

19.10.030 Conditional uses.

The following conditional uses are subject to the requirements of this chapter, all general and specific conditions, criteria, and approval procedures set forth in Chapter 19.84, "Conditional Uses," and, for properties situated within the foothills and canyons overlay zone, the procedures and provisions of Chapter 19.72, "Foothills and Canyons Overlay Zone" and Chapter 19.73, "Foothills and Canyons Site Development and Design Standards."

The development services director may review and approve conditional use permits for ski resort facilities and improvements which satisfy the criteria set forth in subparts (E)(1) through (E)(4) of Section 19.10.020 of this chapter. In granting such approval within a foothills and canyon overlay zone, the development services director may waive and/or modify the regulations of Chapters 19.72 and 19.73 of this title in accordance with the procedures and criteria set forth in Section 19.72.060, "Administration and enforcement."

Ski resort facilities and improvements which do not satisfy the criteria of Section 19.10.020, subparts (E)(1) through (E)(4) of this chapter, as well as those which are referred to the planning commission by the development services director in accordance with Section 19.84.080 provisions of this title, shall be subject to review and approval by the planning commission. In its consideration of ski resort and public use development proposals in areas situated within the foothills and canyons overlay zone, the planning commission may waive and/or modify the regulations of Chapters 19.72 and 19.73 of this title in accordance with the procedures and criteria set forth in Section 19.72.060, "Administration and enforcement."

A. Accessory uses and structures customarily incidental to a conditional use;

B. Apartments, boardinghouse; lodging house, hotel; motel; resort hotel;

C. Bed and breakfast homestay, provided that:

1. The access to the site and the on-site parking are available for use and maintained, including snow removal, throughout the entire year, and

2. An approved drinking water supply and wastewater disposal system is available that is capable of supporting the use throughout the entire year, and is approved by the health department prior to issuance of a license.

D. Bed and breakfast inn, which may include a restaurant and conference rooms;

E. Class C beer outlet;

F. Commercial and private recreation;

G. Day care/preschool center subject to the conditions set forth in Section 19.76.260;

H. Dwelling group, provided:

1. The parcel of ground on which the dwelling group, as defined in Section 19.04.190, is to be erected shall have an area equal to the aggregate of the minimum lot areas otherwise required in the zone for the number of individual dwelling structures in the group,

2. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall meet county standards,

3. The development or site plan shall provide a landscaped buffer area along the perimeter property lines and decorative landscaping adjacent to the buildings in appropriate locations, and

4. An approved drinking water supply and wastewater disposal system is available that is capable of supporting the use throughout the entire year, and is approved by the health department.

I. Home day care/preschool with no less than seven and no more than twelve children, subject to the conditions set forth in Section 19.04.293;

J. Living quarters for persons employed on the premises of any main use;

K. Office incidental to main use;

L. Package agency;

M. Planned unit development subject to the conditions and requirements set forth in Chapter 19.78,

“Planned unit development”;

N. Private nonprofit locker club;

O. Public and quasi-public uses;

P. Restaurant, boutique, gift shop, and other limited commercial uses determined by the planning commission to be of the same character as these listed and serving the needs of the visitors and residents of the canyons;

Q. Short term rentals, provided that:

1. The on-site parking and the access to the site are available for use and maintained, including snow removal, throughout the entire year, and

2. The dwelling unit is served by an approved drinking water supply and public sewer system that are capable of supporting the use throughout the entire year, and are approved by the health department prior to issuance of a license.

R. Ski resorts;

S. State store;

T. Temporary structures;

U. Two-family dwelling; three-family dwelling; four-family dwelling; multiple-family dwelling;

V. Wireless telecommunication facilities, as that term and all related terms are defined in Section 19.83.020, provided:

1. The wireless telecommunication facility is either a wall-mounted, roof-mounted, or monopole facility. Facilities located on lattice towers are prohibited, and

2. Any grading for the facility, including access roads and trenching for utilities, shall comply with the Uniform Building Code, and

3. The facility complies with the requirements for development set forth in the foothills and canyons overlay zone, Chapter 19.72, including development standards for grading, wildlife habitat protection, tree and vegetation protection, natural hazards, and utilities, and standards for establishing limits of disturbance, and

4. Site placement and facility color shall be carefully considered to blend in with the natural surroundings, and

5. Continuous outside lighting is prohibited unless required by the FAA for monopole facilities, and

6. The maximum height for monopole facilities shall be sixty feet, and

7. A computer-generated visual simulation of the proposed structure is submitted as part of the required site plan and shall show all structures including but not limited to monopoles, antennas, and equipment buildings, and

8. All other applicable requirements set forth in Chapter 19.83, “Wireless Telecommunications Facilities,” are satisfied. (Ord. 1473 (part), 2001; Ord. 1454 § 2 (part), 1999; Ord. 1417 § 4 (part), 1998)