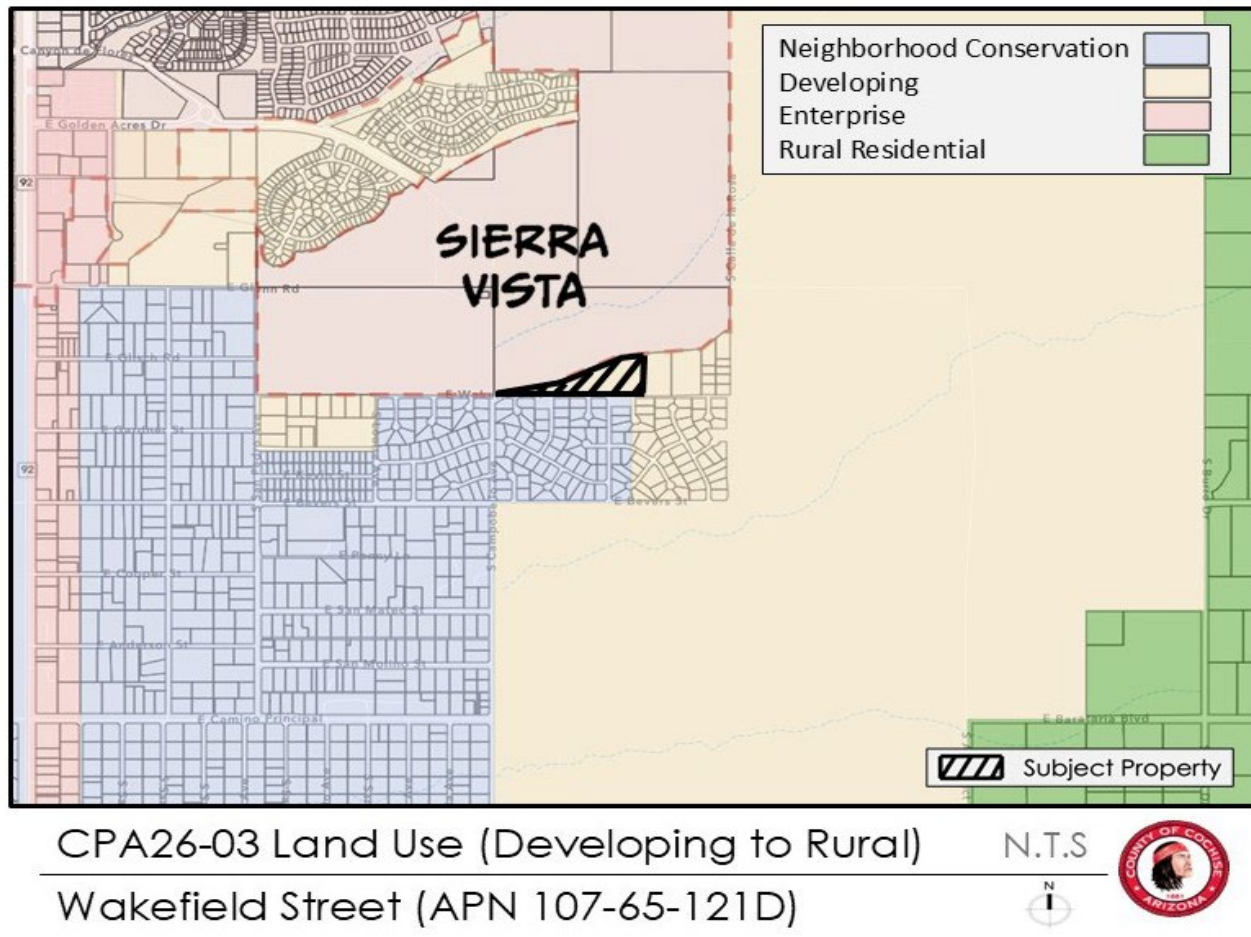
Proposed Use: Single Family Residential



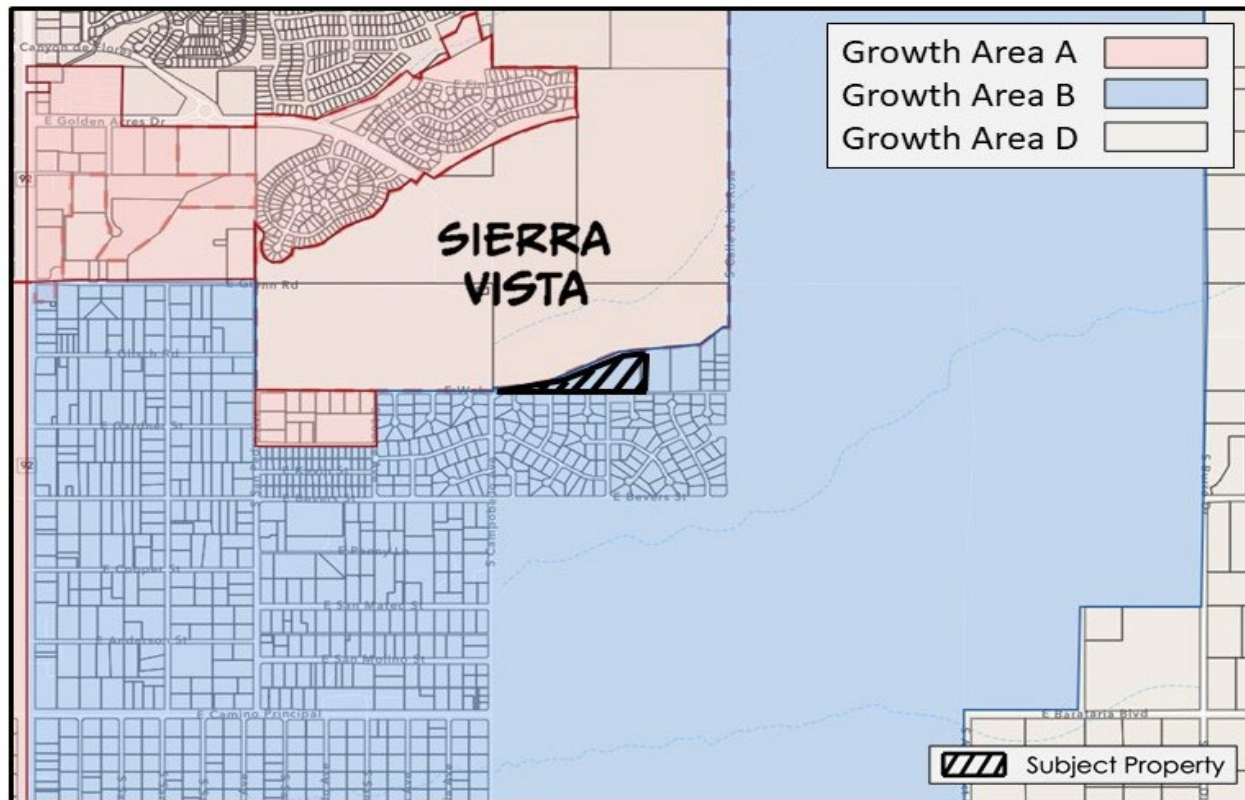
DEVELOPMENT SERVICES



5



Growth Area Category

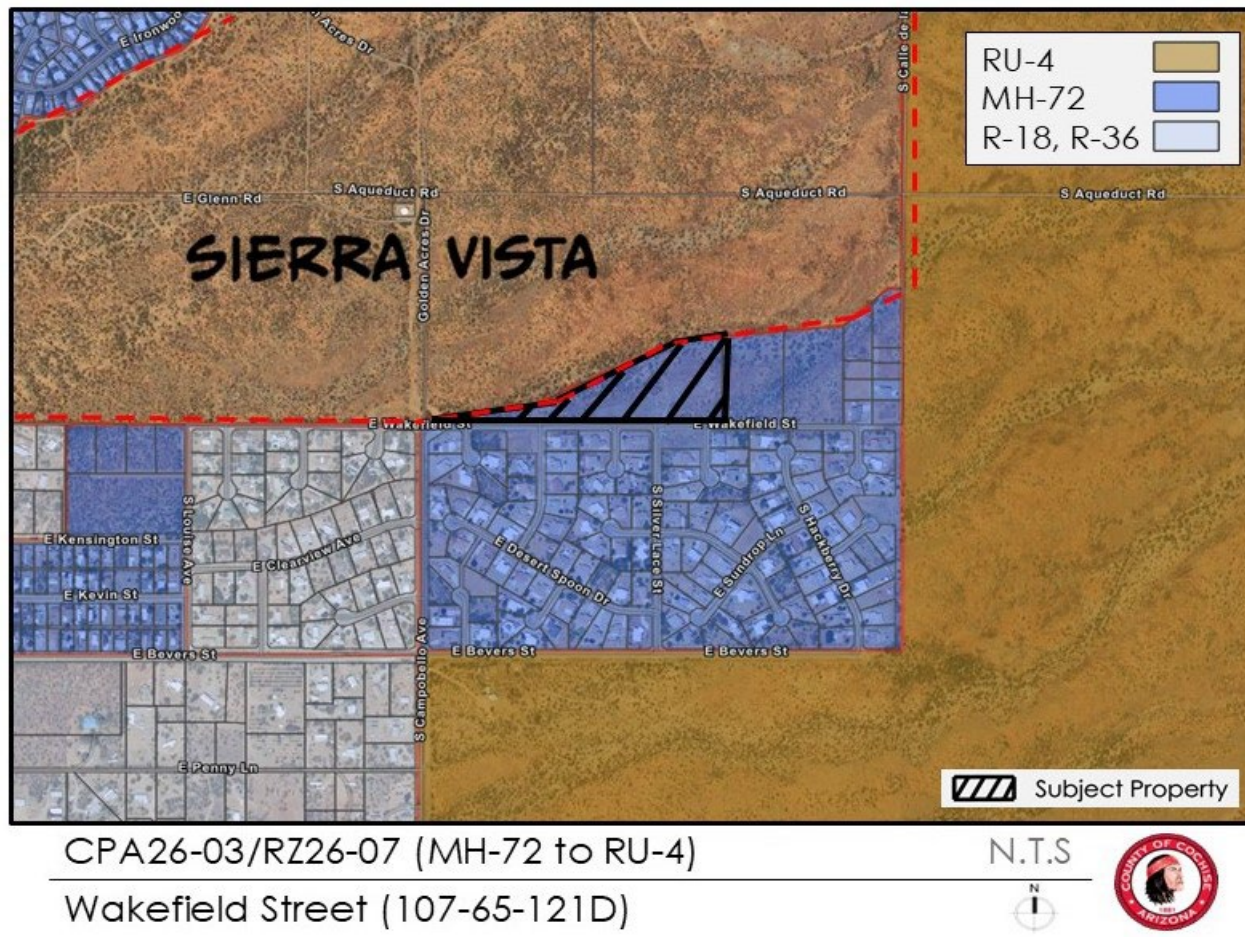


CPA26-03 Growth Area (B to D)
Wakefield Street (APN 107-65-121D)

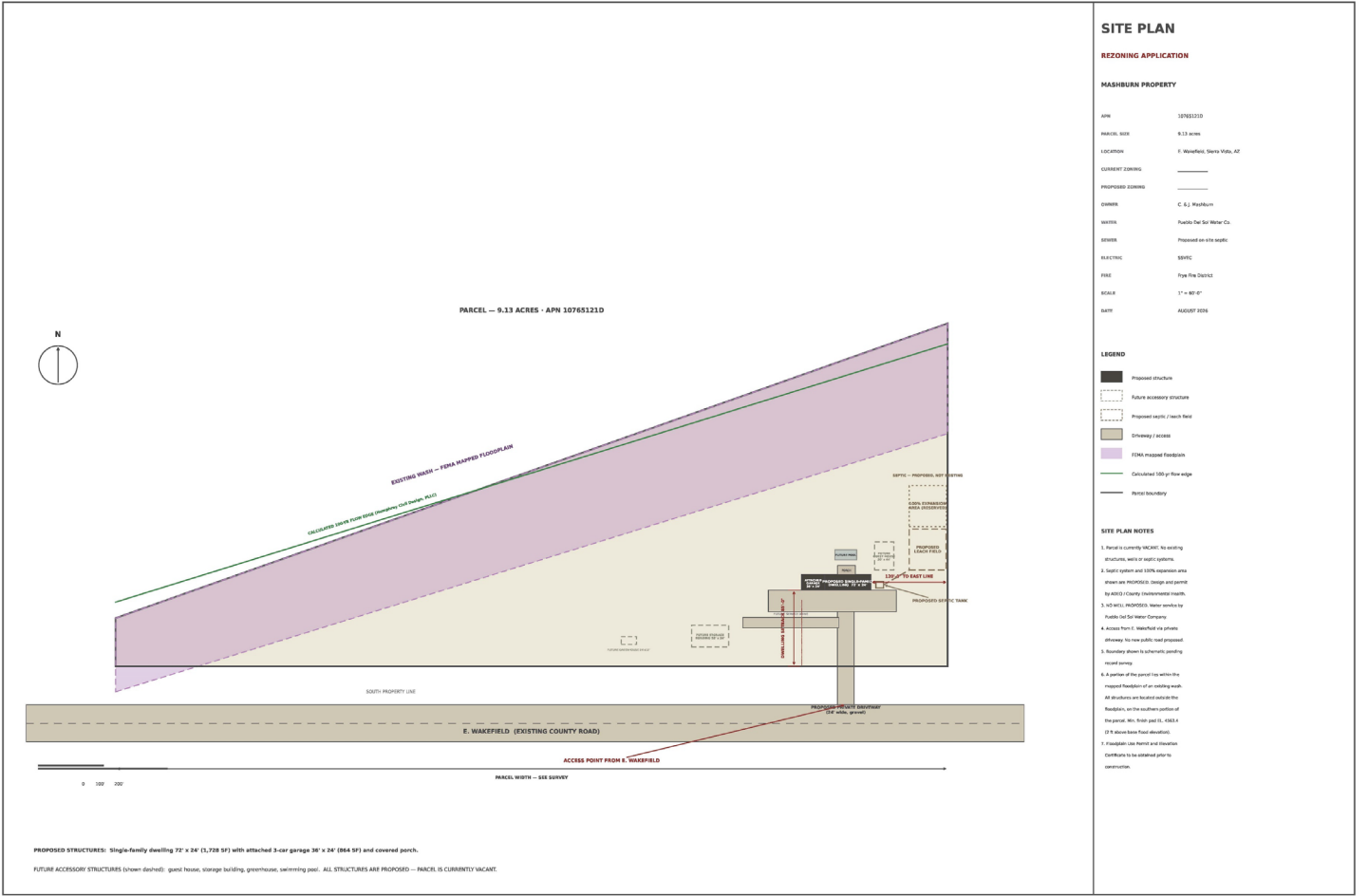
N.T.S



Zoning and Location



Concept Plan



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Land Use Designations and Growth Areas

- Developing
 - Areas in transition with a mix of residential, business, industrial, and agricultural uses; found in growth areas A, B, and C and not meeting other designation criteria; periodic review for re-designation
- Category B
 - Moderate residential/non-residential development; transition between rural and urban areas; adequate infrastructure; lot sizes generally one acre or less; improved arterial/collector streets; preservation opportunities.
- Rural
 - Sparse population; large lots; recreational resources; agriculture/grazing; may accommodate industrial uses inappropriate in other growth areas.
- Category D
 - Low density residential development on large lots; unimproved roads and minimal infrastructure; rural land uses dominate; non-residential uses geared towards local services, tourism, or intensive uses unsuitable in urban areas (power plants, feed lots).

Plan Amendment

1. Infrastructure and Services (Consistent)
 - Availability to serve proposed development
2. Land Use Patterns (Not Consistent)
 - Zoning, land use, density consistency
3. Compatibility with Surrounding Areas (Consistent)
 - How proposed use fits with established uses
4. Development Plans (Consistent)
 - Completeness and adequacy of submitted plans
5. Tribal Coordination (Not Applicable)
 - Coordination with potentially affected Tribes, if applicable
6. Community Input (Consistent)
 - Favorable input from property owners, neighbors

Plan Amendment – Factors in Favor

- Consistent with four factors
- Proposed land use designation limits residential density
- Support from nearby property owners

Plan Amendment – Factors Against

- Not consistent with one factor
- Proposed rural zoning next to established residential subdivisions
- Opposition from nearby property owners

Rezoning Factors

1. Adequate site/concept plan:	Complies
2. Comply with site development standards:	Complies
3. Adjacent districts capable of development:	Complies
4. Does not create nonconforming uses:	Complies
5. Compatible with existing development:	Complies
6. Rezone to more intense zoning district:	Not Applicable
7. Adequate services and infrastructure:	Complies
8. Traffic circulation:	Complies
9. Development along major streets:	Not Applicable
10. Infill compatibility:	Not Applicable
11. Unique topographic features:	Not Applicable
12. Water conservation:	Not Applicable
13. Public input:	Complies
14. Hazardous materials:	Not Applicable
15. Consistent with planning policies:	Does not Comply

DEVELOPMENT SERVICES

Rezoning – Factors in Favor

- Complies with most applicable factors
- Reduces number of allowed principal dwellings
- Rural zoning about 1000' to the east
- Support from nearby property owners

Rezoning – Factors Not in Favor

- Rural zoning allows land uses that may not be appropriate given property location
- Opposition from nearby property owners

Public Notice

- 14 July
 - Applicant Letters
- 21-25 September
 - Legal ad
 - Notices
 - Posting



Applicant Presentation/Discussion



Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Dockets CPA26-03 and RZ26-07 to the Board of Supervisors with a recommendation of approval without special conditions.

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