

**DAGGETT COUNTY, UTAH**  
**ORDINANCE 99-10**

**AN ORDINANCE OF THE DAGGETT COUNTY BOARD OF COUNTY COMMISSIONERS PROVIDING FOR SITE PLANNING REQUIREMENTS AND PROCEDURES FOR DUTCH JOHN. PROVIDING A PURPOSE AND APPLICABILITY. ESTABLISHING SITE PLAN APPROVAL PROCEDURES. PROVIDING APPLICATION REQUIREMENTS. PROVIDING FOR SITE PLAN AMENDMENT AND REVISION PROCEDURES. PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Daggett County wishes to establish site planning requirements for development applications located in the Dutch John area of Daggett County; and

**WHEREAS**, the Daggett County Board of County Commissioners has determined it necessary to identify procedures, requirements and other items for site plan approval so as to allow for the efficient review and approval by the County of those activities requiring site plan approval; and

**WHEREAS**, the Board of County Commissioners believes it represents appropriate policy for Daggett County to immediately establish site planning requirements for those activities requiring site plan approval; and

**WHEREAS**, the Board of County Commissioners also desires to provide clear and consistent direction to all applicants for site plan approval for those activities requiring site plan approval and located within the Dutch John area.

**NOW THEREFORE BE IT ORDAINED BY THE DAGGETT COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:**

**SECTION 1.** That the site plan requirements, as attached hereto be adopted, providing and establishing site planning requirements and procedures for the Dutch John area of Daggett County.

**SECTION 2.** This Ordinance shall hereby repeal any and all provisions and requirements relating to site plan approvals for those activities requiring site plan approval and located within the Dutch John area, as may presently be established.

**SECTION 3.** This Ordinance shall take effect 14 days after its passage by a majority vote of the Daggett County Board of County Commissioners and upon its publication as required by law.

**PASSED**, this 5 day of October 1999 by the Daggett County Board of County Commissioners.

E 019595 B 0051 P 0675  
Date 8-OCT-1999 13:14pm  
Fee: No Fee Charge  
RANAE WILDE, Recorder  
Recorded By RW  
For DAGGETT COUNTY  
DAGGETT COUNTY

**DAGGETT COUNTY, UTAH  
SITE PLAN REQUIREMENTS AND PROCEDURES FOR DUTCH JOHN**

**SECTION 1.0 Purpose.**

The purpose of site plan review and approval is to effectively manage and administer development applications and approvals located within the Dutch John area of Daggett County and encourage appropriate site planning design to enhance the community character of the Dutch John area.

**SECTION 2.0 Applicability.**

The following applications, and located within the Dutch John area of Daggett County, as identified by Attachment A shall be required to obtain site plan approval.

1. All requests to establish a Conditional Use.
2. All requests to expand an existing Conditional Use.
3. All requests to establish a use or activity located within the Commercial (C) District.
4. All requests to establish a use or activity located within the Manufacturing - Industrial (M-I) District.
5. All requests to increase the site area or building square footage for existing uses or activities located in the Commercial (C) District.
6. All requests to increase the site area or building square footage for existing uses or activities located in the Manufacturing - Industrial (M-I) District.
7. All applications for multifamily residential units, including duplex, three-plex, four-plex, townhouse and condominium units and apartment units and buildings.

**SECTION 3.0 Approval Procedure.**

All site plans shall be reviewed and recommended by the Planning Commission and approved by the Daggett County Board of County Commissioners, consistent with the requirements of this Ordinance and other applicable provisions of Local, State and Federal law. Any permits issued for development activity and construction on the site are required to recognize any conditions required by the Board of County Commissioners approving the site plan. No permits, including any required building permits shall be issued by the County until a site plan approval has been received from the Board of County Commissioners for the uses identified in Section 2.0.

**SECTION 4.0 Site Plan Submission Requirements.**

All applications for site plan approval shall contain the following information, prepared by an

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engineer, surveyor, architect or landscape architect licensed in the State of Utah, necessary for the Planning Commission and Board of County Commissioners to fully evaluate and consider the proposed development;

1. A location map indicating the property boundary, streets and roads, watercourses, wetland and drainage areas, and other important physical features on and adjoining the site.
2. Statements of ownership and control of the proposed development.
3. All public and private rights-of-way and easements located on or adjacent to the property which are proposed to be continued, created, relocated, or abandoned.
4. Existing topography of the site, with a maximum of two-foot contour intervals.
5. The proposed finished grade of the site, with a maximum of two-foot contour intervals.
6. The location of existing and proposed buildings and structures, driveways, parking lots, open spaces, landscape and buffer areas, and all other uses.
7. A description of all proposed uses, including the total lot area and building square footage devoted to each use.
8. All existing and proposed water, sewer and storm drainage lines and facilities, streets and roads with design plans for new water, sewer and storm drainage lines and facilities, streets and roads, meeting the design and construction requirements of the County, prepared by a engineer, licensed in the State of Utah at a scale acceptable to the County Engineer. Access to all utilities and points of utilities hookups shall be shown.
9. The location and dimension of all curb cuts, driving lanes, fire lanes, off-street parking and loading areas, including the total number of parking and loading spaces, and refuse collection areas.
10. The size, height and orientation of all proposed signs.
11. Exterior architectural details of all proposed buildings, including proposed exterior building materials and building colors.
12. The location of all mechanical and ancillary equipment, if any, and any screening treatments proposed.

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13. A proposed landscaping plan for all required setback areas, and as a minimum the types, locations, and sizes of all vegetation, including all trees and shrubbery, showing provisions for irrigation.
14. Such additional information that the applicant believes is important and pertinent to the site plan.
15. Such additional information, maps, plans or statements that the Planning Commission and Board of County Commissioners may require to make a decision concerning the proposed site plan.

**SECTION 5.0 Site Plan Approval.**

The Planning Commission is authorized to recommend and the Daggett County Board of County Commissioners is authorized to approve, conditionally approve, or deny all applications for site plan approval with the following findings;

1. The proposed density or intensity of development complies with the requirements of the zoning district in which the development is located.
2. The proposed design of all buildings and the site layout is compatible with surrounding land uses and will not negatively impact the use or enjoyment of adjoining or nearby properties.
3. The streets and roads providing access to the proposed development have adequate capacities to service the proposed development and promote vehicular and pedestrian safety.
4. All required public infrastructure, facilities and amenities will be constructed to the design and construction standards of the County.
5. The proposed site plan and all building locations, heights, size, mass, architectural features, exterior building materials, building colors, size and location of all signage, off-street parking and loading areas, and landscape and buffer treatments, and other site and building features are designed and provided so as to add attractiveness and quality to the area and add to the image and quality of the Dutch John area.

**SECTION 6.0 Planning Commission Authorized to Recommend and the Board of County Commissioners Authorized to Apply Site Plan Conditions.**

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In reviewing and considering an application for site plan approval, and in order to make the required findings, as required by Section 5.0 herein, the Planning Commission may recommend and the Board of County Commissioners may modify the proposed site plan or require conditions concerning the site layout, site design, and building features to ensure conformance with the purpose of this Ordinance. The items the Planning Commission and Board of County Commissioners may review and require as a condition of approval include, but are not limited to;

1. Size, configuration and location of site, and proposed site plan layout.
2. Proposed site ingress and egress to existing and proposed roads and streets.
3. The provision of public facilities and amenities, including roads and streets, water, sewer, storm drainage and other utilities.
4. Location and amount of off-street parking and loading areas.
5. Site circulation pattern for vehicular and pedestrian traffic.
6. Building bulk and location, building design and exterior architectural features, building materials, and building colors.
7. The location and design of all site features, including proposed signage, lighting, and refuse collection.
8. The provision of useable open space, parks, and recreational amenities.
9. Fencing, screening and landscape treatments and other features designed to increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.
10. Measures directed at minimizing or eliminating noise, vibration, air and water pollution, and other development factors.
11. Measures designed to protect the natural features of the site including wetlands and flood way and drainage protection, ground water protection, cut and fill limitations, wildlife habitat and historic and archeological site protection, and other natural site features.

**SECTION 7.0      Approved Site Plans to be on File.**

All site plan and all site plan modifications, changes, amendments or alterations, approved by the

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Board of County Commissioners, with the accompanying minutes shall be on file within the official records of the County Commission and shall be maintained by the County Clerk, or designee. The site plan, or site plan modification, change, amendment or alteration, on file and contained in the records of the County Commission shall be deemed to be the official record of the Planning Commission concerning all actions related to site plan review, approvals, modifications, changes, amendments or alterations.

**SECTION 8.0      Site Plan Amendments and Revisions and Building Permits.**

No approved site plan shall be modified, changed, amended, or altered in any way unless and until the approved site plan is modified, changed, amended or altered by the Board of County Commissioners, following the receipt of a Planning Commission recommendation of the proposed site plan modification, alteration or amendment and approval of such modification.

No building permit shall be issued by the County for the uses and activities identified in Section 2.0 unless and until a site plan approval, or site plan modification, alteration or amendment has been approved by the Board of County Commissioners, following the receipt of a Planning Commission recommendation.

*James M. Briggs*

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James M. Briggs, Chair  
Daggett County Board of County Commissioners

ATTEST:

*Vicky McKee*

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Vicky McKee  
Daggett County Clerk

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