

ORDINANCE NUMBER 2015-13 8-25

**AN ORDINANCE AMENDING THE WEBER COUNTY LAND USE CODE TO UPDATE AND CLARIFY PROVISIONS RELATED TO CONDITIONAL USE PERMITTING AND PROCEDURES.**

**WHEREAS**, the Weber County Land Use Code heretofore contained regulations governing conditional uses that were inconsistent with state statutes; and

**WHEREAS**, the Weber County Land Use Code heretofore contained regulations governing conditional use permits that provided inadequate standards for a comprehensive review; and

**WHEREAS**, on July 14, 2015, the Western Weber Planning Commission, after appropriate notice, held a public hearing to consider public comments regarding amendments to the Weber County Land Use Code with respect to conditional uses; and on July 28, 2015, the Ogden Valley Planning Commission did the same; and

**WHEREAS**, both the Western Weber Planning Commission and the Ogden Valley Planning Commission have forwarded a positive recommendation to the County Commission for amendments to County Land Use Code County to provide for said inconsistencies and inadequacies; and

**WHEREAS**, on August 25, 2015, the Weber County Board of Commissioners, after appropriate notice, held a public hearing to consider public comments regarding amendments to the County Land Use Code to provide for said inconsistencies and inadequacies; and

**WHEREAS**, the Weber County Board of Commissioners find that the proposed ordinance amendments comply with the goals and objectives of the General Plan and provide clarification necessary to facilitate efficient administration of the Weber County Land Use Code;

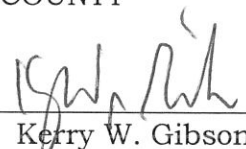
**NOW THEREFORE**, the Weber County Board of Commissioners ordains an amendment to the Weber County Land Use Code as follows:

**See Exhibit A (Track Changes) and Exhibit B (Clean Copy)**

This ordinance shall become effective fifteen (15) days after publication.

Passed, adopted, and ordered published this 25 day of August, 2015, by the Weber County Board of Commissioners.

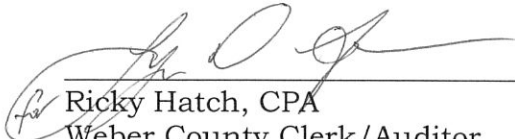
BOARD OF COUNTY COMMISSIONERS  
OF WEBER COUNTY

By  \_\_\_\_\_  
Kerry W. Gibson, Chair

Commissioner Bell voted  
Commissioner Ebert voted  
Commissioner Gibson voted

excused  
ajp  
ajp

ATTEST:

  
\_\_\_\_\_  
Ricky Hatch, CPA  
Weber County Clerk/Auditor

## Exhibit A: Code Change [Redlines] – Conditional Uses

All ordinances not specifically addressed herein or otherwise represented by [...] shall remain unchanged by these revisions.

### 1 Title 101 - GENERAL PROVISIONS

2 ...

#### 3 Sec. 101-1-7. - Definitions.

4 ...

5 Use, conditional. ~~The term "conditional use" means a use, because of characteristics peculiar to it, or~~  
6 ~~because of size, technological processes, or type of equipment, or because of the exact location with~~  
7 ~~reference to surroundings, streets and existing improvements or demands upon public facilities, requires~~  
8 ~~a special degree of control that mitigates or eliminates any detrimental impacts the use might have on the~~  
9 ~~county, surrounding neighbors, or adjacent land uses and makes such uses consistent and compatible~~  
10 ~~with other existing or permissible uses in the same districts, and assures that such uses shall not be~~  
11 ~~adverse to the public interest.~~ "Conditional use" means a land use that, because of its unique  
12 characteristics or potential impact on the county, surrounding neighbors, or adjacent land uses, may not  
13 be compatible in some areas or may be compatible only if certain conditions are required that mitigate or  
14 eliminate the detrimental impacts.

15 ...

### 16 Title 102 - ADMINISTRATION

17 ...

#### 18 CHAPTER 4. PERMITS REQUIRED AND ENFORCEMENT ~~LAND USE PERMIT,~~ 19 ~~BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY~~

20

#### 21 Sec. 102-4-1. - Purpose and intent.

22 The purpose of this chapter is to establish the requirements for land use permits from the Planning  
23 Division and building permits from the Building Division. This chapter identifies the responsibilities for  
24 enforcing the requirements of this Land Use Code.

25 (Ord. of 1956, § 30-1; Ord. No. 33-78; Ord. No. 22-2001; Ord. No. 2009-28)

#### 26 ~~Sec. 102-4-2. - Building permit required.~~

27 ~~Building permits, as specified by the county, are required for any construction, alteration, repair,~~  
28 ~~removal, or occupancy of any structure. Construction shall not be commenced, except after the issuance~~  
29 ~~of a written permit by the county building official.~~

30 ~~(Ord. of 1956, § 30-2; Ord. No. 33-78; Ord. No. 22-2001; Ord. No. 2009-28)~~

31 **Sec. 102-4-3. — Certificate of occupancy required.**

32 ~~No land shall be used or occupied and no building hereafter structurally altered or erected shall be~~  
33 ~~used or changed in use, except for agricultural purposes, until a certificate of occupancy has been issued~~  
34 ~~by the building official stating that the building or the proposed use thereof or the use of the land,~~  
35 ~~complies with the provisions of this chapter. A certificate of occupancy either for the whole or part of a~~  
36 ~~building or structure shall be applied for coincidentally with the application for a building permit, and shall~~  
37 ~~be issued within ten days after the erection or structural alteration of such building or structure or part~~  
38 ~~thereof, shall have been completed in conformity with the provisions of this chapter.~~

39 ~~(Ord. of 1956, § 30-3; Ord. No. 33-78; Ord. No. 22-2001; Ord. No. 2009-28)~~

40 **Sec. 102-4-24. - Land use permit required.**

41 (a) In order to verify zoning requirements and setbacks compliance with applicable regulations, all land  
42 uses that require a land use permit or conditional use permit by this Land Use Code are prohibited  
43 until a land use permit or conditional use permit has received final written approval from the  
44 appropriate Land Use Authority.

45 ~~(b) No for permitted or conditional uses, no~~ structure, including agricultural structures, shall be  
46 constructed, changed in use, or altered, as ~~provided or as restricted in~~ regulated by this Land Use  
47 Code, until and unless a land use permit ~~or, if applicable, a conditional use permit, has received final~~  
48 written approval from the appropriate Land Use Authority ~~is approved and issued by the planning~~  
49 ~~director or designee.~~

50 (c) No application for permits or approvals governed by this Land Use Code shall be approved for any  
51 lot or parcel until all unresolved zoning, subdivision, building, business license, nuisance, or other  
52 violations on the lot or parcel, or on any parcel included in any manner as part of the application, are  
53 resolved, unless approval of the application will resolve all of the existing violations.

54 **Sec. 102-4-3. – Land use permit revocation.**

55 A land use permit or conditional use permit may be revoked for violation of any part of this Land Use  
56 Code related to the specific use or permit in accordance with the following:

57 (1) Revocation shall be conducted by the Land Use Authority that is authorized to approve the  
58 permit.

59 (2) Prior to permit revocation, the land owner shall be given reasonable opportunity to resolve the  
60 violation by bringing the property into compliance or by diligently pursuing an amendment or  
61 modification to the permit, as may be allowed by this Land Use Code.

62 (3) In the event compliance cannot be attained the land owner shall be given a notice of the  
63 impending permit revocation 14 days prior to final revocation. The notice of the impending permit  
64 revocation shall specify the violation, and inform the land owner of the right to request a  
65 hearing.

66 (4) The land owner shall have a right to a hearing with the Land Use Authority to show cause for  
67 why the permit should not be revoked, if a written request for such is submitted prior to a final  
68 written revocation decision. If a hearing is requested, final revocation of the permit shall be  
69 stayed until after the hearing. The hearing shall be scheduled at a time specified by the Land  
70 Use Authority.

71 (5) Revocation of a permit is final upon the issuance of a final written decision. The final written  
72 decision may be appealed pursuant to Title 102, Chapter 3.

73 ~~(4)~~(6) Revocation of a permit shall not prohibit prosecution or any other legal action taken on  
74 account of the violation, as provided in this Land Use Code or any other applicable law.

75 (Ord. of 1956, § 30-4; Ord. No. 33-78; Ord. No. 22-2001; Ord. No. 2009-28)

76 **Sec. 102-4-45. - Code enforcement.**

77 The Planning Director is designated and authorized as the official charged with the enforcement of  
78 this ~~chapter~~Land Use Code.

79 (Ord. of 1956, § 30-5; Ord. No. 33-78; Ord. No. 22-2001; Ord. No. 2009-28)

80 **Sec. 102-4-52. - Building permit required.**

81 Building permits, as specified by the county, are required for any construction, alteration, repair,  
82 removal, or occupancy of any structure. Construction shall not be commenced, except after the issuance  
83 of a written permit by the County Building Official.

84 (Ord. of 1956, § 30-2; Ord. No. 33-78; Ord. No. 22-2001; Ord. No. 2009-28)

85

86 **Sec. 102-4-6. - Permits to comply with ordinance.**

87 The Building Official shall not grant a permit for the construction or alteration of any building or  
88 structure if such construction or alteration is in violation of any provision of this ~~chapter~~Land Use Code;  
89 nor shall any county official grant any permit or license for the use of any building or land if such use  
90 would be in violation of this ~~chapter~~Land Use Code.

91 (Ord. of 1956, § 30-6; Ord. No. 33-78; Ord. No. 22-2001; Ord. No. 2009-28)

92 **Sec. 102-4-7. - Powers and duties of building official.**

93 It shall be the duty of the building official to inspect or cause to be inspected all setbacks of buildings  
94 in the course of construction or repair. The building official shall assist in the enforcement of all provisions  
95 of this chapter. The building official shall not issue any permit unless the plans of, and for, the proposed  
96 erection, construction, reconstruction, alteration and use fully conform to ~~all zoning regulations~~this Land  
97 Use Code.

98 (Ord. of 1956, § 30-7; Ord. No. 33-78; Ord. No. 22-2001; Ord. No. 2009-28)

99 ...

100 **Title 108 - STANDARDS**

101 ...

102 **CHAPTER 4. - CONDITIONAL USES**

103

104 **Sec. 108-4-1. - Purpose and intent.**

105 (a) The purposes of this Chapter are to:

106 (1) provide for the purpose and intent of the respective zones, and to provide for the vision, goals,  
107 and objectives of the respective general plans, by specifying general standards that may be  
108 applied by the Land Use Authority to a use listed as a conditional use in this Land Use Code;  
109 and

110 (2) provide a reasonable process for the application for, and timely review of, a conditional use  
111 permit.

112 (b) The intent of providing conditional use regulations is to provide allowance for additional uses in each  
113 zone and give the Land Use Authority flexibility in applying reasonable conditions to effectively  
114 manage unique characteristics or detrimental effects of those uses, on a case by case basis.  
115 Conditions shall be related to the standards of this Chapter, or other applicable requirements of this  
116 Land Use Code.

117 ~~\_(a) The purpose of this chapter is to establish standards for land uses listed in each zone as a~~  
118 ~~conditional use, and to provide for a reasonable application, review, and approval process for land~~  
119 ~~uses that are specified as "conditional."~~

120 ~~(b) Conditional uses are intended to allow greater flexibility by providing a wider variety of uses in a~~  
121 ~~zone, while at the same time allowing conditions to be applied, due to their unique characteristics or~~  
122 ~~potential impacts on surrounding uses. These may be appropriate only in certain locations and/or~~  
123 ~~under specific conditions that mitigate potential impacts. If impacts cannot be mitigated, the~~  
124 ~~conditional use may be deemed incompatible in some areas.~~

125 (Ord. of 1956, § 22C-1; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

126 **Sec. 108-4-2. - Conditional use permit.**

127 (a) A conditional use permit shall be required for all uses listed as a conditional use in ~~the Weber~~  
128 ~~County~~this Land Use Code. ~~The conditional use permit shall list all requirements determined~~  
129 ~~appropriate to mitigate the impacts created by the use in order to make it acceptable at the specific~~  
130 ~~location.~~

131 (b) In the event a change is proposed-anticipated from the originally approved proposal or  
132 conditions of the original approval, an amendment to the original conditional use permit shall be required  
133 as provided herein.

134 ~~(b)(c)~~ (c) A conditional use permit shall run with the property, unless the permit has expired, or has been  
135 revoked or the use has been abandoned.

136 (Ord. of 1956, § 22C-2; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

137 **Sec. 108-4-3. -- Application and Review procedure.**

138 Applications for a conditional use permit shall be submitted to the Planning Division.

139 (1) ~~An application shall include:~~The application shall include the information in the following list: for  
140 those applications where no changes are proposed to an existing site or structure, or where the  
141 application requirements are unnecessary to demonstrate compliance with applicable  
142 ordinances and standards, the application requirements may be modified or consolidated by the  
143 Planning Director or designee:

144 a. a~~A~~ completed application form signed by the property owner or certified agent;~~;~~

145 b. a~~An~~ application fee. The payment of a partial application fee, or the submittal of plans for a  
146 pre-submittal review, does not constitute a complete application;~~;~~

147 c. a~~A~~ written narrative ~~addressing the criteria of issuance section 108-4-4~~explaining the  
148 proposal. The narrative shall include, at a minimum, the following information:

149 1. the name of the project;

150 2. the name, home address, and, if applicable, business address of the applicant;

151 3. as applicable, the name and business address of the project designer or engineer;  
152 and

- 153 4.4. a written explanation of how the proposal complies with the applicable standards  
154 of Section 108-4-5, and those applicable standards of Title 108, Chapter 1, and  
155 Title 108, Chapter 2; and
- 156 d. a Detailed location-vicinity map. The map shall include, at a minimum, the following  
157 minimum information:
- 158 1. the name of the project;
  - 159 2. a north arrow;
  - 160 3. all significant natural and manmade features and existing structures within 200 feet  
161 of any portion of the proposed project area;
  - 162 4. the property boundaries of the proposal; and
- 163 2.5. the names and site addresses of adjacent property owners; and
- 164 e. a site plan of the proposal. The site plan shall be designed to provide, at a minimum, the  
165 following information:
- 166 1. the name of the project;
  - 167 2. the name, home, and, if applicable, business address of the applicant;
  - 168 3. if applicable, the name and business address of the project designer or engineer;
  - 169 4. a scale, which shall be sized appropriately to make the site plan easily and clearly  
170 legible;
  - 171 5. a north arrow pointing to the left or top of the sheet;
  - 172 6. the boundary of the site, including any building pad, public and private easements,  
173 and other areas affected by the proposal;
  - 174 7. the existing uses and ownership information for adjacent parcels;
  - 175 8. existing zoning;
  - 176 9. total acreage of the entire affected property and, if the property is split by zoning,  
177 the total acreage of property in each zone;
  - 178 10. the location and width of existing and proposed roads, driveways, and parking  
179 areas, as may be applicable;
  - 180 11. the location of any existing and proposed manmade features, including, but not  
181 limited to, bridges, railroad tracks, trails and pathways, structures, and fences;
  - 182 12. the existing and, if applicable, proposed culinary water, irrigation water, and  
183 sanitary sewer or septic infrastructure;
  - 184 13. the existing and proposed topographic contours, including, if applicable, any details  
185 necessary to explain proposed grade changes, fills or excavations, or any other  
186 earth work, together with any applicable drainage plans, storm water pollution  
187 prevention plans, and revegetation plans;
  - 188 14. the location and type of existing landscaping and vegetation, and proposed  
189 changes thereto, if any. If applicable, location and type of new landscaping and  
190 vegetation;
  - 191 15. The location of flood plain boundaries, if applicable; and
- 192 3.16. Any other proposed site improvements showing details and other applicable  
193 design and architectural requirements specified in Title 108, Chapter 1, and Title  
194 108, Chapter 2; and

195 ~~Detailed building plans and site plans~~ Detailed building plans and site plans specifications shall be  
196 ~~drawn to scale including electronic copies showing details and other applicable zoning requirements as~~  
197 ~~which are outlined in chapter 1 of this title, Design review, and chapter 2 of this title, Ogden Valley~~  
198 ~~Architectural, Landscape and Screening Standards.~~

199 a. ~~Accompanying documents including water and wastewater feasibility letters.~~

200 b. ~~Any additional pertinent information needed to adequately describe the proposal.~~

201 f. ~~culinary water and sanitary sewer or septic verification, as may be applicable for the~~  
202 ~~specific use. Culinary water and sanitary sewer or septic verification shall include feasibility~~  
203 ~~letters from the applicable water and sanitary sewer or septic entity or agency;~~

204 g. ~~A requirement that the applicant submit~~ applicable impact studies or other technical studies  
205 ~~that may be necessary to provide evidence of anticipated detrimental effects of the~~  
206 ~~proposal or evidence of compliance with the applicable standards, as may be required by~~  
207 ~~the Planning Director or County Engineer; regarding grading, drainage, traffic, geologic~~  
208 ~~hazards, etc. and~~

209 e. ~~Any additional pertinent information needed to adequately describe the proposal, or~~  
210 ~~provide evidence of compliance with the applicable standards, as determined by the~~  
211 ~~Planning Director.~~

212 d.h. ~~For those applications where no changes are proposed to an existing structure, the~~  
213 ~~application requirements may be modified by the planning director.~~

214 (2) Application submittal and review.

215 a. ~~The application review procedure for proposed conditional uses~~ Review of a conditional use  
216 ~~permit application and the site plan will ensure~~ is intended to verify compliance with all  
217 applicable ordinances and provide appropriate and reasonable mitigation of anticipated  
218 detrimental effects.

219 b. The application review procedure ~~shall contain the following components~~ is as follows:

220 0.1. ~~Pre-application meeting. Prior to submission of a complete application, a~~ pre-  
221 ~~application meeting is required to be held with Planning Division staff, in which the~~  
222 ~~applicant will provide preliminary site plans are reviewed and~~ for Planning Division  
223 ~~staff to review and discussed~~ discuss with the applicant. This meeting is intended  
224 ~~to provide the applicant with a better understanding of the conditional use process~~  
225 ~~and requirements in order to assist with the submission of a complete~~  
226 ~~application. prior to finished plans being submitted for review;~~

227 0.2. ~~Complete application submission. Upon assembling a complete application, the~~  
228 ~~applicant shall submit it for substantive review. Incomplete applications shall not be~~  
229 ~~accepted. Staff will review the application for completeness. In the event the~~  
230 ~~application is incomplete, staff will return it to the applicant with a list of~~  
231 ~~deficiencies. A review of the application for completeness;~~

232 3. ~~Referral of the application to reviewers. Upon acceptance of an application,~~  
233 ~~planning staff shall transmit it to applicable reviewers as may be determined~~  
234 ~~necessary to verify compliance with the standards of this chapter, or any other~~  
235 ~~relevant requirements of this Land Use Code.~~

236 4. ~~Reviewer's recommendations. Within a reasonable timeframe, applicable reviewers~~  
237 ~~shall forward to Planning Division staff reasonable recommendations for conditions~~  
238 ~~necessary to substantially mitigate the reasonably anticipated detrimental effects of~~  
239 ~~the proposed use in accordance with applicable standards.~~

240 5. ~~Planning staff review and recommendation to the Land Use Authority. Planning~~  
241 ~~staff shall review the application, together with any reasonable recommendations~~  
242 ~~from applicable reviewers, to determine compliance with this Land Use Code.~~  
243 ~~Planning staff shall assemble a staff recommendation, with conditions and findings.~~



244 for the application, then forward the recommendation with the application to the  
245 Land Use Authority for a final decision.

246 ~~0.6.~~ Land Use Authority review and decision. Upon receipt of the application and staff  
247 recommendation the Land Use Authority shall make final decision on whether the  
248 application complies with this Land Use Code, in accordance with the requirements  
249 of Section 108-4-4. Final decisions shall be accompanied by any applicable  
250 conditions and relevant findings.

251 7. The Planning Commission is the Land Use Authority for conditional use permits. De  
252 minimis revisions to a previously approved conditional use permit may be approved  
253 by the Planning Director provided it can be determined that the changes are slight,  
254 inconsequential, and not in violation of any substantive provision of this code. The  
255 Planning Director's written approval of a de minimis revision shall be appended to  
256 the written decision of the Planning Commission. Revisions that are de minimis  
257 shall not require public notice.

258 ~~0.—A review of the proposed site plan for compliance with applicable sections of the~~  
259 ~~Land Use Code;~~

260 ~~0.—A review of the proposed use and site plan to ascertain potential negative impacts~~  
261 ~~and whether reasonable conditions can be imposed to mitigate those impacts.~~

262 (Ord. of 1956, § 22C-3; Ord. No. 4-71; Ord. No. 2002-20; Ord. No. 2010-26, 11-16-2010)

263 **Sec. 108-4-4. — Decision requirements. Criteria for issuance of conditional use permit.**

264 ~~Conditional uses shall be approved on a case-by-case basis. The planning commission shall not~~  
265 ~~authorize a conditional use permit unless evidence is presented to establish:~~

266 (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to  
267 substantially mitigate the reasonably anticipated detrimental effects of the proposed use in  
268 accordance with the standards of this chapter, or relevant standards or requirements of any other  
269 chapter of this Land Use Code. When considering any of the standards, the Land Use Authority shall  
270 consider the reasonably anticipated detrimental effects of the proposed use in the context of current  
271 conditions and, to the extent supported by law, the policy recommendations of the applicable general  
272 plan.

273 (b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be  
274 substantially mitigated by the proposal or the imposition of reasonable conditions to achieve  
275 compliance with applicable standards, the conditional use may be denied.

276 ~~(1) Reasonably anticipated detrimental effects of a proposed conditional use can be substantially~~  
277 ~~mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance~~  
278 ~~with applicable standards. Examples of potential negative impacts are odor, vibration, light,~~  
279 ~~dust, smoke, or noise.~~

280 ~~(2) That the proposed use will comply with the regulations and conditions specified in the Land Use~~  
281 ~~Code and other applicable agency standards for such use.~~

282 (Ord. of 1956, § 22C-4; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

283 **Sec. 108-4-5. – Conditional use standards.**

284 (a) The Land Use Authority may apply conditions of approval related to any of the standards of this  
285 section, provided that credible evidence exists that:

286 (1) the application of the standard is relevant to the use; and

287 (2) the conditions are reasonable and necessary to substantially mitigate detrimental effects of the  
288 use as specified in the standard.

- 289 (b) The Land Use Authority shall consider the expertise and experience of applicable reviewers and  
290 qualified professionals to help determine credible evidence, relevant standards, and reasonable  
291 conditions.
- 292 (c) Conditional use standards are as follows:
- 293 (1) Standards relating to safety for persons and property.
- 294 a. Mitigate injury, loss of life, property damage, or other disproportionate demand for services  
295 on applicable fire fighting agencies.
- 296 b. Mitigate injury, loss of life, or other disproportionate demand for services on applicable  
297 emergency medical service agencies.
- 298 c. Mitigate injury, loss of life, property damage, criminal activity, the need for added peace  
299 keeping activities, or other disproportionate demand for services on the County Sheriff's  
300 Office.
- 301 d. Mitigate injury, loss of life, or property damage of any known geologic hazard or flood  
302 hazard, if credible evidence of such a detrimental effect is present.
- 303 e. Mitigate the creation of traffic hazards and right-of-way conflicts, including mitigation of  
304 traffic hazards caused by:
- 305 1. the location, massing, size, or height of buildings, structures, and other facilities,  
306 including signage, fencing, and landscaping;
- 307 2. the frequency of heavy truck traffic to and from the site (i.e. import and export of  
308 materials, deliveries, etc.) to minimize right-of-way conflicts with regular vehicle and  
309 pedestrian traffic.
- 310 f. Substantially mitigate the likelihood that the proposed use or facility may cause bodily  
311 injury or property damage to potential persons or property in the area.
- 312 (2) Standards relating to infrastructure, amenities, and services.
- 313 a. Mitigate undesirable vehicle or pedestrian traffic patterns or volumes.
- 314 b. Mitigate internal vehicle or pedestrian circulation inefficiencies onsite, and provide for  
315 adequate onsite parking given the unique specificities of the proposed use or the proposed  
316 site plan.
- 317 c. Mitigate material degradation of the level of service of any street.
- 318 d. Mitigate material degradation of the level of service of any storm water drainage facility or  
319 infrastructure, and adequately provide for storm water drainage from the site.
- 320 e. Mitigate material degradation of the level of service of any culinary and irrigation water  
321 facility or infrastructure, and, if applicable, provide adequate culinary and irrigation water  
322 service to the site. To help determine adequacy of culinary water provisions the Land Use  
323 Authority may require, but are not limited to, the following as a condition of approval of the  
324 conditional use permit:
- 325 1. written verification that the culinary water source of any new public water system can  
326 meet the requirements of the Utah Division of Drinking Water and/or the Weber  
327 Morgan Health Department; or
- 328 2. a capacity assessment letter from the Utah Division of Drinking Water for additional  
329 connections to any existing public water system; or
- 330 3. written verification that the source of any non-public well providing culinary water for  
331 the use meets the requirements of the Weber Morgan Health Department. This  
332 verification shall be based on a test of a new or existing well.

- 333 f. Mitigate material degradation of the level of service of any sanitary sewer service, and, if  
334 applicable, provide adequate sanitary sewer service to, or septic system on, the site.
- 335 g. Mitigate material degradation of the level of service of any other utility, and, if applicable,  
336 adequately provide such utility services to the site.
- 337 h. Mitigate material degradation of the level of service, functionality, capacity, or usability of  
338 the existing open spaces, public features, or recreational amenities in the area, and, if  
339 applicable, adequately provide additional open spaces, public features, or recreational  
340 amenities.
- 341 i. Mitigate any disproportionate demand for government services, generally.
- 342 (3) Standards relating to the environment.
- 343 a. Mitigate detrimental effects on the natural features of the site, and the surrounding affected  
344 areas, if credible evidence of such a detrimental effect is present; including, but not limited  
345 to, rivers and creeks, lakes, ponds, reservoirs, wetlands, drainage ways, ground water  
346 protection, and slopes.
- 347 b. Mitigate detrimental effects on the natural environment of the site, and the surrounding  
348 affected areas, if credible evidence of such a detrimental effect is present; including, but  
349 not limited to, wildlife, air quality, water quality (including erosion control), local natural  
350 resources, natural vegetation (including protection against noxious or invasive species),  
351 and wildland areas.
- 352 (4) Standards relating to the current qualities and characteristics of the surrounding area and  
353 compliance with the intent of the general plan.
- 354 a. Provide buffering, screening, or fencing of the use or site, or provide other landscape  
355 features, sufficient to mitigate the proximity of incompatible uses, objectionable site  
356 features, and disharmony with existing and future land uses in the area.
- 357 b. Provide hours of operation appropriate for the general nature and character of existing land  
358 uses in the area to mitigate conflict or incompatibility with surrounding uses.
- 359 c. Provide reclamation, restoration, clean-up, or beautification of the site as the use evolves,  
360 or as the use is terminated, in order to mitigate aesthetic and nuisance effects.
- 361 d. Mitigate nuisance factors including, but not limited to, light and glare, noise, vibrations,  
362 smoke, dust, dirt, odors, gases, noxious matter, heat, electromagnetic disturbances, and  
363 radiation, if credible evidence of such a nuisance is present.
- 364 e. Mitigate detrimental effects of the use considering the combined effect of it and other main  
365 uses on the property.
- 366 f. To the extent supported by law, mitigate other general detrimental effects in a manner that  
367 sustains the objectives and intentions of the County's general plan, future land use map (or  
368 proposed land use map), and this Land Use Code.
- 369 (5) Standards Relating to Performance.
- 370 a. Mitigate potential noncompliance or poor performance by providing appropriate  
371 performance measures, including, but not limited to, completion or performance bonds,  
372 completion agreements, and development agreements.
- 373 b. Mitigate potential noncompliance or poor performance by requiring regular review or  
374 monitoring of certain specified detrimental effects by an appropriately qualified  
375 professional.
- 376 (6) Standards Generally
- 377 a. Mitigate unsustainable effects on the economy of the surrounding area or County,  
378 generally, if credible evidence of such negative effects is present.

379 b. Provide appropriate mitigation of detrimental effects as required in standards found  
380 elsewhere in this Land Use Code in a manner that complies with this Land Use Code, and  
381 any other federal, state, or local regulation, as may be applicable.

382 ~~(4)~~(7) Voluntary contributions providing satisfactory compliance with applicable standards.  
383 When considering a conditional use the Land Use Authority has discretion to determine  
384 satisfactory compliance with any applicable standard, requirement, provision, or restriction of  
385 this Chapter if the applicant has voluntarily offered a more desirable alternative to mitigate the  
386 reasonably anticipated detrimental effects of the use than those otherwise specified here. The  
387 Land Use Authority may require a development agreement to execute the voluntary alternative.

388 **Sec. 108-4-65. - Appeal.**

389 ~~(a) The decision of the planning commission~~The decision of the Land Use Authority may be appealed to  
390 the ~~county commission~~Appeal Authority, in accordance with Title 102, Chapter 3 of this Land Use  
391 Code.

392 (b) The Board of Adjustment is the Appeal Authority for conditional use permits.

393 ~~— A conditional use permit may be revoked by the planning commission upon failure to comply with the~~  
394 ~~conditional use permit.~~

395 (Ord. of 1956, § 22C-5; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

396 **Sec. 108-4-76. - Permit and improvement guarantee.**

397 (a) Prior to the issuance of a conditional use permit the applicant shall submit the appropriate required  
398 letters and/or permits from the appropriate review agencies.

399 (b) Prior to the issuance of a certificate of occupancy permit, a business license or any other permit  
400 required by the county, the developer shall deposit funds into an escrow account with the county  
401 engineering division for all off-site improvements and on-site landscaping, as may be allowed by law,  
402 as per the approved site plan, and for the completion of any ~~un~~incompleted improvements or  
403 conditions of approval.

404 (Ord. of 1956, § 22C-6; Ord. No. 4-71; Ord. No. 21-83; Ord. No. 2002-20; Ord. No. 2010-26, 11-16-2010)

405 **Sec. 108-4-87. -- Revocation and ~~E~~expiration.**

406 (a) A conditional use permit may be revoked by the Land Use Authority upon failure to comply with the  
407 applicant's approved proposal, or any applied standard, or applicable requirement, provision,  
408 restriction, or condition of approval. Violation of any condition of approval of a conditional use permit  
409 shall constitute a violation of this Land Use Code. Rules for revocation are provided in Section 102-  
410 4-3.

411 ~~(a)~~(b) Unless there is substantial action under a conditional use permit within a maximum period of one  
412 year of its approval from the ~~planning commission~~Land Use Authority, the conditional use permit  
413 shall expire. The ~~planning commission~~Land Use Authority may grant a maximum extension of six  
414 months. Upon expiration of any extension of time granted by the ~~planning commission~~Land Use  
415 Authority, the approval for the conditional use permit shall expire and become null and void.

416 (Ord. of 1956, § 22C-7; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

417 **Sec. 108-4-98. - ~~Discontinued~~Abandoned use.**

418 When an approved conditional use has been discontinued and/or abandoned for a period of one  
419 year, the conditional use permit becomes null and void. In order to restore the conditional use, a new  
420 application shall be filed for review and consideration by the ~~planning commission~~Land Use Authority.

421 (Ord. of 1956, § 22C-8; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)



## Exhibit B: Code Change [Clean] – Conditional Uses

All ordinances not specifically addressed herein or otherwise represented by [...] shall remain unchanged by these revisions.

### 1 Title 101 - GENERAL PROVISIONS

2 ...

#### 3 Sec. 101-1-7. - Definitions.

4 ...

5 Use, conditional. "Conditional use" means a land use that, because of its unique characteristics or  
6 potential impact on the county, surrounding neighbors, or adjacent land uses, may not be compatible in  
7 some areas or may be compatible only if certain conditions are required that mitigate or eliminate the  
8 detrimental impacts.

9 ...

### 10 Title 102 - ADMINISTRATION

11 ...

#### 12 CHAPTER 4. – PERMITS REQUIRED AND ENFORCEMENT

13

#### 14 Sec. 102-4-1. - Purpose and intent.

15 The purpose of this chapter is to establish the requirements for land use permits from the Planning  
16 Division and building permits from the Building Division. This chapter identifies the responsibilities for  
17 enforcing the requirements of this Land Use Code.

18 (Ord. of 1956, § 30-1; Ord. No. 33-78; Ord. No. 22-2001; Ord. No. 2009-28)

#### 19 Sec. 102-4-2. - Land use permit required.

20 (a) In order to verify compliance with applicable regulations, all land uses that require a land use permit  
21 or conditional use permit by this Land Use Code are prohibited until a land use permit or conditional  
22 use permit has received final written approval from the appropriate Land Use Authority.

23 (b) No structure, including agricultural structures, shall be constructed, changed in use, or altered, as  
24 regulated by this Land Use Code, until and unless a land use permit or, if applicable, a conditional  
25 use permit, has received final written approval from the appropriate Land Use Authority.

26 (c) No application for permits or approvals governed by this Land Use Code shall be approved for any  
27 lot or parcel until all unresolved zoning, subdivision, building, business license, nuisance, or other  
28 violations on the lot or parcel, or on any parcel included in any manner as part of the application, are  
29 resolved, unless approval of the application will resolve all of the existing violations.

30 **Sec. 102-4-3. – Land use permit revocation.**

31 A land use permit or conditional use permit may be revoked for violation of any part of this Land Use  
32 Code related to the specific use or permit in accordance with the following:

- 33 (1) Revocation shall be conducted by the Land Use Authority that is authorized to approve the  
34 permit.
- 35 (2) Prior to permit revocation, the land owner shall be given reasonable opportunity to resolve the  
36 violation by bringing the property into compliance or by diligently pursuing an amendment or  
37 modification to the permit, as may be allowed by this Land Use Code.
- 38 (3) In the event compliance cannot be attained the land owner shall be given a notice of the  
39 impending permit revocation 14 days prior to final revocation. The notice of the impending permit  
40 revocation shall specify the violation, and inform the land owner of the right to request a  
41 hearing.
- 42 (4) The land owner shall have a right to a hearing with the Land Use Authority to show cause for  
43 why the permit should not be revoked, if a written request for such is submitted prior to a final  
44 written revocation decision. If a hearing is requested, final revocation of the permit shall be  
45 stayed until after the hearing. The hearing shall be scheduled at a time specified by the Land  
46 Use Authority.
- 47 (5) Revocation of a permit is final upon the issuance of a final written decision. The final written  
48 decision may be appealed pursuant to Title 102, Chapter 3.
- 49 (6) Revocation of a permit shall not prohibit prosecution or any other legal action taken on account  
50 of the violation, as provided in this Land Use Code or any other applicable law.

51 (Ord. of 1956, § 30-4; Ord. No. 33-78; Ord. No. 22-2001; Ord. No. 2009-28)

52 **Sec. 102-4-4. - Code enforcement.**

53 The Planning Director is designated and authorized as the official charged with the enforcement of  
54 this Land Use Code.

55 (Ord. of 1956, § 30-5; Ord. No. 33-78; Ord. No. 22-2001; Ord. No. 2009-28)

56 **Sec. 102-4-5. - Building permit required.**

57 Building permits, as specified by the county, are required for any construction, alteration, repair,  
58 removal, or occupancy of any structure. Construction shall not be commenced, except after the issuance  
59 of a written permit by the County Building Official.

60 (Ord. of 1956, § 30-2; Ord. No. 33-78; Ord. No. 22-2001; Ord. No. 2009-28)

61 **Sec. 102-4-6. - Permits to comply with ordinance.**

62 The Building Official shall not grant a permit for the construction or alteration of any building or  
63 structure if such construction or alteration is in violation of any provision of this Land Use Code; nor shall  
64 any county official grant any permit or license for the use of any building or land if such use would be in  
65 violation of this Land Use Code.

66 (Ord. of 1956, § 30-6; Ord. No. 33-78; Ord. No. 22-2001; Ord. No. 2009-28)

67 **Sec. 102-4-7. - Powers and duties of building official.**

68 It shall be the duty of the building official to inspect or cause to be inspected all setbacks of buildings  
69 in the course of construction or repair. The building official shall assist in the enforcement of all provisions  
70 of this chapter. The building official shall not issue any permit unless the plans of, and for, the proposed  
71 erection, construction, reconstruction, alteration and use fully conform to this Land Use Code.

72 (Ord. of 1956, § 30-7; Ord. No. 33-78; Ord. No. 22-2001; Ord. No. 2009-28)

73 ...

## 74 **Title 108 - STANDARDS**

75 ...

### 76 **CHAPTER 4. - CONDITIONAL USES**

77

#### 78 **Sec. 108-4-1. - Purpose and intent.**

79 (a) The purposes of this Chapter are to:

80 (1) provide for the purpose and intent of the respective zones, and to provide for the vision, goals,  
81 and objectives of the respective general plans, by specifying general standards that may be  
82 applied by the Land Use Authority to a use listed as a conditional use in this Land Use Code;  
83 and

84 (2) provide a reasonable process for the application for, and timely review of, a conditional use  
85 permit.

86 (b) The intent of providing conditional use regulations is to provide allowance for additional uses in each  
87 zone and give the Land Use Authority flexibility in applying reasonable conditions to effectively  
88 manage unique characteristics or detrimental effects of those uses, on a case by case basis.  
89 Conditions shall be related to the standards of this Chapter, or other applicable requirements of this  
90 Land Use Code.

91 (Ord. of 1956, § 22C-1; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

#### 92 **Sec. 108-4-2. - Conditional use permit.**

93 (a) A conditional use permit shall be required for all uses listed as a conditional use in this Land Use  
94 Code.

95 (b) In the event a change is anticipated from the originally approved proposal or conditions of the  
96 original approval, an amendment to the original conditional use permit shall be required as provided  
97 herein.

98 (c) A conditional use permit shall run with the property unless the permit has expired or has been  
99 revoked or the use has been abandoned.

100 (Ord. of 1956, § 22C-2; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

#### 101 **Sec. 108-4-3. – Application and review procedure.**

102 Applications for a conditional use permit shall be submitted to the Planning Division.

103 (1) The application shall include the information in the following list; for those applications where no  
104 changes are proposed to an existing site or structure, or where the application requirements are  
105 unnecessary to demonstrate compliance with applicable ordinances and standards, the  
106 application requirements may be modified or consolidated by the Planning Director or designee:

107 a. a completed application form signed by the property owner or certified agent;

108 b. an application fee. The payment of a partial application fee, or the submittal of plans for a  
109 pre-submittal review, does not constitute a complete application;



- 110 c. a written narrative explaining the proposal. The narrative shall include, at a minimum, the  
111 following information:
- 112 1. the name of the project;
  - 113 2. the name, home address, and, if applicable, business address of the applicant;
  - 114 3. as applicable, the name and business address of the project designer or engineer;  
115 and
  - 116 4. a written explanation of how the proposal complies with the applicable standards  
117 of [Section 108-4-5](#), and those applicable standards of Title 108, Chapter 1, and  
118 Title 108, Chapter 2; and
- 119 d. a detailed vicinity map. The map shall include, at a minimum, the following information:
- 120 1. the name of the project;
  - 121 2. a north arrow;
  - 122 3. all significant natural and manmade features and existing structures within 200 feet  
123 of any portion of the proposed project area;
  - 124 4. the property boundaries of the proposal; and
  - 125 5. the names and site addresses of adjacent property owners; and
- 126 e. a site plan of the proposal. The site plan shall be designed to provide, at a minimum, the  
127 following information:
- 128 1. the name of the project;
  - 129 2. the name, home, and, if applicable, business address of the applicant;
  - 130 3. if applicable, the name and business address of the project designer or engineer;
  - 131 4. a scale, which shall be sized appropriately to make the site plan easily and clearly  
132 legible;
  - 133 5. a north arrow pointing to the left or top of the sheet;
  - 134 6. the boundary of the site, including any building pad, public and private easements,  
135 and other areas affected by the proposal;
  - 136 7. the existing uses and ownership information for adjacent parcels;
  - 137 8. existing zoning;
  - 138 9. total acreage of the entire affected property and, if the property is split by zoning,  
139 the total acreage of property in each zone;
  - 140 10. the location and width of existing and proposed roads, driveways, and parking  
141 areas, as may be applicable;
  - 142 11. the location of any existing and proposed manmade features, including, but not  
143 limited to, bridges, railroad tracks, trails and pathways, structures, and fences;
  - 144 12. the existing and, if applicable, proposed culinary water, irrigation water, and  
145 sanitary sewer or septic infrastructure;
  - 146 13. the existing and proposed topographic contours, including, if applicable, any details  
147 necessary to explain proposed grade changes, fills or excavations, or any other  
148 earth work, together with any applicable drainage plans, storm water pollution  
149 prevention plans, and revegetation plans;
  - 150 14. the location and type of existing landscaping and vegetation, and proposed  
151 changes thereto, if any. If applicable, location and type of new landscaping and  
152 vegetation;

- 153 15. The location of flood plain boundaries, if applicable; and
- 154 16. Any other proposed site improvements showing details and other applicable design
- 155 and architectural requirements specified in Title 108, Chapter 1, and Title 108,
- 156 Chapter 2; and
- 157 f. culinary water and sanitary sewer or septic verification, as may be applicable for the
- 158 specific use. Culinary water and sanitary sewer or septic verification shall include feasibility
- 159 letters from the applicable water and sanitary sewer or septic entity or agency;
- 160 g. applicable impact studies or other technical studies that may be necessary to provide
- 161 evidence of anticipated detrimental effects of the proposal or evidence of compliance with
- 162 the applicable standards, as may be required by the Planning Director or County Engineer;
- 163 and
- 164 h. Any additional pertinent information needed to adequately describe the proposal, or
- 165 provide evidence of compliance with the applicable standards, as determined by the
- 166 Planning Director.
- 167 (2) Application submittal and review.
- 168 a. Review of a conditional use permit application is intended to verify compliance with
- 169 applicable ordinances and provide appropriate and reasonable mitigation of anticipated
- 170 detrimental effects.
- 171 b. The application review procedure is as follows:
- 172 1. Pre-application meeting. Prior to submission of a complete application, a pre-
- 173 application meeting is required to be held with Planning Division staff, in which the
- 174 applicant will provide preliminary plans for Planning Division staff to review and
- 175 discuss with the applicant. This meeting is intended to provide the applicant with a
- 176 better understanding of the conditional use process and requirements in order to
- 177 assist with the submission of a complete application.
- 178 2. Complete application submission. Upon assembling a complete application, the
- 179 applicant shall submit it for substantive review. Incomplete applications shall not be
- 180 accepted. Staff will review the application for completeness. In the event the
- 181 application is incomplete, staff will return it to the applicant with a list of
- 182 deficiencies.
- 183 3. Referral of the application to reviewers. Upon acceptance of an application,
- 184 planning staff shall transmit it to applicable reviewers as may be determined
- 185 necessary to verify compliance with the standards of this chapter, or any other
- 186 relevant requirements of this Land Use Code.
- 187 4. Reviewer's recommendations. Within a reasonable timeframe, applicable reviewers
- 188 shall forward to Planning Division staff reasonable recommendations for conditions
- 189 necessary to substantially mitigate the reasonably anticipated detrimental effects of
- 190 the proposed use in accordance with applicable standards.
- 191 5. Planning staff review and recommendation to the Land Use Authority. Planning
- 192 staff shall review the application, together with any reasonable recommendations
- 193 from applicable reviewers, to determine compliance with this Land Use Code.
- 194 Planning staff shall assemble a staff recommendation, with conditions and findings,
- 195 for the application, then forward the recommendation with the application to the
- 196 Land Use Authority for a final decision.
- 197 6. Land Use Authority review and decision. Upon receipt of the application and staff
- 198 recommendation the Land Use Authority shall make final decision on whether the
- 199 application complies with this Land Use Code, in accordance with the requirements
- 200 of Section 108-4-4. Final decisions shall be accompanied by any applicable
- 201 conditions and relevant findings.

202 7. The Planning Commission is the Land Use Authority for conditional use permits. De  
203 minimis revisions to a previously approved conditional use permit may be approved  
204 by the Planning Director provided it can be determined that the changes are slight,  
205 inconsequential, and not in violation of any substantive provision of this code. The  
206 Planning Director's written approval of a de minimis revision shall be appended to  
207 the written decision of the Planning Commission. Revisions that are de minimis  
208 shall not require public notice.

209 (Ord. of 1956, § 22C-3; Ord. No. 4-71; Ord. No. 2002-20; Ord. No. 2010-26, 11-16-2010)

210 **Sec. 108-4-4. – Decision requirements.**

- 211 (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to  
212 substantially mitigate the reasonably anticipated detrimental effects of the proposed use in  
213 accordance with the standards of this chapter, or relevant standards or requirements of any other  
214 chapter of this Land Use Code. When considering any of the standards, the Land Use Authority shall  
215 consider the reasonably anticipated detrimental effects of the proposed use in the context of current  
216 conditions and, to the extent supported by law, the policy recommendations of the applicable general  
217 plan.
- 218 (b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be  
219 substantially mitigated by the proposal or the imposition of reasonable conditions to achieve  
220 compliance with applicable standards, the conditional use may be denied.

221 (Ord. of 1956, § 22C-4; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

222 **Sec. 108-4-5. – Conditional use standards.**

- 223 (a) The Land Use Authority may apply conditions of approval related to any of the standards of this  
224 section, provided that credible evidence exists that:
- 225 (1) the application of the standard is relevant to the use; and
- 226 (2) the conditions are reasonable and necessary to substantially mitigate detrimental effects of the  
227 use as specified in the standard.
- 228 (b) The Land Use Authority shall consider the expertise and experience of applicable reviewers and  
229 qualified professionals to help determine credible evidence, relevant standards, and reasonable  
230 conditions.
- 231 (c) Conditional use standards are as follows:
- 232 (1) Standards relating to safety for persons and property.
- 233 a. Mitigate injury, loss of life, property damage, or other disproportionate demand for services  
234 on applicable fire fighting agencies.
- 235 b. Mitigate injury, loss of life, or other disproportionate demand for services on applicable  
236 emergency medical service agencies.
- 237 c. Mitigate injury, loss of life, property damage, criminal activity, the need for added peace  
238 keeping activities, or other disproportionate demand for services on the County Sheriff's  
239 Office.
- 240 d. Mitigate injury, loss of life, or property damage of any known geologic hazard or flood  
241 hazard, if credible evidence of such a detrimental effect is present.
- 242 e. Mitigate the creation of traffic hazards and right-of-way conflicts, including mitigation of  
243 traffic hazards caused by:
- 244 1. the location, massing, size, or height of buildings, structures, and other facilities,  
245 including signage, fencing, and landscaping;

- 246 2. the frequency of heavy truck traffic to and from the site (i.e. import and export of  
 247 materials, deliveries, etc.) to minimize right-of-way conflicts with regular vehicle and  
 248 pedestrian traffic.
- 249 f. Substantially mitigate the likelihood that the proposed use or facility may cause bodily  
 250 injury or property damage to potential persons or property in the area.
- 251 (2) Standards relating to infrastructure, amenities, and services.
- 252 a. Mitigate undesirable vehicle or pedestrian traffic patterns or volumes.
- 253 b. Mitigate internal vehicle or pedestrian circulation inefficiencies onsite, and provide for  
 254 adequate onsite parking given the unique specificities of the proposed use or the proposed  
 255 site plan.
- 256 c. Mitigate material degradation of the level of service of any street.
- 257 d. Mitigate material degradation of the level of service of any storm water drainage facility or  
 258 infrastructure, and adequately provide for storm water drainage from the site.
- 259 e. Mitigate material degradation of the level of service of any culinary and irrigation water  
 260 facility or infrastructure, and, if applicable, provide adequate culinary and irrigation water  
 261 service to the site. To help determine adequacy of culinary water provisions the Land Use  
 262 Authority may require, but are not limited to, the following as a condition of approval of the  
 263 conditional use permit:
- 264 1. written verification that the culinary water source of any new public water system can  
 265 meet the requirements of the Utah Division of Drinking Water and/or the Weber  
 266 Morgan Health Department; or
- 267 2. a capacity assessment letter from the Utah Division of Drinking Water for additional  
 268 connections to any existing public water system; or
- 269 3. written verification that the source of any non-public well providing culinary water for  
 270 the use meets the requirements of the Weber Morgan Health Department. This  
 271 verification shall be based on a test of a new or existing well.
- 272 f. Mitigate material degradation of the level of service of any sanitary sewer service, and, if  
 273 applicable, provide adequate sanitary sewer service to, or septic system on, the site.
- 274 g. Mitigate material degradation of the level of service of any other utility, and, if applicable,  
 275 adequately provide such utility services to the site.
- 276 h. Mitigate material degradation of the level of service, functionality, capacity, or usability of  
 277 the existing open spaces, public features, or recreational amenities in the area, and, if  
 278 applicable, adequately provide additional open spaces, public features, or recreational  
 279 amenities.
- 280 i. Mitigate any disproportionate demand for government services, generally.
- 281 (3) Standards relating to the environment.
- 282 a. Mitigate detrimental effects on the natural features of the site, and the surrounding affected  
 283 areas, if credible evidence of such a detrimental effect is present; including, but not limited  
 284 to, rivers and creeks, lakes, ponds, reservoirs, wetlands, drainage ways, ground water  
 285 protection, and slopes.
- 286 b. Mitigate detrimental effects on the natural environment of the site, and the surrounding  
 287 affected areas, if credible evidence of such a detrimental effect is present; including, but  
 288 not limited to, wildlife, air quality, water quality (including erosion control), local natural  
 289 resources, natural vegetation (including protection against noxious or invasive species),  
 290 and wildland areas.

- 291 (4) Standards relating to the current qualities and characteristics of the surrounding area and  
 292 compliance with the intent of the general plan.
- 293 a. Provide buffering, screening, or fencing of the use or site, or provide other landscape  
 294 features, sufficient to mitigate the proximity of incompatible uses, objectionable site  
 295 features, and disharmony with existing and future land uses in the area.
- 296 b. Provide hours of operation appropriate for the general nature and character of existing land  
 297 uses in the area to mitigate conflict or incompatibility with surrounding uses.
- 298 c. Provide reclamation, restoration, clean-up, or beautification of the site as the use evolves,  
 299 or as the use is terminated, in order to mitigate aesthetic and nuisance effects.
- 300 d. Mitigate nuisance factors including, but not limited to, light and glare, noise, vibrations,  
 301 smoke, dust, dirt, odors, gases, noxious matter, heat, electromagnetic disturbances, and  
 302 radiation, if credible evidence of such a nuisance is present.
- 303 e. Mitigate detrimental effects of the use considering the combined effect of it and other main  
 304 uses on the property.
- 305 f. To the extent supported by law, mitigate other general detrimental effects in a manner that  
 306 sustains the objectives and intentions of the County's general plan, future land use map (or  
 307 proposed land use map), and this Land Use Code.
- 308 (5) Standards Relating to Performance.
- 309 a. Mitigate potential noncompliance or poor performance by providing appropriate  
 310 performance measures, including, but not limited to, completion or performance bonds,  
 311 completion agreements, and development agreements.
- 312 b. Mitigate potential noncompliance or poor performance by requiring regular review or  
 313 monitoring of certain specified detrimental effects by an appropriately qualified  
 314 professional.
- 315 (6) Standards Generally
- 316 a. Mitigate unsustainable effects on the economy of the surrounding area or County,  
 317 generally, if credible evidence of such negative effects is present.
- 318 b. Provide appropriate mitigation of detrimental effects as required in standards found  
 319 elsewhere in this Land Use Code in a manner that complies with this Land Use Code, and  
 320 any other federal, state, or local regulation, as may be applicable.
- 321 (7) Voluntary contributions providing satisfactory compliance with applicable standards. When  
 322 considering a conditional use the Land Use Authority has discretion to determine satisfactory  
 323 compliance with any applicable standard, requirement, provision, or restriction of this Chapter if  
 324 the applicant has voluntarily offered a more desirable alternative to mitigate the reasonably  
 325 anticipated detrimental effects of the use than those otherwise specified here. The Land Use  
 326 Authority may require a development agreement to execute the voluntary alternative.

327 **Sec. 108-4-6. - Appeal.**

- 328 (a) The decision of the Land Use Authority may be appealed to the Appeal Authority, in accordance with  
 329 Title 102, Chapter 3 of this Land Use Code.
- 330 (b) The Board of Adjustment is the Appeal Authority for conditional use permits.

331 (Ord. of 1956, § 22C-5; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

332 **Sec. 108-4-7. - Permit and improvement guarantee.**

- 333 (a) Prior to the issuance of a conditional use permit the applicant shall submit the appropriate required  
 334 letters and/or permits from the appropriate review agencies.

335 (b) Prior to the issuance of a certificate of occupancy permit, a business license or any other permit  
336 required by the county, the developer shall deposit funds into an escrow account with the county  
337 engineering division for all off-site improvements and on-site landscaping, as may be allowed by law,  
338 as per the approved site plan, and for the completion of any incomplete improvements or conditions  
339 of approval.

340 (Ord. of 1956, § 22C-6; Ord. No. 4-71; Ord. No. 21-83; Ord. No. 2002-20; Ord. No. 2010-26, 11-16-2010)

341 **Sec. 108-4-8. – Revocation and expiration.**

342 (a) A conditional use permit may be revoked by the Land Use Authority upon failure to comply with the  
343 applicant’s approved proposal, or any applied standard, or applicable requirement, provision,  
344 restriction, or condition of approval. Violation of any condition of approval of a conditional use permit  
345 shall constitute a violation of this Land Use Code. Rules for revocation are provided in Section 102-  
346 4-3.

347 (b) Unless there is substantial action under a conditional use permit within a maximum period of one  
348 year of its approval from the Land Use Authority, the conditional use permit shall expire. The Land  
349 Use Authority may grant a maximum extension of six months. Upon expiration of any extension of  
350 time granted by the Land Use Authority, the approval for the conditional use permit shall expire and  
351 become null and void.

352 (Ord. of 1956, § 22C-7; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

353 **Sec. 108-4-9. - Abandoned use.**

354 When an approved conditional use has been discontinued and/or abandoned for a period of one  
355 year, the conditional use permit becomes null and void. In order to restore the conditional use, a new  
356 application shall be filed for review and consideration by the Land Use Authority.

357 (Ord. of 1956, § 22C-8; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

358