

12-1-14 INDUSTRIAL PARKS

12-1-1405 REVIEW BY PLANNING COMMISSION

In order that it may approve an industrial park, the Planning Commission shall have authority to require that the following conditions be met by the applicant:

1. Financial Ability of Applicants

That the proponents of the industrial park have demonstrated to the satisfaction of the Planning Commission their financial ability to comply with regulations imposed on the proposed project pursuant to this Ordinance.

2. Time Limit

That the proponents will start construction of the park within one year of the approval of the project and any necessary zone district change, and that said construction shall be completed within 4 years from the date construction begins.

3. Conformity to General Plan

That the proposed industrial park conforms to the Juab County General Plan in terms of general location, use of land, and in standards of development.

4. Environment

That the proposed development will be in harmony with or complementary to the character of the zone district and have no adverse impact on adjacent or surrounding development.