

**Unapproved Minutes of the June 3, 2020  
Planning Commission Regular Meeting**

**ORD-19-0005. Consideration of Amendments to the Zoning Ordinance to Address Combat Tactical Training Facilities**

Mr. John Risinger, Planner stated that on August 13, 2019, the BOS adopted an Initiating Resolution directing staff to explore amending the Zoning Ordinance to define Combat Tactical Training Facilities, exclude it as a permitted use in agricultural and residential zoning districts, and to evaluate its appropriateness in the M-2 General Industrial district.

Mr. Risinger stated that staff analyzed development proposals from other localities as well as the County's Zoning Ordinance. Mr. Risinger stated that staff determined that a definition could be created for combat tactical training facilities without listing it in any use list. Mr. Risinger further stated that since the Zoning Ordinance is exclusionary in nature, combat tactical training facilities would not be allowed in any zoning district where the use is not listed as a permitted or specially permitted use.

Mr. Risinger stated that staff also evaluated the appropriateness of including combat tactical training facilities as a specially permitted use in the M-2 District. Mr. Risinger stated that the primary purpose of the M-2 District is to "establish an area where the principal use of land is for industrial operations which are not compatible with residential or commercial service establishments." Mr. Risinger stated that staff determined that combat tactical facilities would not fulfill the intent of the M-2 District since it is not an industrial use.

Mr. Risinger stated that staff recommends creating a definition for combat tactical training facilities within Section 24-2, Definitions, and not including it as a permitted or specially permitted use within any Zoning District.

Mr. Risinger stated that during a series of Policy Committee meetings, staff presented a draft Ordinance for review. Mr. Risinger stated that at its May 14th meeting, the Policy Committee unanimously recommended approval of the draft Ordinance to the Planning Commission by a vote of 4-0.

Mr. Risinger stated that staff recommends that the Planning Commission recommend approval of the draft Ordinance to the Board of Supervisors.

Mr. Krapf opened the Public Hearing.

Mr. Krapf inquired if any public comments or speaker cards were submitted for this application.

Mr. Holt stated that no speaker cards or public comments had been submitted.

As no one wished to speak, Mr. Krapf closed the Public Hearing.

Mr. Krapf opened the floor for discussion by the Commission.

Mr. Haldeman stated that He concurs that this use is not compatible with the intent of any of the Zoning Districts. Mr. Haldeman further stated that staff did an excellent job developing the definition of Combat Tactical Training Facilities.

Ms. Julia Leverenz made a motion to recommend approval of the Ordinance Amendment.

On a roll call vote the Commission voted to recommend approval of ORD-19-0005. Consideration of Amendments to the Zoning Ordinance to Address Combat Tactical Training Facilities. (7-0)