

SECTION 5

LARGE AND SMALL SCALE DEVELOPMENTS
CONDITIONAL USES, PLANNED MOUNTAIN HOME DEVELOPMENTS, LARGE
SCALE INDUSTRIAL PROJECTS, MINES, UTILITY TRANSMISSION PROJECTS,
PLANNED UNIT DEVELOPMENTS, CONDOMINIUM PROJECTS, FACTORY BUILT HOUSING PARKS,
SHOPPING CENTERS, MOUNTAIN RECREATION DEVELOPMENTS, DUDE RANCHES, RESORTS, OIL
AND GAS WELLS, MANMADE LAKES, AND OTHER PROJECTS.

5.1 GENERAL REQUIREMENTS

5.1.1 Developments Permitted

The following Large- and Small-scale developments may be authorized within the County, but only in those zoning districts in which the particular development type is specifically listed, as a permitted conditional use.

<u>Type of Development</u>	<u>Zoning Districts in which Authorized</u>
Planned Mountain Home Developments	MR, RFM, PV, SL
Large Scale Industrial Projects	I-2, M&G, RFM
Underground and Surface Mines	MR, M&G
Utility Transmission & Railroad Projects	All Zoning Districts except SC, SL, FPO
Planned Unit Developments	RR-5, RR-2.5, RR-1, R-1-20,000, R-1-12,000, R-4-8,000, R-2-8,000 R-1-8,000
Condominium Projects – new & conversion	RR-1, R-1-20,000, R-1-12,000, R-2-8,000, R-4-8,000, R-1-8,000, PV
Twin Homes	R-2-8,000, R-4-8,000
Factory Built Housing Parks	C-1, C-2
Recreational Vehicle Parks	C-1, C-2
Planned Shopping Centers and Malls	C-1, SC-1
Mountain Recreation Developments	PV, RFM
Dude Ranches and Resorts	M&G, HMC
Gas and Oil Wells, exploratory and production	All zoning districts except WS, SL, HMC
Manmade Lakes & Reservoirs	RFM, MR, WS, M&G
Hotels, Motels, and Apartments	C-1, C-2

Other conditional uses that are legal and have been determined by the Planning Commission to be appropriate for the proposed zone are permitted in the various zoning districts, and permit applications for those uses shall be administered as per Section 5.1.2.

5.1.2 Conditional Use Permits

Whenever a use is proposed which is a permitted conditional use in the zoning district in which it is located, or has been determined by the Planning Commission to be a permitted use, the Developer shall make application to the Zoning Administrator on forms supplied by the County which describes the project in sufficient detail for the Planning Commission to determine if the proposed project complies with the requirements of the zone and this Code.

A. Standards

The following standards and conditions may be considered by the Planning Commission and County Commission when determining any conditions to be required as conditions of approval for a project:

1. Conditions relating to safety.
2. Conditions relating to health and sanitation.
3. Conditions relating to noise.
4. Conditions relating to compliance with the Master Plan or special characteristics of the zoning district in which the project will be located.
5. Conditions relating to performance of completion of the project.
6. Conditions relating to the visual impact of the project.
7. Conditions relating to County roads.

These standards are intended to assure that the proposed use will be harmonious with neighboring uses, will comply with the Master Plan and will impose no unreasonable demands for public services.

B. Procedures

Upon a finding of fact by the Planning Commission that the proposed project complies with this Code, and that a condition or conditions should be placed on the project, the project shall be referred to the County Commission along with the facts and proposed condition(s) to be placed on the project. At least fourteen (14) days prior to the Public Hearing, the Zoning Administrator will advertise a Public Hearing before the County Commission. The developer will bear the costs for publication of the public notice.

At the public hearing, the County Commission may take comments from the public for the purpose of discovering facts, but may not consider public opinion when approving or disapproving a Conditional Use Permit as referred from the Planning Commission.

Upon approval by the County Commission, the Zoning Administrator shall prepare and issue a permit that shall contain:

1. The name of the permit holder.
2. The address of the permit holder.
3. The location of the permitted use.
4. Any condition(s) placed on the project by the County Commission.

Upon written request, the Zoning Administrator may transfer a conditional use permit to another person or entity, which person or entity shall be bound by the conditions of the permit as originally issued.

Upon a finding of fact(s) by the County Commission, following a public hearing set up for that purpose, a conditional use permit may be revoked for cause.

5.1.3 Construction of Project in Compliance with Approved Plans

All developments approved under this section shall be constructed in accordance with the approved plans and all agreements shall be binding on the developer, his successors, grantees, and assignees and shall limit the use of the land in the Development Agreement as set forth in the approved plans and documents. In the event that the developer performs construction work which is not in accordance with approved final plans, the Zoning Administrator, with the cooperation of the Building Official, shall cause further work to be discontinued and shall obtain compliance or shall revoke all zoning permits relating thereto. In addition, any such work shall be deemed a violation of this Code. All construction that is required to comply with the adopted Building Codes of Utah and Carbon County shall be permitted, inspected and approved by the office of the Building Official.

5.2 PLANNED MOUNTAIN HOME DEVELOPMENTS

Planned Mountain Home Developments may be constructed in those zones in which they are specifically listed as a permitted use, subject to compliance with the intent of the zone in which they are situated and the following conditions and procedures:

5.2.1 Permitted Uses

- A. Any use permitted in the underlying zone, subject to all conditions relating thereto.
- B. Residential accessory structures.
- C. Common areas and recreation facilities for the use and enjoyment of the members of the development.
- D. Fences and walls.
- E. Trails.

5.2.2 Size of Development

The minimum acreage required to qualify for a Planned Mountain Home Development shall be eighty (80) acres.

5.2.3 Density

The maximum number of dwelling units within a Planned Mountain Home Development shall be in accordance with the following density schedule:

<u>Zone</u>	<u>Method of sewage disposal</u>	<u>One dwelling per</u>
MR	Sewer	3.5 acres
	Septic	4 acres
RFM	Sewer	3.5 acres
	Septic	4 acres
PV	Sewer	4 acres
	Septic	4 acres
SL	Sewer	5 acres
	Sewer	5 acres

Depending on proximity to water sources the Planning Commission may require a decrease in density following a hydrological study of the area.

5.2.4 Approval Procedures

Same as required under Section 5.14.

5.2.5 Design Criteria and Improvement Requirements

A. Development Clusters:

All dwelling sites shall be located within a designated development area. Each area shall contain not less than four (4) separate building lots or sites.

B. Size of Dwelling Sites or Lots:

Individual dwelling sites or lots within a cluster shall conform to the following schedule:

Minimum Lot Size

<u>Zone</u>	<u>Central Sewer</u>	<u>Individual Septic System</u>
MR	20,000 square feet	one acre
RFM	20,000 square feet	one acre
PV	12,000 square feet	one acre
SL	12,000 square feet	not allowed

Each lot shall have the following minimum width:

<u>Zone</u>	<u>Central Sewer</u>	<u>Individual Septic System</u>
MR	130 feet	150 feet
RFM	130 feet	150 feet
PV	100 feet	130 feet
SL	100 feet	not allowed

C. Steep slopes to Remain in Natural State:

All land surface having a slope of thirty (30) percent or greater shall remain in its natural state.

D. Each Building Site to have Buildable Area:

Each lot or site shall contain a natural buildable area of not less than ten thousand (10,000) square feet in the MR and RFM zones, and not less than six thousand (6,000) square feet in the SL and PV zones. Buildings shall be located as per the location requirements of the underlying zone. No individual wastewater (septic) system shall be located closer than three hundred (300) feet from a lake or perennial stream.

E. Street System:

Each development cluster and each lot within a development cluster shall front upon and have access to an existing County road or a private vehicular travelway constructed to County standards. Where access to a development is over a private travelway, right of perpetual access to the development shall be guaranteed by a recorded surface easement with all intervening property owners.

F. Grade of Travelways:

No roadway shall have a grade of more than fifteen (15) percent on minor streets (not to exceed 500' in length), or twelve (12) percent on collector streets (not to exceed 500' in length). No roadway shall be constructed in a location or such a manner which produces a slope face which exceeds the critical angle of repose.

G. Water Rights and Supply:

Satisfactory evidence of title and approval to use an ongoing water right approved for domestic purposes from a reliable water supply source, in the amount necessary to meet the requirements of this Code, the Utah Department of Environmental Quality, Drinking Water, and the Plumbing Code shall be submitted, see Section 3.3.29.

H. Domestic Sewage Disposal:

When located within the boundaries of a district or agency providing central sewer, the requirements of said district or agency should be met. When served by individual wastewater disposal systems (septic), the requirements of the Health Department shall be met prior to the issuance of a building permit.

Satisfactory evidence of compliance shall be submitted in the form of a written statement from either the serving sewer district or agency, or the Health Department. The final plat for any Planned Mountain Home Subdivision shall bear the approval of the serving sewer district or agency and the Health Department. Each individual wastewater drain field shall provide a four (4) foot unsaturated horizon above any water table. Holders of an individual wastewater disposal permit shall be responsible for the maintenance of their system in the event of failure.

I. Open Space:

A. Open Space Areas to be Designated:

All land not included within building lots or sites or used for roadways, utilities, trails, developed common facilities, or other essential use shall be designated as natural open space for the common use of the occupants of the development by the developer.

B. Open Space Preservation Agreement:

The developers shall execute in the development agreement an open space preservation provision, in which the developer agrees for himself, his successors and assigns to refrain from excavating, constructing roadways, installing utilities, constructing dwellings or buildings, or other structures on the designated open space areas without prior approval of the County through an amendment of the Development Plan. All flood plain areas and floodways, if any, shall be included as part of the common open space.

5.2.6 Improvement Requirements:

The following improvements shall be installed in all developments, if not existing. Said improvements shall meet minimum County standards and shall be completed within one year from the date of final approval of the project by the County Commission; except that, upon a showing of good and sufficient cause, the County Commission may authorize an extension of the time limit for a period up to six (6) months. Financial assurances guaranteeing the construction of all required improvements shall be in accordance with the provisions in Section 7.

- A. Roads, streets and travelways.
- B. Onsite and offsite water mains and supply facilities.
- C. Central sewer collection and treatment facilities, where required.
- D. Permanent survey markers.
- E. Trail improvements and markers, where required.
- F. Fire hydrants, per this Code.

Developers may install other improvements; however, the construction of other improvements shall not be required as a condition of approval of a Planned Mountain Home Development.

5.2.7 Documentation Requirements:

- A. The following documents and statements shall be submitted as part of the application for approval:
 - 1. Statement from serving sewer district that the district can serve the development, or
 - 2. Statement from Health Department that preliminary requirements for septic approval have been met.
 - 3. Statement from State Engineer that water rights are owned by developer and may be approved for development.
- B. Prior to execution of the development agreement and recording of a plat, the following documents shall be submitted to the Zoning Administrator for approval:
 - 1. Covenants, conditions and restrictions.
 - 2. Statement from serving sewer district that requirements have been met, or
 - 3. A statement from the Health Department that each lot has been approved for an individual wastewater system.
 - 4. Development and open space agreement.
 - 5. Articles of incorporation of the homeowners association.

6. Conveyance of water rights to homeowners association.
7. An engineer's or contractor's estimate of the cost of required improvements.
8. A financial guarantee per Section 7.

5.3 LARGE SCALE INDUSTRIAL PROJECTS

5.3.1 Intent

It is the intent of these provisions to permit the construction of major industrial activities under controlled conditions, which will best preserve the quality of life and protect the health, safety and general welfare of the public. These projects may include, but are not limited to manufacturing, fabrication, salvage yards, power plants and similar industrial activities which emit fumes, smoke, noise, vibration, dust, glare or odor in amounts that are discernable beyond the limits of the site.

5.3.2 Site Plan Required

A narrative description of the proposed project and a site plan drawn to scale of the proposed industrial development shall be submitted. Said plan shall show the following information:

- A. The location of existing and proposed structures and their intended use.
- B. The location of all access ways, driveways, parking areas, fences, walls, and proposed landscaping.
- C. The location of any outside storage areas.
- D. Provisions for and locations of water and sewage disposal lines.
- E. The location of all natural drainage channels and any live streams or bodies of water.
- F. Any other information requested by staff to show compliance with the zoning district, County Ordinance, or other regulation.

5.3.3 Design Criteria and Improvement Requirements

- A. All buildings used for human occupancy shall be served by an approved and recognized culinary and fire protection water supply and by a sewage disposal system which conforms to the requirements of the underlying zone.
- B. Each project shall abut upon and have access to a State Highway, Class B County road, or shall abut upon or have access to a restricted access road or private travelway which is constructed in accordance with County standards, and which is connected directly to a State Highway or County Class B road.
- C. The Planning or County Commission may require the installation of landscaping to buffer the effects of the proposed development from existing neighborhoods or other natural areas.

5.3.4 Performance or Financial Guarantee

The following improvements shall be installed in all developments. Said improvements shall meet minimum County standards and shall be completed within one year from the date of final approval of the project by the County Commission; except that, upon a showing of good and sufficient cause, the County Commission may authorize an extension of the time limit for a period up to six (6) months. Financial assurances guaranteeing the construction of all required improvement shall be in accordance with the provisions in Section 7.

5.4 MAJOR UNDERGROUND AND SURFACE MINE DEVELOPMENTS

5.4.1 Intent

It is the intent of this Section to promote and regulate the health, safety, social, economic and environmental impacts to the County from mine developments and to regulate the location, construction, operation and reclamation of lands subjected to mineral extraction activities.

5.4.2 Application

This section shall apply to all new and expanded existing underground mines. In the case of conflicting provisions, The Utah Division of Oil Gas and Mining shall be considered the County's expert in determining the proper regulations necessary to protect the land and residents of the County.

The permits required and obtained from the State for the construction and operation of the mine shall be sufficient evidence of compliance with the onsite surface provisions of this section, except for the proper construction of any surface facilities regulated by the State and County Building Codes which shall be constructed in accordance with those adopted building codes.

Carbon County will regulate the off-site improvements and operations in compliance with this section and other County Ordinances.

5.4.3 Approval Procedures

Major mining developments shall be approved as required under Section 5.14.

5.5 MAJOR UTILITY TRANSMISSION AND RAILROAD PROJECTS

5.5.1 Intent

The intent of this section is to allow the installation of major electric power, petroleum, natural gas and water transmission lines and railroad tracks, while meeting the responsibility to provide for the health, safety and general welfare of the public.

5.5.2 Application

These provisions shall apply to major utility transmission lines and railroad projects as defined in this Code.

5.5.3 Approval Procedure

Major Utility Transmission and Railroad Projects shall be approved as required under Section 5.14 except that for electric power transmission lines of less than 138 KV capacity the approval procedure shall be as set forth under Section 3.3.31.

5.5.4 Special Provisions

Change of Official Map

The County shall add the project to the Official Map of the County, after the project receives final approval from the Legislative Body.

5.6 PLANNED UNIT DEVELOPMENTS

5.6.1 Intent

The intent of this section is to establish guidelines dealing specifically with design, construction and operation of planned unit developments.

5.6.2 Permitted Uses

- A. Any use permitted within the underlying zone.
- B. Common areas and recreational facilities including golf courses, swimming pools, tennis courts, clubhouses, recreational buildings, landscape parks and similar recreation facilities for the use and enjoyment of residents.
- C. Driveways, streets, trails, fences, walls, utility systems and facilities, common storage areas, ponds, landscape features and similar uses and structures incidental to the main use.

5.6.3 Area, Density, and Dwelling Units

The maximum number of dwelling units within a Planned Unit Development shall be in accordance with the following density schedule:

Zone	Min. Area in Development (In Acres)	Method of Sewage Disposal	Maximum number of dwelling units per acre
RR-5	10	Septic	1
RR-2.5	5	Sewer	1.25
		Septic	1
RR-1	5	Sewer	1.25
		Septic	1
R-1-20,000	2	Sewer	1.5
		Sewer	2.5
R-1-12,000	2	Sewer	2.5
R-1-8,000	2	Sewer	5.5
R-2-8,000	2	Sewer	7.0
R-4-8,000	2	Sewer	8.5

The proposed plan shall include all potentially developable property or shall be designed to permit the extension of the development into those areas not included within the original plan.

5.6.4 Open Space:

A. Open Space Areas to be Designated:

All land not included within building lots or sites or used for roadways, utilities, trails, developed common facilities, or other essential use shall be designated as natural open space for the common use of the occupants of the development by the developer.

B. Open Space Preservation Agreement:

The developers shall execute in the development agreement an open space preservation provision, in which the developer agrees for himself, his successors and assigns to refrain from excavating, constructing roadways, installing utilities, constructing dwellings or buildings, or other structures on the designated open space areas without prior approval of the County through an amendment of the

Development Plan. All flood plain areas and floodways, if any, shall be included as part of the common open space.

5.6.5 Approval Procedure

Planned Unit Developments shall be approved as required under Section 5.14 of this Code.

5.6.6 Design Requirements

The layout and design of all planned unit developments, and the content of all required plats, engineering plans and other required submissions, shall be prepared in accordance with minimum County standards.

5.6.7 Water Rights Requirements

Satisfactory evidence of an entitlement to a firm and uninterruptible right to the use of culinary and fire water, from a recognized water supply agency for each lot or unit in the development, shall be submitted with each application as follows:

Written approval by the Price River Water Improvement District or other recognized water supply entity, indicating:

1. That the developer has satisfied the agency's water rights conveyance requirements, and
2. That the agency is willing and able to provide a perpetual supply of water adequate for both culinary use and fire protection purposes, as determined by the County.

5.6.8 Improvement Requirements

The following improvements shall be installed in all Planned Unit Developments, if not existing. Said improvements shall meet minimum County standards and shall be completed within one year from the date of final approval of the project by the County Commission; except that, upon a showing of good and sufficient cause, the County Commission may authorize an extension of the time limit for a period of up to six (6) months. Financial assurances guaranteeing the construction of all required improvements shall be in accordance with the provisions in Section 7.

- A. Streets and access driveways.
- B. Curbs, gutters, and walkways, in R-1-12,000, R-8,000, R-2-8,000 and R-4-8,000 zones.
- C. Drainage and flood control structures and facilities.
- D. Water mains, both on-site and off-site, if not existing, per State and County requirements.
- E. Sewer mains when required by the underlying zones, if not existing.
- F. Fire hydrants.
- G. Permanent survey monuments.
- H. Gas, electric and telephone lines (which shall be placed underground).
- I. Landscaping in any common areas created. Natural areas shall remain undisturbed.
- J. Sprinkling or other suitable irrigation systems, to maintain common areas.
- K. Fences, walls and all other common areas, facilities, systems and structures proposed for the development as shown on the final plans.
- L. Common storage area, where deemed necessary.

Developers may install other improvements; however, the construction of other improvements shall not be required as a condition of approval of a planned unit development.

5.6.9 Required Documents

The following documents shall be prepared and submitted by the developer for each development. All documents shall be prepared in accordance with County standards.

- A. Where the development is to be retained in one ownership, required documents shall include:
 - 1. Covenants, conditions, restrictions and management policies.
 - 2. Maintenance agreement.
 - 3. Open space easement (when required by County).
 - 4. Documents indicating satisfaction of water rights, water supply and sewage disposal requirements.
 - 5. Improvements construction agreement.
- B. Where the development has two or more owners, or where an existing development is being condominium-ized or otherwise divided into two or more ownerships, required documents shall include:
 - 1. Articles of incorporation for homeowner's association.
 - 2. Corporation by-laws.
 - 3. Covenants, conditions, restrictions and management policies.
 - 4. Maintenance agreement.
 - 5. Open space easement (when required by County).
 - 6. Documents indicating satisfaction of water rights, water supply and sewage disposal requirements.
 - 7. Improvements construction agreement.
 - 8. Final subdivision plat or record of survey map, as applicable.

5.6.10 Special Provisions

Where the development is being developed for sale as a condominium the plans and documents shall also comply with the provisions of Section 5.7, and the approval process may be combined.

5.7 CONDOMINIUM PROJECTS – NEW CONSTRUCTION

5.7.1 Intent

The intent of this section is to establish guidelines dealing specifically with design, construction and operation of proposed new condominium projects. These provisions shall be supplemental and in addition to the general requirements for large scale developments contained under Section 5.1 of this Code, and also the requirements of the Utah Code Annotated, 1953, as amended.

5.7.2 Permitted Uses

Uses permitted within a condominium project shall be limited to those uses specifically permitted within the zone that underlies the area of the project.

5.7.3 Location and Design Requirements

Where the proposed condominium project consists of a use or structure that is authorized as a use-by-right within the zone, said use or structure shall comply to all applicable requirements of the underlying zone.

Where the proposed condominium project is to be developed under the provisions relating to a planned unit development, planned shopping center, or similar Planned Development, all uses or structures shall comply with the plans for such project as approved by the County.

5.7.4 Approval Procedure

The procedure leading to approval of a condominium project – new construction shall be the same as set forth in Section 5.14.

Where such condominium project is being developed as a planned unit development, planned shopping center, or similar planned development, the procedures for approval of said planned development and the approval of said development as a condominium project may be combined.

5.7.5 Required Documents

The following documents shall be prepared and submitted by the developer for each condominium project:

- A. Articles of Incorporation
- B. Corporation By-laws
- C. Declaration of Covenants, Conditions, Restrictions and Management Policies/Declaration of Condominium
- D. Management Agreement
- E. Open Space Easement, where deemed necessary
- F. Title Report
- G. Record of Survey Map/Final Subdivision Plat (when applicable)

Where, in the opinion of the County Commission, a particular document as required under this Section is inapplicable for the particular condominium project proposed, the County may waive the requirement for submitting said document.

5.7.6 Special Provisions

It shall be unlawful to record any record of survey map or declaration of a condominium project in the Office of the County Recorder, unless the same shall bear thereon final approval of the Planning Commission and County Commission as required by the terms of this Code, and any record of survey map or declaration so recorded without such approval shall be null and void. Any owner, or agent of any owner, of land or units located within a purported condominium project, who transfers or sells any land, structure or condominium unit in such a purported condominium project, before obtaining the final approval by the Planning Commission and County Commission on the record of survey map and declaration, and recording the same in the Office of the County Recorder, shall be guilty of a misdemeanor for each lot, parcel of land, structure or condominium unit so transferred or sold.

5.8 CONDOMINIUM CONVERSION PROJECTS

5.8.1 Intent

The intent of this Section is to establish guidelines and minimum requirements relating to the conversion of existing structures to condominium ownership and the maintenance and operation of such projects. These provisions shall be supplemental and in addition to the general requirements for large scale developments contained under Section 5.1 of this Code, and also the requirements of the Utah Code Annotated, 1953, as amended.

5.8.2 Permitted Uses

Uses permitted within a condominium project shall be limited to those uses specifically permitted within the zone which underlies the area of the project and shall be subject to all conditions and restrictions required within the zone for the use.

5.8.3 Layout and Improvement

Each proposed condominium conversion project shall conform to the following minimum standards:

A. Residential Conversion Projects

1. Off street Parking. Not less than two (2) off street parking spaces shall be provided for each dwelling unit, and at least one of the required spaces shall be covered. All driveways and off street parking areas shall be hard-surfaced.
2. Common Vehicle Storage Area. In all projects which contain one or more structures having three (3) or more dwelling units per structure, a common storage area in an amount of not less than two hundred (200) square feet per dwelling unit shall be provided for the storage of recreation vehicles, boats and similar items. Common storage areas shall be enclosed in a sight-obscuring fence or wall.
3. Common Open Space. In all projects which contain one or more structures having three (3) or more dwelling units per structure, an area containing not less than ten (10) percent of the total area of the project shall be set aside as common open space for the use and enjoyment of the residents. Said area shall be landscaped in accordance with the approved plan. The location and design shall be such that the area is easily accessible to all residents. Land used for parking, driveways, vehicle storage and similar uses, and the areas required to meet the front setback or the area devoted to peripheral planting shall not be included in meeting this requirement.

B. Commercial and Industrial Conversion Projects

Each project shall conform to the minimum County standards with regard to location, parking, landscaping, access and similar issues which existed at the time the structure was established.

5.8.4 Utility and Facility Requirements

- A. All units shall be separately metered for water, gas, electricity and sewer unless the covenants, conditions and restrictions provide for the Association to pay the costs of services.
- B. Each unit shall be provided with readily accessible individual shut-off valves.
- C. All storage and solid waste receptacles outside of units must be housed in a closed structure compatible with the design of the development.

5.8.5 Approval Procedure

The procedure to be followed shall be the same as set forth in Section 5.14, except that where the conversion project consists entirely of a two-family dwelling located on conforming lots of record, the conversion shall be considered as a twin home project and shall be processed in accordance with the provisions relating thereto.

5.8.6 Required Documents

The following documents shall be prepared and submitted by the developer for each condominium conversion project:

- A. Articles of Incorporation
- B. Corporation By-Laws
- C. Declaration of Covenants, Conditions, Restrictions and Management Policies/Declaration of Condominium
- D. Management Agreement

- E. Open Space Easement
- F. Title Report
- G. Record of Survey Map
- H. Property Report

Where, in the opinion of the County Commission, a particular document required under this Section is inapplicable for the particular project proposed, the County Commission may waive the requirement for submitting said document.

5.8.7 Special Provisions

- A. Property Report (as required under Section 5.8.6.H above)
The developer shall submit two copies of a property report describing the condition, useful life and capacity of the roof, foundations, mechanical, electrical, plumbing and structural elements of all existing buildings and structures or uses, and identifying existing or latent deficiencies, proposed repairs and/or renovations. Said report shall be prepared by a structural engineer and/or qualified licensed contractor(s) acceptable to the County. The report shall also contain a statement of disclosure identifying those aspects of the building and site area which do not meet the requirements of the building code or zoning ordinance as they currently exist.

- B. Notification of Tenants
Developers of a condominium conversion project shall, at the time of submission for final approval, submit to the County the following:
 - 1. Certification that the present tenants of the project have been notified of the proposed conversion. All tenants who want to move into the property after an application for conversion has been filed with the County shall be notified by the developer of his plans to convert the premises to condominiums, prior to occupancy by such tenant.
 - 2. The present tenant or tenants of any unit to be converted shall be given a nontransferable right of first refusal to purchase the unit occupied upon at least the same terms and conditions offered to the general public or other individuals. The right shall extend for at least sixty (60) days after beginning sales, providing that the tenant may cancel the purchase agreement if the unit is not conveyed to the tenant within six (6) months, or unless the tenant gives prior written notice of his/her intention not to exercise such right.

- C. Unlawful to Record Unapproved Documents
It shall be unlawful to record any record of survey map or declaration of a condominium project in the office of the County Recorder, unless the same shall bear thereon final approval of the Planning Commission as required by the terms of this Code, and any record of survey map or declaration so recorded without such approval shall be null and void. Any owner, or agent of any owner, of land or units located within a purported condominium conversion project, who transfers or sells any land, structure, or condominium unit in such purported project, before obtaining the final approval by the Planning Commission and County Commission on the record of survey map and declaration, and recording the same in the Office of the County Recorder, shall be guilty of a misdemeanor for each lot, parcel of land, structure or condominium unit so transferred or sold.

5.9 FACTORY BUILT HOUSING PARKS

5.9.1 Intent

The intent of these regulations is to establish guidelines dealing specifically with design, construction and operation of factory-built housing parks. These provisions shall be supplemental and in addition to the general requirements for large-scale developments.

5.9.2 Permitted Uses

Permitted uses within a factory-built housing park shall be limited to the following:

- A. Manufactured homes, modular homes, conventional construction.
- B. Caretaker dwellings.
- C. Accessory uses, including but not limited to swimming pools, carports, storage buildings for personal and household items, convenience establishments, childcare centers, clubhouses, recreation buildings and private golf courses.

5.9.3 Area and Density

Factory-built home parks shall have a minimum area of four (4) acres and a maximum density of seven and one-half (7.5) dwelling units per acre.

5.9.4 Approval Procedure

Factory Built Housing Parks shall be approved as required under Section 5.14.

5.9.5 Design Requirements

The layout and design of all manufactured housing parks and the content of all required plats, engineering plans and other required submissions shall be prepared in accordance with minimum County standards.

5.9.6 Water Rights Requirements

Satisfactory evidence of an entitlement to a firm and uninterrupted right to the use of culinary water, from a recognized water supply agency for each lot or unit in the development, shall be submitted with each application as follows:

- A. Written approval by the Price River Water Improvement District or other recognized water supply entity, indicating
 1. That the Developer has satisfied the agency's water rights conveyance requirements, and
 2. That the agency is willing and able to provide a perpetual and uninterrupted supply of culinary and fire water to the project, as determined by the County.
- B. Written approval from an existing recognized culinary water delivery entity (water company, special district, etc.), granting permission of the developer to receive water service through company-owned facilities and /or copies of documents establishing a new water delivery agency.

5.9.7 Improvement Requirements

The following improvements shall be installed in all developments, if not existing. Said improvements shall meet minimum County standards or the approved plan, and shall be completed within one year from the date of final approval of the project by the County Commission; except that, upon a showing of good and sufficient cause, the County Commission may authorize an extension of the time limit for a period up to six (6) months. Financial

assurances guaranteeing the construction of all required improvements shall be required as a condition of approval. Said assurances shall be in accordance with the provisions in Section 7.

- A. Streets, driveways and parking areas, which shall be graded, graveled and hard-surfaced.
- B. Curbs, gutters and walkways.
- C. Drainage and flood control structures and facilities.
- D. Water and sewer mains, both on-site and off-site, complying with the utility requirements of the underlying zone.
- E. Culinary water supply and domestic sewage collection and disposal facility, complying with the utility requirements of the underlying zone.
- F. Fire hydrants.
- G. Permanent survey monuments.
- H. Gas, electric and telephone lines (which shall be placed underground).
- I. Landscaping.
- J. Sprinkling or other suitable irrigation systems.
- K. Fences, walls and all other common area, facilities, systems and structures proposed for the development as shown on the final plans.
- L. Common storage area.
- M. Street lighting, if agreed to in approved plan.

5.9.8 Required Documents

The following documents shall be prepared and submitted by the Developer for each development. All documents shall be prepared in accordance with County standards.

- A. Open space easement.
- B. Documents indicating satisfaction of water rights, water supply and sewage disposal requirements.
- C. Improvements construction agreement.

5.9.9 Special Provisions

- A. Prerequisite to the operation of any manufactured housing park shall be the obtaining and maintaining of an annual business license that shall be issued only after inspection by the Zoning Administrator. It shall be unlawful to operate a manufactured housing park without first obtaining a business license and said license shall be refused or revoked upon failure of the owner and/or operator to maintain the park in accordance with the standards and requirements as herein set forth.
- B. Each space within a manufactured housing park shall be used for only one home at the same time, and shall not be used as a transient recreational vehicle site. No lot or space shall be rented or leased for a period of less than thirty (30) days.

5.10 PLANNED SHOPPING CENTER DEVELOPMENTS

5.10.1 Intent

The intent of this section is to promote the convenience of residents living beyond walking distance from the central business district, in obtaining a variety of goods and services, and to establish guidelines dealing specifically with the design and construction of shopping centers.

5.10.2 Permitted Uses

Uses within the zone shall be limited to the following:

- A. Retail and service outlets, including customary food stores, supermarkets, drug and variety stores, cosmetic, clothing, fabric and shoe stores, stationary and office supply stores, confectionary and ice cream

stores, hardware, garden and home supply stores, clinics, medical and dental and other professional offices, barber, beauty and hair style shops, banks and loaning agencies, radio, television and electronic equipment sales and service establishments, automobile service stations, laundry pickup and similar retail and service establishments.

- B. Driveways, off-street parking facilities, walks, utility systems and landscaped areas.
- C. Identification signs.

5.10.3 Area Requirements

Each shopping center project shall contain not less than six (6) acres; provided, however, that additions of less than six acres may be made to an existing development.

5.10.4 Approval Procedure

Planned shopping center developments shall be approved as required under Section 5.14. The procedure for rezoning to SC-1 and approval of a planned shopping center development may be combined.

5.10.5 Design Requirements

The layout and design of all shopping center developments and the content of all required plats, engineering plans and other required submissions shall be prepared in accordance with minimum County standards.

5.10.6 Water Rights Requirements

Satisfactory evidence of an entitlement to a firm and uninterruptible right to the use of culinary and fire water, from a recognized water supply agency, shall be submitted with each application as follows:

- A. Written approval by the Price River Water Improvement District or other recognized water supply entity, indicating:
 - 1. That the developer has satisfied the agency's water rights conveyance requirements, and
 - 2. That the agency is willing and able to provide a perpetual supply of water adequate for both culinary and fire protection purposes, as determined by the county.
- B. Written approval from an existing recognized culinary water delivery entity (water company, special district, etc.), granting permission for the developer to receive water service through company-owned facilities and/or copies of documents establishing a new water delivery agency.

5.10.7 Improvement Requirements

The following improvements shall be installed in all developments, if not existing. Said improvements shall meet minimum County standards or the approved plans, and shall be completed within one year from the date of final approval of the project by the County Commission; except that, upon a showing of good and sufficient cause, the County Commission may authorize an extension of the limit for a period up to six (6) months. Financial assurances guaranteeing the construction of all required improvements shall be required as a condition of approval. Said assurances shall be in accordance with the provisions of Section 7.

- A. Streets, driveways and parking areas.
- B. Curbs, gutters and walkways.
- C. Drainage and flood control structures and facilities.
- D. Onsite water and sewer mains.
- E. Offsite water and sewer mains.
- F. Fire Hydrants.
- G. Permanent survey monuments.
- H. Gas, electric and telephone lines (which shall be placed underground).

- I. Landscaping in the common area.
- J. Sprinkling or other suitable irrigation systems.
- K. Fences, walls and all other common areas, facilities, systems and structures proposed for the development as shown on the final plans.
- L. Street lighting.

Developers may install other improvements; however, the construction of other improvements shall not be required as a condition of approval of a planned shopping center development.

5.10.8 Required Documents

The following documents shall be prepared and submitted by the Developer for each development. All documents shall be prepared in accordance with County standards.

- A. Where the development is to be retained in one ownership, required documents shall include:
 - 1. Covenants, conditions, restrictions and management policies.
 - 2. Maintenance agreement.
 - 3. Open space easement (when required by County).
 - 4. Documents indicating satisfaction of water rights, water supply, and sewage disposal requirements.
 - 5. Improvements construction agreement.
 - 6. Title Report.

- B. Where the development has two or more owners, or where an existing development is being condominium-ized or otherwise divided into two or more ownerships, required documents shall include:
 - 1. Articles of incorporation for property owner's association.
 - 2. Corporation by-laws.
 - 3. Covenants, conditions, restrictions and management policies.
 - 4. Maintenance agreement.
 - 5. Open space easement (when required by County).
 - 6. Documents indicating satisfaction of water rights, water supply, and sewage disposal requirements.
 - 7. Improvements construction agreement.
 - 8. Title Report.

5.11 MOUNTAIN RECREATION DEVELOPMENTS

5.11.1 Intent

Mountain Recreation Developments may be constructed only in those zones in which they are specifically a permitted use and shall be subject to compliance with the following conditions and procedures.

5.11.2 Permitted Uses

Uses permitted in a Mountain recreation development shall be limited to the following:

- A. Mountain recreation vehicle courts subject to all design and improvement standards for such uses as adopted by the County.
- B. Restaurants, gasoline service stations, convenience food stores, bait shops, and similar commercial establishments when included as an integral but incidental part of a mountain recreation vehicle court.
- C. Guest cabins.
- D. One-family dwellings, conventional construction and factory built when used as a caretaker dwelling subject to the conditions of Section 3.3.26 of this Code. Also, customary residential accessory structures.
- E. Camping and picnic facilities.

- F. Driveways, streets, parking areas, common storage areas, landscape features, and similar uses and structures.
- G. Recreation vehicle watering and sanitary dump stations.

5.11.3 Area Requirements

Each development shall contain not less than four (4) acres.

5.11.4 Approval Procedure

Planned mountain recreation projects shall be approved as required under Section 5.14.

5.11.5 Plan Required – Content

A detailed site plan of the proposed development shall be submitted. Said plan shall contain the following:

- A. A site plan showing the location of all buildings and facilities proposed for the development and designating the intended use of all areas.
- B. Engineering plans showing the location of proposed water and sewer lines and facilities, fire hydrants, and utilities.

5.11.6 Design Requirements

The layout and design of the development and the content of all required plats, engineered plans, and other required submissions shall be in accordance with County standards.

5.11.7 Water Rights Requirements

Satisfactory evidence of title to a permanent water right from a reliable water source in the amount necessary, as determined by the County, to meet minimum State Health requirements for all features of the project shall be submitted.

5.11.8 Improvement Requirements

The following improvements shall be installed in the developments, provided that where a particular improvement is inapplicable for the project proposed, the County may waive the requirement. All required improvements shall meet minimum County standards and shall be completed within one year from the date of final approval of the project by the County Commission; except that, upon a showing of good and sufficient cause, the County Commission may authorize an extension of the time limit for a period up to six (6) months. Financial assurances guaranteeing the construction of all required improvements shall be required as a condition of approval. Said assurances shall be in accordance with the provisions of Section 7.

- A. Streets, driveways, and off-street parking areas.
- B. Drainage and flood control structures and facilities.
- C. Water and sewer mains, both on-site and off-site.
- D. Culinary water supply and domestic sewage disposal facilities.
- E. Fire hydrants.
- F. Gas, electric, and telephone lines.
- G. Landscaping in the open space area.
- H. Fences, walls, and all other common areas, facilities, systems, and structures proposed for the development as shown on the final plans.
- I. Common storage area (when applicable).
- J. Overhead lighting.

Developers may install other improvements; however, the construction of other improvements shall not be required as a condition of approval of a mountain recreation development.

5.11.9 Required Documents

The following documents shall be prepared and submitted by the developer for each development, provided, that where a particular document required under this Section is inapplicable for the particular project proposed, the County may waive the requirement.

- A. Documents indicating satisfaction of water rights, water supply and sewage disposal requirements.
- B. Development agreement.

5.12 RECREATION VEHICLE COURTS

5.12.1 Intent

Recreational Vehicle Courts may be constructed only in those zones in which they are specifically a permitted use and shall be subject to compliance with the following conditions and procedures.

5.12.2 Permitted Uses

Uses permitted in a Recreational Vehicle (RV) Court shall be limited to the following:

- A. RV courts shall be constructed subject to all design and improvement standards for such uses as adopted by the County.
- B. Permanent occupancy is prohibited.
- C. Restaurants, gasoline service stations, convenience food stores, bait shops, and similar commercial establishments maybe when included as an integral but incidental part of a RV Court.
- D. One family dwellings, conventional construction or factory built, when used as a caretaker dwelling subject to the conditions of Section 3.3.26 of this Code. Also, customary accessory uses and structures.
- E. Guest cabins, conventional construction or factory built.
- F. Camping and picnic facilities.
- G. Driveways, streets, parking areas, common storage areas, landscape features, and similar uses and structures.
- H. RV watering and sanitary dump stations.

5.12.3 Area Requirements

- A. Recreational vehicle courts shall have a minimum court size of two (2) acres.
- B. Mountain recreational vehicle courts are permitted when included as part of a mountain recreation development.

5.12.4 Approval Procedure

Recreational Vehicle Courts shall be approved as required under Section 5.14.

5.12.5 Plan Required – Content

A detailed site plan of the proposed development shall be submitted. Said plan shall contain the following:

- A. Area and dimensions of the entire tract.
- B. The land uses and ownership of adjacent properties and the location and size of the access roads and off-site utility systems.

- C. The proposed location, width, surface treatment of all vehicular and pedestrian travelway and off-street parking areas.
- D. The location, size and number of proposed recreation vehicle sites.
- E. The location of all proposed service and recreation buildings, sanitary dump stations, caretaker dwellings, and other existing or proposed structures.
- F. The location and size of proposed water, sewer and outside lighting, refuse, disposal facilities and surface water drainage facilities and easements.
- G. Typical RV site details showing the location, size and proposed surface treatment of the pad, location and detail of utility connections, and provisions for landscaping.
- H. Identification of sites intended for use of independent, self-contained recreation vehicles or for tent camping.
- I. Plans and specifications of all buildings constructed or to be constructed within the court.
- J. The location of all open space for recreation and a general landscaping plan for such area.

5.12.6 Design Requirements

The layout and design of the development and the content of all required plats, engineering plans, and other required submissions shall be in accordance with County standards.

5.12.7 Water Rights Requirements

Satisfactory evidence of title to a permanent water right from a reliable water source in the amount necessary, as determined by the County, to meet minimum State Health requirements for all features of the project shall be submitted.

5.12.8 Improvement Requirements

The following improvements shall be installed according to County standards and shall be completed within one year from the date of final approval of the project by the County Commission; except that, upon a showing of good and sufficient cause, the County Commission may authorize an extension of the time limit for a period up to six (6) months. Financial assurances guaranteeing the construction of all required improvements shall be required as a condition of approval. Said assurances shall be in accordance with the provisions of Section 7.

- A. Streets, access and circulation system.
- B. Campsites with a density of not more than twenty-four (24) campsites per gross acre.
- C. Buffering, setbacks and fencing per approved plan.
- D. Water and sewer per County standards.

5.13 HOTELS, MOTELS AND APARTMENTS

5.13.1 Intent

The intent of this section is to establish guidelines dealing specifically with design approval, construction and operation of proposed new hotels, motels, and apartments. These provisions shall be supplemental and in addition to the general requirements for large-scale developments contained under Section 5.1 of this Code.

5.13.2 Location and Design Requirements

Hotels, motels and apartments shall comply to all applicable requirements of the underlying zone, and where the proposed hotel, motel or apartment is to be developed under the provisions relating to a planned unit development, all uses or structures shall comply with the plans for such project as approved by the County.

5.13.3 Approval Procedure

The procedure leading to approval of a hotel, motel or apartment – new construction shall be the same as set forth in Section 5.14.

Where such hotel, motel or apartment is being developed as a planned unit development, planned shopping center, or similar planned development, the procedures for part of approval of said planned development and the approval of said development as a hotel, motel or apartment project may be combined.

5.13.4 Required Documents

The following documents shall be prepared and submitted by the developer for each hotel, motel and apartment:

- A. Declaration of Covenants, Conditions, Restrictions and Management Policies.
- B. Management Agreement
- C. Open Space Easement, where deemed necessary
- D. Title Report
- E. Record of Survey Map/Final Subdivision Plat (when applicable)
- F. Statement from serving Sewer District that the District can serve the development.
- G. Satisfactory evidence of an entitlement to a firm and uninterruptible right to the use of culinary and fire water, from a recognized water supply agency for each lot or unit in the development, shall be submitted with each application. Where, in the opinion of the County Commission, a particular document as required under this Section is inapplicable for the particular hotel, motel, and apartment proposed, the County may waive the requirement for submitting said document.

5.14 ADMINISTRATIVE PROCEDURE FOR APPROVAL

- A. Review Fee
The County Commission shall set application and zoning administration fees by Resolution. Any additional fees for complex or unusual projects or extra costs incurred by the County for processing the application shall be based on the actual extra time and expense incurred in processing and reviewing the application. Documentation of the actual time and associated costs of the additional fees will be provided on request to the developer.
- B. Developer Meets with County Staff
The Developer of the proposed project shall meet with County staff to discuss the basic concept of the development and to obtain information concerning the County's and this Code's requirements for zoning approval and compliance, along with concept construction plans, and other required data to be submitted to obtain building permits.
The purpose of the conference is to acquaint the developer with the range of opportunities for development under the provisions of this Code, and the requirements and procedures for approval by the Planning and County Commissions. The County staff may suggest changes in the proposed development project so that the project may be more fully consistent with the County's development regulations, policies and this Code. The recommendations from the staff shall be purely advisory and in no way shall the conference be construed to constitute approval or disapproval of the plan.
- C. Developer Submits Plans, Documents, Statements, and Data
The developer shall submit to County staff all of the required applications, plans, documents, statements, data, approval from other agencies, along with any other documents required. Also an itemized estimate of the cost to construct the project, along with payment of the applicable fees, no later than fourteen (14) days prior to the next regular scheduled meeting of the Planning Commission so that staff can review the materials submitted for completeness and place the item on the agenda for consideration by the Planning Commission.

D. Staff Review Plans, Documents, Statements and Data, Take Action

The County staff will review the plans, documents, statements and other data submitted for approval of the proposed project for completeness and conformance with County standards, the Master Plan, and this Code. After review the staff shall either:

1. Conclude that the application and documentation is complete and place the item on the agenda for approval by the Planning Commission, or
2. Conclude that the application and documentation are incomplete, then notify the developer that said application is incomplete, and inform the developer as to what portions of the application and documents are incomplete.

The item will not be placed on the agenda of the Planning Commission until such time as the developer submits a complete application and documents, after which time the item will be placed on the next available meeting agenda of the Planning Commission.

If the item is placed on the agenda for Planning Commission approval, the developer will also submit the plans, documents, statements, and data required by other agencies such as the County Engineer, Road Supervisor, Weed Department Supervisor, County Attorney, Fire Marshal, Health Department, Utah Division of Oil, Gas & Mining, or other appropriate agency or official, as determined during the administration of the application.

E. Planning Commission Takes Action

The Planning Commission shall review and discuss the proposed project and staff recommendations at a regular or special meeting, and shall act to disapprove, table, approve, or approve with modifications, the proposed project.

If the proposed project is a subdivision, planned unit development, or other type of project which is required by this Code to receive other levels or stages of approval, the Planning Commission shall place the project item on the next Planning Commission agenda, and successive meeting agendas, for consideration of that next level of approval, as requested by the developer.

Approval or disapproval of the project by the Planning Commission shall not constitute final approval or disapproval of the project, but shall be deemed as a recommendation to the County Commission.

Upon full and final approval by the Planning Commission of the proposed project, the action will then be advertised according to the law for a Public Hearing to be held before the County Commission.

F. County Commission Holds Hearing and Takes Action

The Commission shall hold a public hearing and may take comments from the public, but may not consider public opinion when approving or disapproving a project. Upon reviewing the project, subject to a properly presented motion by a member of the Commission, they shall either:

1. Disapprove the project.
2. Approve the project as submitted and approved by the Planning Commission.
3. Approve the project subject to modification(s).

The final approval of the project shall be by passage of a motion by the County Commission, which outlines the project scope and identifies the territory to be included in the project plan. Upon completion by the developer, and acceptance of the project by the County, including the release of any financial guarantees, the approved project shall constitute the zoning requirements for the territory covered by the project. The specific requirements of the underlying zone shall be considered modified in conformance with the plans, plats, documents and agreements approved for the project.

If disapproved, no further action is required.

If approved as submitted, the developer will proceed to prepare final plans, documents, statements and data to be submitted to the Zoning Administrator who shall issue any Conditional Use or other Zoning Permits.

In the case of a Mountain Home or Recreation Development, Planned Unit Development, Condominium Project or other project requiring the filing of a plat, the developer shall prepare the required final plans, plats, documents, statements, data, financial guarantee, title report, or other documentation and permits required by other levels of government or agencies and officials, to be submitted to the Zoning Administrator. The Zoning Administrator shall review the plat and the documents and refer the plat to the County Surveyor or Engineer who shall review the plat for accuracy. Upon determining that the project is in full compliance with this Code and other applicable regulations, the Zoning Administrator shall submit the plat to the County Recorder for filing. The developer shall pay any recording fees.

If approved subject to modifications, the County Commission shall instruct the developer as to any modifications required, then refer the project to the Zoning Administrator who shall document that all such modifications have been made to the plans for the project, then either issue the appropriate permits or submit the plat to the County Recorder for filing and recording. The developer shall pay any recording fees.

No plat for a development approved under this section shall be recorded unless and until all of the requirements of this Code for such development has been received by Carbon County.

County Commission approval of any project administered under this section shall remain valid for a period of twelve (12) months, beginning from the date of the public hearing and approval by the County Commission. The time limit may be extended by action of the County Commission for periods not exceeding one (1) year. Any requests for extension of time shall be officially requested by the original developer in writing, and placed on the agenda of a Commission meeting for approval no later than thirty-one (31) days prior to the expiration of the one-year period. No construction shall be permitted until final approval of the development has been obtained.

G. Required Documentation

After receiving authorization to proceed, the developer shall submit to the Zoning Administrator the following:

1. For projects considered for a Conditional Use Permit:
 - a. Payment in full of any required zoning administration fees.
 - b. One copy of the final plans, documents, statements and data for the project.
 - c. Any required development agreements, prepared at the expense of the developer, in a form acceptable to Carbon County.
 - d. Any required financial or performance guarantees.
2. For projects requiring the filing and recording of a plat:
 - a. The original Mylar and one (1) print of the final plat.
 - b. Final engineering drawings.
 - c. Documents indicating full compliance with the culinary and fire water and sewage disposal requirements for each lot in the project, as determined by the County.
 - d. An itemized estimate of the cost of constructing all required private or public improvements, prepared by the developer or his agent, engineer, or contractor, which has been approved by the County Engineer.
 - e. A title report, covering the property within the final plat area, to identify all interests in the property which may have an affect on the title and to establish that the land proposed for subdivision is free of boundary conflicts and that the proper dedications can be made. This requirement shall also ensure that purchasers of lots will have a clear and marketable title.

- f. A storm drainage plan for the area effected by the development prepared by a professional engineer and which has been reviewed and approved by the County Engineer.
 - g. Final copies of all other required documentation, when applicable.
 - h. A performance guarantee in an amount determined by the cost estimate and Section 7 of this Code.
 - i. A development agreement, which outlines the work to be performed, the duties of the developer, and any other pertinent details.
3. For Utility Transmission projects: A plan of the proposed transmission project shall be submitted. Said plan shall show:
- a. Location and width of rights-of-way.
 - b. Proposed location of all lines and related structures.
 - c. Summary of all proposed clearings, access roads, road construction activity or similar activity.
 - d. Other data as required by the County.
 - e. An environmental impact statement that identifies and evaluates the significant impacts upon the social, economic and natural environment of the County, when required by the County Commission.
 - f. A reclamation plan.
4. Performance Guarantee
- The County Commission may, if deemed necessary, require a financial guarantee per Section 7 of this Code that will insure installation of the project in accordance with the final plan. The financial guarantee shall be released by the Board of County Commissioners following completion of the project, but only after final inspection by the County Commission, or designated agent, to determine compliance with the final plan.