



Conditional Use Checklist

City Use Only

Applicant Submitted	All information should be submitted electronically to planning@herriman.org	Accepted	N/A Initials
Initial _____	Conditional Use Application, including a description of the proposed use and the appropriate fee		
Initial _____	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:		
Site plan showing the following:			
Initial _____	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 _____	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		
Grading and drainage plan showing the following:			
Initial _____	North arrow, scale, and site plan underlay		
Initial _____	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		



Utility plan showing the following:			
Initial _____	North arrow, scale, and site plan underlay		
Initial _____	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 _____	Landscaping plan, consistent with the requirements of chapter 23 of this title		
Building elevations for all buildings showing the following:			
Initial _____	Accurate front, rear, and side elevations drawn to scale		
Initial _____	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;		
The following documents:			
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 _____	Warranty deed and preliminary title report or other document showing the applicant has control of the property		
Initial _____	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

In considering an application for a conditional use permit, the decision-making body or official may analyze any of the following factors and may request information, studies, or data with respect to such factors for the purpose of determining whether a proposed conditional use meets the standards set forth in subsection 10-5-11(E)(2) of the Land Development Code.

- a. The suitability of the specific property for the proposed use;
The development or lack of development adjacent to the proposed site and the harmony of the
- b. proposed use with existing uses in the vicinity;
Whether or not the proposed use or facility may be injurious to potential or existing development in
- c. the vicinity;
- d. The economic impact of the proposed facility or use on the surrounding area;
- e. The aesthetic impact of the proposed facility or use on the surrounding area;
The present and future requirements for transportation, traffic, water, sewer, and other utilities for
- f. the proposed site and surrounding area;
The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian
- g. and vehicular circulation;
- h. The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
- i. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
- j. The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.