



Uintah City

2191 East 6550 South
Uintah, UT 84405

Phone: 801-479-4130
FAX: 801-476-7269

CONDITIONAL USE APPLICATION COMMERCIAL PROPERTY

\$500.00
+ \$300.00 for every acre over 1 acre
Application Fee

CUP fee paid _____
BL fee paid _____

Date Received		Zone		Application No.	
PROPERTY OWNER(S):				Phone:	
Property Address:				Cell:	
City:	State:	Zip:	Fax:		
Email Address and or web page:					
Business Name				Parcel Tax ID Number:	
APPLICANT/AGENT (if different than property owner)			State Contractors No.:	Phone	
Address:				Cell:	
City:	State:	Zip:	Fax:		

Present Zoning of the Property: _____

Present Use of the Property: _____

Acreage of the Property: _____ Width of Property on the Street: _____

If you need more space for any item, attach an addendum sheet to this application.

Proposed Conditional Use of the Property :(State in detail what is intended to be done with the property)
Development Schedule: Present the proposed timetable for the initiation and completion of any proposed construction. Projects contemplated in phases should be so noted:

What are the intended hours of operations?

What is the anticipated number of employees?

Parking provisions (Explain in detail what provision will be available):

What type of equipment, materials, machinery, tools, and merchandise stock involved in this use?

TEMPORARY USES:			
	YES	NO	COMMENTS
Is the Conditional Use Permit for a temporary use?			

COMMERCIAL CONDITIONS			
	YES	NO	COMMENTS
Will the proposed use's traffic ingress and egress routes adversely affect the general traffic patterns in the area?			
Will the proposed use's parking facilities adversely affect traffic circulation or access to public street?			
Will the proposed use create a hazard for pedestrian traffic in the area?			
Will the design of the proposed use's building design be compatible with adjacent structures?			
If the development is adjacent to a residential zone or use, will the proposed use adversely affect neighboring residential zones or uses?			
Will the proposed use's sign(s) be compatible with the area?			

RESIDENTIAL CONCERNS			
RESIDENTIAL CONCERNS	YES	NO	COMMENTS
Will the proposed use generate enough traffic that it will be detrimental to the immediate neighborhood?			
Will the proposed development overload the carrying capacity of the local streets?			
Will the proposed use's parking facilities adversely affect adjacent residential properties?			
Will the proposed use's parking facilities be effectively screened from adjacent residential properties?			
Will the proposed use, including any landscaping, be complementary to the aesthetics of the surrounding area?			
Will the proposed sign(s), if any, adversely affect the surrounding area			
SAFETY FOR PERSONS AND PROPERTY			
SAFETY FOR PERSONS AND PROPERTY	YES	NO	COMMENTS
Are building elevations and grading plans needed to prevent or minimize floodwater damage because the property may be subject to flooding?			
Are there irrigation ditches, drainage channels, and other potential unattractive nuisances existing on or adjacent to the property that need to be relocated, covered, or fenced?			
Are increased setback distances from lot lines necessary to ensure public safety and to ensure compatibility with the intended characteristics of the zone?			
Are appropriate design, construction, and location of structures, buildings, and facilities needed in relation to property and limitations on the use due to special site conditions?			
Will there be any signs on the property? Will the requirements of the ordinance be met?			
Will there be any truck loading and unloading on the property? Will the requirements of the ordinance be met?			
Is the construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants, and street lighting necessary?			

HEALTH AND SANITATION	YES	NO	COMMENTS
Will there be sufficient water to serve the intended land use?			
Are the current wastewater disposal system and the solid waste disposal system sufficient to meet the needs of the proposed use?			
Will there be construction of water mains, sewer mains, and drainage facilities that will serve the proposed uses or development of the land?			
Are there other requirements that are needed to ensure the health, safety, and welfare of residents within the City?			
ENVIRONMENTAL CONCERNS	YES	NO	COMMENTS
Will there be any imitations on the use because of sensitive areas due to soil capabilities, wildlife, and plant life.			
Will there be any need for the control, elimination, or prevention of land, water or air pollution; the prevention of soil erosion; or the control of objectionable odors and noise?			
Will it be necessary to have the planting of ground cover or other surfacing to prevent dust and erosion?			
Does the proposed use involve any cutting and/or filling of the land? Will restructuring of the land and planting be required?			
GENERAL PLAN INTENT, AND CHARACTERISTICS OF VICINITY	YES	NO	COMMENTS
Will there be any removal of structures, debris or plant materials, which will be incompatible with the intended characteristics of the zone?			
Will screening of yards or other areas as protection from obnoxious land uses and activities necessary?			
Will landscaping to ensure compatibility with the intended characteristics of the zone be necessary?			
Will limitations or controls on the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development or to conceal storage areas, utility installations or other unsightly development be required?			
Will relocation of proposed or existing structures as necessary to provide for future streets on the Master Street Plan, adequate sight distances for general safety, ground water control or similar problems be required?			

STOP HERE

THE REMAINING SECTIONS ARE TO BE FILLED OUT BY THE PLANNING COMMISSION

FINANCIAL GUARANTEE: Will a financial guarantee in favor of the City be required to assure compliance with any of the conditions?	YES	NO	COMMENTS
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Issues Addressed:

In order to guarantee that the Conditional Use, once authorized, will not become a nuisance to the neighbors, the PC may impose other reasonable conditions initially and subsequently to protect the public health, safety, peace, and welfare of the residents of the surrounding area.

Issue	Conditions

BASIS FOR ISSUING CONDITIONAL USE PERMIT

Based on the answers to the above questions, and any additional conditions for certain conditional uses as allowed in each zone with special requirements relating to the individual type of use, a Conditional Use Permit shall not be granted unless evidence is presented which establishes the following:

<u>Necessity:</u> Is the proposed use necessary or desirable to provide a service or facility which will contribute to the general well-being of the community?	YES	NO	COMMENTS
<u>Compliance With Regulations And Conditions:</u> Will the proposed use, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, welfare, and safety and of persons or injurious to property and improvements in the area?			
<u>Conformance To General Plan:</u> Will the proposed use conform to the intent of the General Plan?			
<u>Use Not Detrimental:</u> Will the proposed use, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety, and welfare of persons nor injurious to property and improvements in the community?			
<u>Use Not Detrimental:</u> Will the proposed use be compatible with and complimentary to the existing surroundings uses, buildings, and structures after consideration of the above conditions?			