

HARRISVILLE CITY, UTAH
ORDINANCE #335

AN ORDINANCE OF THE HARRISVILLE CITY COUNCIL PROVIDING FOR SITE PLANNING REQUIREMENTS AND PROCEDURES. PROVIDING A PURPOSE AND APPLICABILITY. ESTABLISHING SITE PLAN APPROVAL PROCEDURES. PROVIDING APPLICATION REQUIREMENTS. AUTHORIZING THE PLANNING COMMISSION TO APPROVE SITE PLAN APPLICATIONS. PROVIDING FOR SITE PLAN AMENDMENT AND REVISION PROCEDURES. PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City continues to review and approve various applications for residential and nonresidential uses and activities; and

WHEREAS, the Harrisville City Council has now 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 City of those activities requiring site plan approval; and

WHEREAS, the Planning Commission has provided a recommendation to the City Council, following a public hearing, prior to the City Council considering an amendment to the Harrisville City Zoning Ordinance; and

WHEREAS, the Harrisville City Council has now also conducted a public hearing, as required by the laws of the State of Utah, to consider the Planning Commission's recommendation, and receive comment and input on the desirability of establishing site plan requirements; and

WHEREAS, the Harrisville City Council also desires to provide clear and consistent direction to all applicants for site plan approval.

NOW THEREFORE BE IT ORDAINED BY THE HARRISVILLE CITY COUNCIL AS FOLLOWS:

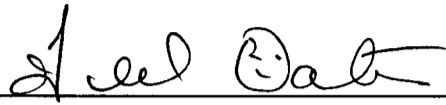
SECTION 1. That the site plan requirements, as attached hereto be incorporated into the Harrisville City Zoning Ordinance, and such requirements be identified within a new Chapter 29 of the Harrisville City Zoning Ordinance.

SECTION 2. This Ordinance shall hereby repeal any and all provisions and requirements relating to site plan approvals, as presently established within the Harrisville City Zoning Ordinance, and determined to be in conflict and inconsistent with these requirements.

SECTION 3. By passage of this Ordinance the Harrisville City Planning Commission is authorized to give final approval for all site plans presented to the City for review, consideration and approval.

SECTION 4. This Ordinance shall take effect upon its passage by a majority vote of the Harrisville City Council and following notice and publication as required by law.

PASSED, this 8th day of June 1999 by the Harrisville City Council.



Fred W. Oates, Mayor





Brenda Ouder Kirk, City Recorder

Revised by
1998

**CHAPTER 29
HARRISVILLE CITY ZONING ORDINANCE
SITE PLAN APPROVAL**

SECTION 1.0 Purpose.

The purpose of site plan review and approval is to effectively implement the Harrisville City General Plan goals and policies, and encourage appropriate development design and development layout so as to enhance neighborhood and community character and City image.

SECTION 2.0 Applicability.

The following applications 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 (CP-2) District.
4. All requests to establish a use or activity located within the Manufacturing (MP-2) District.
5. All requests to increase the site area or building square footage for existing uses or activities located in the Commercial (CP-2) District.
6. All requests to increase the site area or building square footage for existing uses or activities located in the Manufacturing (MP-2) 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 approved by the Planning Commission, consistent with the requirements of this Chapter, all applicable requirements of the Harrisville City Zoning Ordinance, the Harrisville City General Plan, and all 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 Planning Commission in approving the site plan. No permits, including any required building permits shall be issued by the City until a site plan approval has been received from the Planning Commission 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

engineer, surveyor, architect or landscape architect licensed in the State of Utah, necessary for the Planning Commission 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 right-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 City and prepared by a engineer, licensed in the State of Utah at a scale acceptable to the City 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 signs.
11. Exterior architectural details of all proposed buildings, including proposed exterior building materials and materials colors.
12. The location of all mechanical and ancillary equipment, if any, and any screening treatments proposed.
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 and maintenance.

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 may require and determine necessary to make a decision concerning the proposed site plan.

SECTION 5.0 Site Plan Approval.

The Planning Commission is authorized to approve, or conditionally approve all applications for site plan approval with the following findings;

1. The proposed density or intensity of development does not exceed that allowed by 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 project and promote vehicular and pedestrian safety and provide adequate police and fire protection.
4. All required public infrastructure, facilities and amenities will be constructed to the design and construction standards of the City.
5. The proposed site plan and all building locations, heights, size, mass, architectural features, exterior building materials, building materials 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 neighborhood and area and add to the image and built design quality of the City.

The Planning Commission shall deny all applications for site plan approval if it cannot find that all the requirements identified above have not been complied with, or if the proposed site plan, at the proposed location will create negative impacts to adjoining and surrounding property owners or undermine and weaken the built quality of the City.

SECTION 6.0 Planning Commission Authorized to Apply Site Plan Conditions.

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 modify the proposed site plan or require conditions concerning the site layout, site design, and building design features to ensure conformance with the purpose of this Chapter. The items the Planning Commission 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, police and fire protection, 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 and Maintained by the Planning Commission Secretary.

*Passed and adopted by the Harrisville City Council
6/8/99*

All site plan and all site plan modifications, changes, amendments or alterations, approved by the Planning Commission, with the accompanying Planning Commission minutes shall be on file within the official records of the Planning Commission and shall be maintained by the Planning Commission Secretary. The site plan, or site plan modification, change, amendment or alteration, on file and contained in the records of the Planning 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 Planning Commission, following review and consideration of the proposed site plan modification, alteration or amendment and approval of such modification, alteration or amendment by the Planning Commission, consistent with the requirements of this Chapter.

No building permit shall be issued by the City 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 Planning Commission.