

CONDITIONAL USE PERMIT PROCESS

Description: Brian Head Town requires a special permit for certain uses in any given zone which may have potential for adverse impact on the character of the zone. Those uses are specified within each zone in the Land Management Code (see Title 9 Chapter 7). Before using an existing parcel or structure for one of these uses or obtaining a building permit for a new structure intended for a conditional use, one must first follow this process to obtain a conditional use permit.

Req'd Permits & Approvals: ☐ Conditional Use Permit (Planning Commission)

Review Process: ☐ Completed Application Submitted
☐ Fees Submitted
☐ Notice Mailed
☐ Planning & Zoning Dept Review
☐ Public Hearing
☐ Planning Commission Review & Approval
☐ Conditional Permit Issued

Standards for Review:

1. Protects the safety of persons and property:
 - a. Will not result in unreasonable traffic congestion or traffic hazards.
 - b. Has adequate and necessary access for municipal services.
2. Will not exceed the obligations and/or financial capability of the Town and will not require a level of community facilities and services greater than that which is available, or which may be provided.
3. Will protect environmental values:
 - a. Will not cause unreasonable air, water, groundwater, light, or noise pollution.
 - b. Does not have critically expansive soils, high water table, slope instability, or other soil problems which cannot be mitigated.
4. Consistent with the Town General Plan:
 - a. Will comply with the requirements of the zoning district in which the use is to be established and with all other requirements of this title.
 - b. Will be compatible with the character of the neighborhood and surrounding structures in scale, mass and traffic circulation.
5. The applicant has assured performance of obligations by posting bond or other adequate security as determined necessary by the Planning and Zoning Administrator.

The Planning Commission may impose such conditions and safeguards to ensure compliance with the requirements, standards, or conditions of this section. The violation of any condition, safeguard, or commitment of record by the applicant shall be sufficient grounds for revocation of conditional use approval.