

Chapter 17.66SPECIAL DEVELOPMENT PLANSSections:

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17.66.010 Purpose. Under the normal provisions of this title, a separate zone lot must be designated and maintained for each structure containing a permitted use or uses. Pursuant to the procedures set forth in this chapter, two or more structures containing permitted uses may be erected and maintained on the same zone lot and several zone lots may be combined into a special development plan of two or more structures containing the same or different permitted uses. This procedure is intended to permit diversification in the location of structures on the land while yet maintaining adequate standards for the preservation of the public health, safety and welfare. (Ord. 68 §11(a), 1980)

17.66.020 Applicability. The provisions of this chapter shall apply to the placing of two or more structures containing permitted uses on the same zone lot in the following zone districts: R-S, R-1, R-2, R-4, MH, C-1 and I-1. (Ord. 68 §11(b), 1980)

17.66.030 Application. All applications for the approval of a development plan shall be filed with the zoning administrator. Such applications shall include the statement provided for in Section 17.66.040 and the plat or plan provided for in Section 17.66.050. (Ord. 68 §11(c)(1) (part), 1980)

17.66.040 Statement of owners. Applications for approval of a development plan shall include a statement certifying that the signatories are the owners of the land area described and agree to be bound by the provisions of the development plan as follows:

It is agreed that the conditions of this Development Plan shall be binding upon the undersigned, their successors and assigns, shall limit and control the issuance and validity of all zoning permits, and shall restrict and limit the location, construction and use of all land and structures included within the plan to all of the conditions set forth upon the plan; and that the Development Plan may be amended only upon application to and approval by the Planning Commission.

Executed this _____ day of _____, 19____, by:

STATE OF)
COUNTY OF) ss

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., by _____ as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires _____

Notary Public

(Ord. 68 §11(c)(1)(a), 1980)

17.66.050 Plat or plan. Applications for approval of a development plan shall include two prints of a plat or plan drawn to scale showing at least the following detail:

A. The legal description of the land area included in the proposed zone lot;

B. The land area to be included within the development plan, its present zoning classification, the zoning classification of abutting lands and all public and private rights-of-way and easements abutting or crossing the land area which are existing, proposed or to be abandoned. The boundary of the area included within the development plan shall be shown in a heavy solid line with appropriate angles and distances noted;

C. The proposed finished grade of the designated area;

D. The location of each existing and proposed structure in the designated area together with a notation of the permitted uses to be contained in the structure, the height of the structure and the location of the entrances and loading areas;

- E. All curb cuts, driving lanes, parking areas and loading areas;
- F. All pedestrian walks and malls and open areas;
- G. The location and height of all fences and walls and the location, height and size in square feet of all signs;
- H. The type of surfacing and paving, turf or gravel;
- I. The location of all fire hydrants;
- J. The location of landscaping and general type of landscaping materials;
- K. A certificate and date of approval of the planning commission, reading:

Approved by the Town of Pinedale Planning Commission
 this _____ day of _____ A.D., 19____.

 Chairman

- L. A certificate for recording with the county clerk and recorder as follows:

The Development Plan was filed for record in the
 Office of the Clerk and Recorder at _____ o'clock,
 _____.m., _____.

 County Clerk

(Ord. 68 §11(c) (1) (b), 1980)

17.66.060 Final subdivision plat. If the proposed development plan involves the dedication of a street or the platting or replatting of subdivision blocks or lots, the development plan shall be accompanied by a final subdivision plat meeting all of the requirements of the subdivision regulations of the town. (Ord. 68 §11(c) (2), 1980)

17.66.070 Review. A. The zoning administrator shall receive all development plans submitted pursuant to this chapter and shall review the submitted development plans for appropriateness and for compliance with these regulations. During its review of the development plan, the zoning administrator may make development plan information available to and confer with any agency or person. Upon completing its review the zoning administrator shall make a written recommendation for approval or disapproval of the plan and schedule the development plan and the zoning administrator's recommendations for discussion at a regular meeting of the planning commission.

- B. The planning commission's consideration of the development plan shall be based on the following standards:
 1. The structures noted on the plan must meet all

of the limitations as to height, setback, open space and regulations governing in the zoning district in which the development plan is located.

2. Adequate provisions must be made for:
 - a. Proper grading, paving and treatment of turf to handle storm water and prevent erosion;
 - b. Pedestrian ways and open spaces which are safe and convenient and separated from vehicular traffic, loading and parking;
 - c. Safe and efficient vehicular circulation, both on the site and at the entrance to the public street system;
 - d. Safe play and recreational areas for residential complexes intended for family occupancy;
 - e. In industrial complexes, screening or planting to shield any adjacent residential areas from the visual encroachment of commercial architecture and activity.
3. Buildings shall not be so arranged that any part of any building containing a permitted use is closer than fourteen feet from another building containing a permitted use.
4. Buildings shall not be so arranged that any building is inaccessible by emergency vehicles. (Ord. 68 §11(d)(1), 1980)

17.66.080 Planning Commission action. After due deliberation, the planning commission shall either approve or disapprove the development plan. An approved development plan shall be recorded by the town clerk-treasurer and a copy filed among the records of the chief building inspector as a reference in issuing the proper permits. If the development plan is disapproved, the planning commission shall state in writing conditions whereby the plan might gain approval. (Ord. 68 §11(d)(2), 1980)

17.66.090 Consideration if subdivision plat included. If the development plan is accompanied by a subdivision plat which is proposed as an integral part of the development plan, the matter shall be considered in accordance with the provisions of Title 16 of this code. (Ord. 68 §11(d)(3), 1980)

17.66.100 Binding nature; effect on permits and certificates. Development plans approved by the planning commission and recorded and filed by the town clerk-treasurer shall be binding upon the owner or owners of the land included in the plan and all permits and certificates shall be issued in accordance with the recorded plan. (Ord. 68 §11(e), 1980)

17.66.110 Withdrawal or amendment. Recorded development plans may be withdrawn or may be amended pursuant to the same conditions and procedures whereby they first gained approval. (Ord. 68 §11(f), 1980)