

Conditional Use Permit Review Text Sheet

Washington County Community Development Dept.
197 E. Tabernacle, St. George, Utah 84770
Phone: (435) 634-5701 Fax: (435)986-3346

FOR OFFICE USE ONLY

Receipt # _____

Amount \$ _____

Date Received _____

CONTACT PERSON FOR PROJECT OF THOSE LISTED ON THE APPLICATION FORM:

Type of Conditional Use Permit Requested: Staff Review _____

Parcel ID# _____ Land Use Authority Review _____

Specific Address _____

The applicant shall submit the following information to the above: *[All information will be required before the staff meeting, which is held in the Community Development Conference Room, at 9:30 a.m. on the 1st Tuesday of each month]*

Please include with the application (Staff approval): **\$150.00**

1) Simple Home Occupations; 2) Single Family Dwellings in OST, A, RA-5 & 10 districts only; and 3) Second dwellings for hired hand or seasonal labor, or member of owner's family in OST, A, RA-5 & 10 districts only.

1. Site plan, drawn to scale and showing all proposed and existing buildings, fences, landscaping, parking, loading areas, etc. (CD electronic filing if available)
2. Topography for irregular sites and drainage.
3. Current deed showing ownership. If applicable, deed showing it was a lot of this size prior to 1992; or a deed showing lot of this size prior to 1972, having "grand fathered" status.
4. Proof of access.
5. Verification of Water (quantity & quality Well or Stock Certificate).
6. Septic permit (pink slip) [Southwest Utah Public Health Department, 620 S 400 East, St. George, UT 84770 and Ash Creek Special Service District approval
7. Contact area SSD for Fire District review of Wildland-Urban Interface

Please include with the application (Planning Commission Approval): **\$300.00**

1) Items listed for planning staff approval when the planning staff feels that a public meeting should be held to ensure that citizens have the opportunity to comment on application; 2) Conditional Use Permits; and 3) Determinations regarding the existence, expansion or modification of nonconforming uses.

Review item at staff meeting and schedule a time to attend the Land Use Authority Meeting.

The Planning Commission shall make its decision based upon the facts presented for the record. Expressions of support or opposition shall not constitute the basis of approval or denial.

A. GENERAL REVIEW STANDARDS: An applicant for a conditional use in the zone must demonstrate:

1. The use complies with all applicable provisions of Washington County Ordinance, state and federal law;
2. The use is not detrimental to the public health, safety and welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. A proposed use shall be considered detrimental:
 - a. if it will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, or other similar unreasonable risks; or
 - b. If it will unreasonably interfere with the lawful use of surrounding property;
3. The use is consistent with the characteristics and purposes stated in the general plan, as amended;
4. The use is consistent with the characteristics and purposes stated for the zone;
5. SITE PLAN REVIEW:
 - a. Traffic safety conditions are not adversely affected by the use. The existence or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets shall be reviewed;
 - b. Utility capacity is adequate;
 - c. Emergency access is adequate;
 - d. The location and design of parking both on-site and off-street is adequate;
 - e. A plan for fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses is adequate;
 - f. Exterior lighting is adequate and does not unduly disturb the surrounding area;
 - g. Signage is adequate and in compliance with Title 10, Chapter 19 of the Washington County Code;
6. Requirements for the management and maintenance of facilities is adequate;
7. The use shall not result in a situation which will create a need for essential services which cannot be reasonably met by local service providers, including roads and access for emergency vehicles and residents; fire protection; police protection; schools and school busing; drinkable water; sewer; storm drainage; and garbage removal.

B. SPECIFIC REVIEW STANDARDS FOR CERTAIN CONDITIONAL USES: In addition to the general standards of review above, the applicant must also demonstrate compliance with each of the following standards for each of the following conditional uses.

Gravel Pit or Mining Operations:

1. Noise and dust pollution shall not negatively impact surrounding uses in existence at the time the conditional use is approved by the County Commission;
2. Road ingress and egress are sufficient to allow safe travel for vehicle and pedestrians surrounding the conditional use.
3. The hours of operation for crushing, processing or hauling aggregate do not significantly negatively impact surrounding uses in existence at the time the conditional use is granted. There may be restrictions on the hours of operation and roads available for the conditional use in areas where there are schools or residences in close proximity to the operation;
4. A plan for reclamation of land that complies with all applicable provisions of Washington County Ordinance, state and federal law.

Other information requested by the Community Development Staff or Commission *[Use this sheet or add sheets if necessary.]*

There must be representation at the Planning Commission meeting held on the 2nd Tuesday of each month, beginning at 1:30 p.m., in the Commission Chambers of the Washington County Administration Building.