

**Attachment - A  
Application**



## Conditional Use Application

PROPERTY INFORMATION			
Property Address: 4742 Rosecrest Road, Herriman			
Parcel Numbers: 330-710-0011			
Acres: 5		Proposed building square footage: 21	
Request: Utility Substation			
APPLICANT INFORMATION			
Name of Applicant: All West Communications			
Address of Applicant: 50 West 100 North, Kamas, Utah, 84036			
Email of Applicant: [REDACTED]		Phone: [REDACTED]	
Applicants Affiliation with the Subject Property:			
<input type="checkbox"/> Owner <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Other - Lessee			
Engineer: (if not listed above) CRS Engineers			
Email of Engineer: [REDACTED]		Phone of Engineer: [REDACTED]	
Architect: (if applicable)			
Email of Architect		Phone of Architect:	
Property Owner: (if not listed above) Riverton City			
Email of Owner:		Phone:	
OFFICE USE ONLY			
Date Received: 01/12/2024	Received By: S Howa	File Number: C2024-010	Fee: \$250.00
Zone: R-2-10	Assigned Planner: S Howa		Receipt # Paid



## Conditional Use Checklist

## City Use Only

Applicant Submitted	<b>All information should be submitted electronically to <a href="mailto:planning@herriman.org">planning@herriman.org</a></b>	Accepted	N/A Initials
Initial <u>AT</u>	Conditional Use Application, including a description of the proposed use and the appropriate fee		
Initial <u>AT</u>	A statement by the applicant demonstrating how the conditional use permit request meets the approval standards (See attached)		
	Site Plan submittal information (Land Development Code 10-5-12), which includes:		
<b>Site plan showing the following:</b>			
Initial <u>AT</u>	All infrastructure and development facilities related to the project located within two hundred fifty feet (250') of the site boundary		
Initial _____	Layout, dimensions, and names of existing and future road rights-of-way		
Initial <u>AT</u>	Project name, north arrow, and tie to a section monument		
Initial _____	The boundary lines of the project site with bearings and distances		
Initial _____	Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas		
Initial _____	Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment		
Initial _____	Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings		
Initial _____	A tabulation table, showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density		
Initial _____	Identification of property, if any, not proposed for development		
<b>Grading and drainage plan showing the following:</b>			
Initial <u>AT</u>	North arrow, scale, and site plan underlay		
Initial <u>AT</u>	Topography contours at two foot (2') intervals		
Initial _____	Areas of substantial earth moving with an erosion control plan		
Initial _____	Location of existing water courses, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and waste water		
Initial _____	Location of any designated FEMA floodplain and/or wetland boundaries;		
Initial _____	Direction of stormwater flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on adopted City standards and specifications; and		



<b>Utility plan showing the following:</b>			
Initial <u>AT</u>	North arrow, scale, and site plan underlay		
Initial <u>AT</u>	All existing and proposed utilities including, but not limited to, sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and street lights		
Initial _____	Minimum fire flow required by the Building Code for the proposed structures, and fire flow calculations at all hydrant locations		
Initial _____	Location and dimensions of all utility easements		
Initial _____	A letter from each utility provider, other than the City, addressing the feasibility and their requirements to serve the project;		
Initial _____	<b>Landscaping plan, consistent with the requirements of chapter 23 of this title</b>		
<b>Building elevations for all buildings showing the following:</b>			
Initial <u>AT</u>	Accurate front, rear, and side elevations drawn to scale		
Initial <u>AT</u>	Exterior surfacing materials and colors, including roofing material and color		
Initial _____	Outdoor lighting, furnishings, and architectural accents		
Initial _____	Location and dimensions of proposed signs		
Initial _____	Where one or more conditions of unusual soil, vegetation, geology, or slope exist, resulting in increased fire, flood, or erosion hazards, traffic circulation problems, sewage disposal problems, or potential property damage from extensive soil slippage and subsidence, an applicant shall, upon request of the Planning Commission or City Engineer, provide contour and drainage plans, cut and fill specifications, and soil and geologic reports. The required details of such reports and plans may vary depending on the severity of the unusual conditions, but in any event such plans and reports shall be reviewed and approved by the City prior to final approval of a site plan;		
<b>The following documents:</b>			
Initial _____	Any agreements with adjacent property owners regarding development of the site		
Initial _____	Evidence of compliance with applicable Federal, State, and local laws and regulations, if requested by the Planning Commission or Community Development Director		
Initial _____	A traffic impact analysis, if requested by the Planning Commission or City Engineer		
Initial <u>AT</u>	Warranty deed and preliminary title report or other document showing the applicant has control of the property		
Initial <u>AT</u>	Parcel maps from the County Recorder's Office showing the subject property and all property located within four hundred feet (400') thereof.		



## **CONDITIONAL USE STANDARDS**

Approval Standards: A conditional use permit shall run with the land and may require the applicant to record documents to that effect. The Planning Commission and staff, in their review capacity, may impose site plan modifications and conditions to mitigate the reasonably anticipated detrimental effects of a conditional use. All conditional uses shall meet the following standards:

1. The proposed conditional use shall comply with City, State, and Federal codes as applicable to the site where the conditional use will be located.
2. The proposed conditional use is consistent with the applicable objectives, goals, and policies of the General Plan.
3. The proposed conditional use and associated plans include substantial mitigation of reasonably anticipated detrimental effects arising from the conditional use, including, but not limited to:
  - a. Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.
  - b. Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City's engineering staff, contracted engineers, and utility service providers.
  - c. Detrimental effects on connectivity and safety for pedestrians and bicyclists.
  - d. Detrimental effects by the use due to its nature including (1) noise that exceeds sound levels normally found within the neighborhood or surrounding zone, (2) odors beyond what is normally considered acceptable within the neighborhood or surrounding zone, and (3) environmental impacts such as dust, fumes, smoke, odor, noise, vibrations, chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may also include hours of operation and the potential to create an attractive nuisance.
  - e. Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, sensitive lands, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.
  - f. Detrimental effects of modifications to or installation of signs and exterior lighting

- that conflict with neighborhood compatibility.
  - g. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.
  - h. Detrimental effects on the tax base and property values.
  - i. Detrimental effects on the current level of economy in governmental expenditures.
  - j. Detrimental effects on emergency fire service and emergency vehicle access.
  - k. Detrimental effects on usable open space.
  - l. Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.
4. Conditions may be imposed as necessary to conform the proposed conditional use permit to the requirements set forth in subsection E of this section. Such conditions shall be expressly set forth in the approval authorizing the conditional use.

**Statement**

All West Communications is requesting a Conditional Use Permit to place a telecommunications cabinet at the property located at 4742 Rosecrest Road, in Herriman City. This property is owned by Riverton City and currently contains a water tank. The cabinet is proposed to be placed near the south westerly corner of the property near several other electrical and telecommunication facilities. This cabinet is 5.5 feet tall, 7 feet long and 3 feet wide, it sits on a 5 by 9-foot concrete slab. Electricity is required to operate cooling fans, and no other utilities are required.

This facility is required as part of the project to provide Herriman residents with fiber optic telecommunications to each home. The cabinet does not make noise, does not emit any fumes, and only requires occasional maintenance. As the site of Riverton City's water tank, the property has minimal development potential.