

## Section 1603 Special Requirements.

The Planning commission may establish conditions in addition to those outlined in this article to meet the concerns of safety for persons and property, health and sanitation, environment, master plan proposals, and neighborhood needs, performance and administration. More specifically the Planning Commission may require:

1. Conditions Relating to Safety for Persons and Property
  - A. Building elevations and grading plans which will prevent or minimize flood water damage, where property may be subject to flooding.
  - B. The relocation, covering, or fencing of irrigation ditches, drainage channels and other potentially attractive nuisances existing on or adjacent to the property.
  - C. Increased setback distances from lot lines where the Planning Commission determines it to be necessary to insure the public safety and to insure compatibility with the intended characteristics of the District as outlined in this Ordinance.
  - D. Appropriate design, construction, and location of structures, buildings, and facilities in relation to property and limitations and/or restrictions of the use and/or location of uses due to special site conditions, including but not limited to geologically hazardous areas; flood plains, fault zones; landslide areas.
  - E. Limitations and control of the number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and appearance and harmony with adjacent development.
  - F. Plans for the location, arrangement and dimensions of truck loading and unloading facilities
  - G. Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants, and street lighting.
2. Conditions Relating to Health and Sanitation
  - A. A guarantee of sufficient water to serve the intended land use and a water delivery system meeting standards adopted by the County.
  - B. Construction of water mains, sewer mains, and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the District and to provide for an orderly development in Daggett County.
  - C. Other requirements ensuring the health, safety, and welfare of residents within Daggett County.
3. Conditions Relating to Environmental Concerns
  - A. Limitations and/or restrictions on the use and/or location of uses in sensitive areas due to soils capabilities, wildlife, and plant life.
  - B. Processes for the control, elimination, or prevention of land, water, or air pollution; the prevention of soil erosion and the control of objectionable odors and noise.
  - C. The planting of ground cover or other surfacing to prevent dust and erosion.
  - D. Restructuring of the land and planting of the same as directed by the Planning

Commission when the conditional use involves cutting and/or filling the land and where such land would be adversely affected if not restructured.

4. Conditions Relating to compliance with Intent of comprehensive Plan and Characteristics of Vicinity (or Neighborhood)

- A. The removal of structures, debris or plant materials, incompatible with the intended characteristics of the District outlined in this Ordinance.
- B. The screening of yards or other areas as protection from obnoxious land uses and activities.
- C. Landscaping to insure compatibility with the intended characteristics of the District as outlined in this Ordinance.
- D. Limitations or controls on the location, height, and materials of walls, fences, hedges, and screen plantings to insure harmony with adjacent development or to conceal storage areas, utility installations, or other unsightly development.
- E. Provision of or construction of recreational facilities necessary to satisfy needs of the conditional use.
- F. Population density and intensity of land use limitations where land capability and/or vicinity relationships make it appropriate to do so to protect health, safety, and welfare.
- G. Other improvements which serve the property in question and which may compensate in part or in whole for possible adverse impacts to the District from the proposed conditions use.

5. Conditions Relating to Performance

- A. A bond or other valuable assurance in favor of Daggett County in an amount of said bond or other valuable assurance shall not exceed the amount calculated by the developer's engineer and approved by the local engineer as necessary to assure compliance with all conditions.

6. Specific Short- and Long-Range Plans of Development

- A. Will the building location adversely affect adjacent residential and commercial property?
- B. Will ingress and egress be sufficient to handle intended traffic and will internal traffic circulation adversely affect the general area traffic circulation?
- C. Will the proposed use comply with the regulations and conditions specified in this Ordinance for such use?
- D. Will the proposed use conform to the goals, policies, and governing principles of the master Plan for Daggett County?