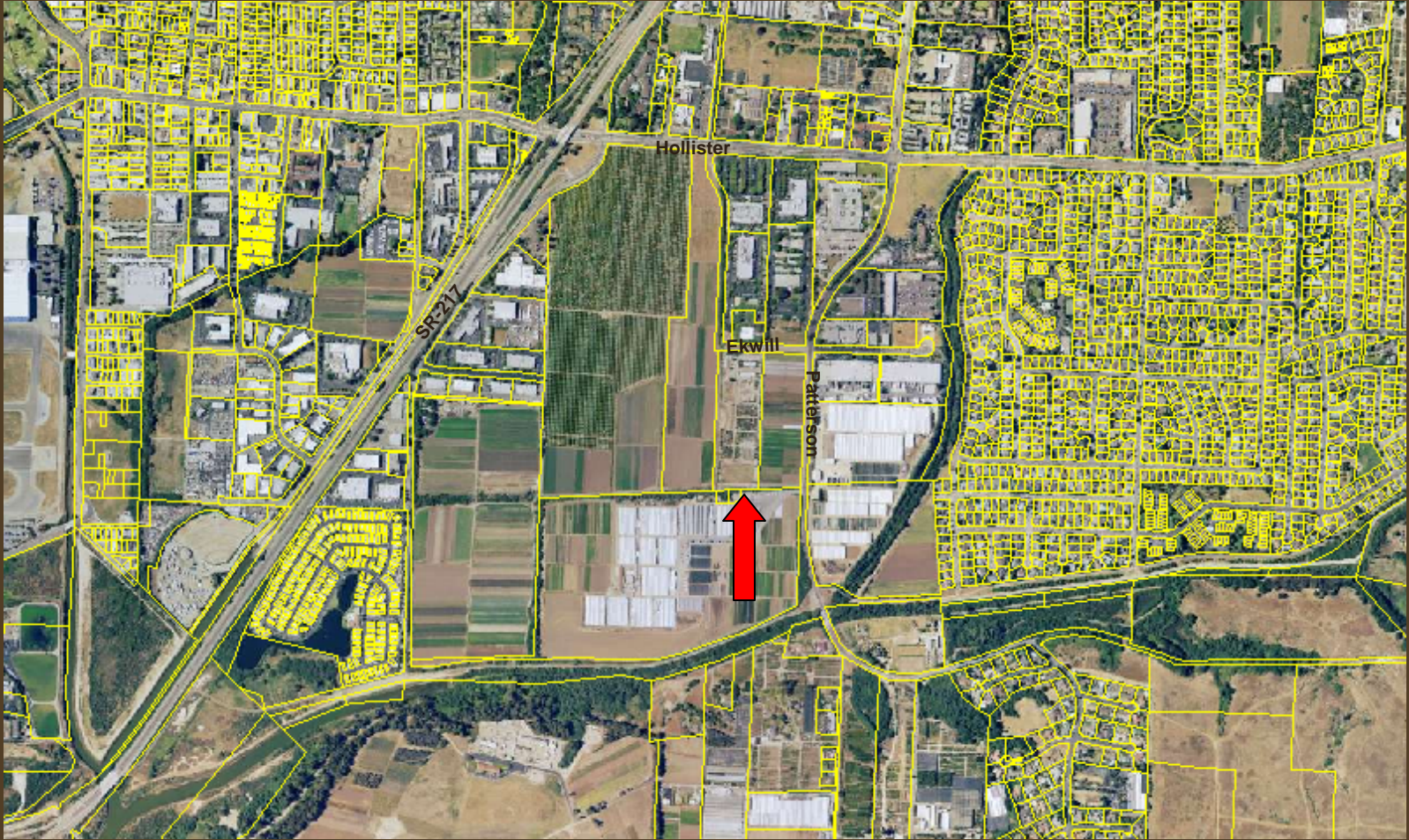


Applicant Appeal of Planning
Commission Denial of Firefox
Sandstone Carving Project

Case No. 07APL-00000-00041

Board of Supervisors Hearing of
October 24, 2007



Project Description

- “Produce and sell sandstone carvings, benches, fountains, & other garden accessories”
- “Rock Cutting and Finishing Building” (3,000 sf)
- “Rock Splitting Building” (1,250 sf)
- Equipment storage building (1,250 sf)
- 10,100 sf staging area for rock

Rationale for Denial

- Proposed project is not:
 - Agricultural processing
 - Accessory structures “customarily incidental” to the ag operation
 - Mining, quarrying, or extraction of rock

Rationale for Denial “Agricultural Processing”

- LUDC allows “agricultural processing” of “agricultural products”
- “Agricultural products” are:
 - food and fiber;
 - growing of plants;
 - raising and keeping of animals; &
 - aquaculture

Rationale for Denial “Customarily Incidental Uses”

- Processing & manufacturing of proposed materials not “customarily incidental”
- Not a “necessary and integral part of maintaining on-premise production and marketing.”
- Sale of proposed materials allowed

Rationale for Denial

“Mining, Quarrying & Extraction”

- Not removing rock from onsite
- Mining & quarrying does not involve processing & manufacturing sandstone products

Rationale for Denial

- “Processing and manufacturing” is an industrial use
- Comp Plan designates industrial use areas
- Applicant proposal for processing of stone is appropriate for industrial zoned properties

Alternatives Available to Applicant

- Maintain permitted 20,000 sf rock stockpile;
- Sell sandstone garden accessories in 300 sf area; and
- Construct part of project (1,250 sf equipment storage building)

Staff Recommendations

- Adopt the PC's findings for denial of the project.
- Uphold the PC's decision and deny the appeal and deny the project.