



Uintah City

2191 East 6550 South
Uintah, UT 84405

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

CONDITIONAL USE APPLICATION HOME BASED BUSINESS – MINOR & MAJOR

\$50.00 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)

What type of modification to the residential structure is anticipated because of this use?

Development Schedule: Present the proposed timetable for the initiation and completion of any proposed construction. Projects contemplated in phases should be so noted:		
What is the finished square footage of the residence?		
What portion of the residence will the home based business occupy?		
What are the intended hours of operations?		
Will a garage or accessory structure be used in connection with the home based business? If yes, submit plans for the structure.	YES	NO
Number of person coming to the home as a result of this application:	At any one time:	On a daily basis:
Will the home based business include a part-time employee? If yes, how many?	YES	NO
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: Is the Conditional Use Permit for a temporary use?	YES	NO	COMMENTS
HOME BASED BUSINESS CONCERNS	YES	NO	COMMENTS
Is the business limited to persons who actually reside on the premises?			
Does the business require exterior alterations and will it retain the general character and appearance of a residential dwelling?			
Does the home based business include more than 400 sq. ft. or 25 percent, whichever is less, of the ground floor area of the home?			
Does the business include the storage on or sale from the premises of goods or commodities which are not produced on the premises?			
Is the business open to the public at times earlier than 8:00 a.m. or later than 9:00 p.m?			
Is the dwelling of the home based business a multi-family dwelling?			
Is there more than one visiting client or merchandise oriented home based business contained within the single dwelling?			
Does the business attract customers, clients, or students to the premises for sales or services?			
Is the business for selling parties located within the residence?			
Do the selling parties have more than 10 buying customers at any one time or more than one party every three months?			
Does the business provide adequate off-street parking?			
Is there storage or parking on the premises or on the streets in the vicinity of the premises of tractor-trailers, semi-trucks, or other heavy equipment that is used in an off-premise business for which the dwelling is being used as a home based business office?			
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	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?			
	YES	NO	COMMENTS
Will the construction of recreational facilities be necessary to satisfy needs of the conditional use?			
Will there be population density and intensity of land use limitations where land capability and/or vicinity relationships make it appropriate to do so to protect health, safety, and welfare?			
Are there any other improvements which serve the property in question and which may compensate in part or in whole for the possible adverse impacts to the zone from the proposed conditional use?			

APPLICANT'S AFFIDAVIT

State of Utah _____)
County of _____)

I (we) _____, being duly sworn, depose and say I (we) am (are)
Property Owner(s)
the sole owner(s)/agent of the owner(s), of the property involved in this application, to-wit,
_____ and that the statements and answers contained herein, in the
Property Address
attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the
application. Also, all statements and information are in all respects true and correct, to the best of your
knowledge and belief.

Dated this ___ day of _____, 20_____

Signed _____
Property Owner Property Owner

AGENT AUTHORIZATION

State of Utah _____)
County of _____)

I (we) _____, the sole owner(s) of the real property located at
Property Owner(s)
_____, Uintah City, Utah, do hereby appoint
Property Address
_____, as my (our) agent to represent me (us) with regard to this application
Agent's Name
affecting the above described real property, and to appear on my (our) behalf before any city boards considering
this application.

Dated this ___ day of _____, 20_____

Signed _____
Property Owner Property Owner

Dated this ___ day of _____, 20_____

Signed _____
Authorized Agent

STOP HERE

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

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

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
Modifications to required conditions:	The business is limited to persons who actually reside on the premises.
	The business shall not require exterior alterations and shall retain the general character and appearance of a residential dwelling.
	The home based business shall not include more than 400 sq. ft. or 25 percent, whichever is less, of the ground floor area of the home.
	The business shall not include the storage on or sale from the premises of goods or commodities which are not produced on the premises.
	The business shall not be open to the public at times earlier than 8:00 a.m. nor later than 9:00 p.m.
	No more than one visiting client or merchandise oriented home based business shall be permitted within any single dwelling.
	A home based business that attracts customers, clients, or students to the premises for sales or services shall not be allowed in multi-family dwellings.
	Selling parties shall be limited to not more than 10 buying customers at any one time and not more than one party every three months.
	A business that attracts customers, clients, or students to the premises shall provide adequate off-street parking.
There shall be no storage or parking on the premises or on the streets in the vicinity of the premises of tractor trailers, semi-trucks, or other heavy equipment used in an off-premise business for which the dwelling is being used as a home based business office except that not more than one truck of one-ton capacity or less may be parked on premise during off work hours at night.	

HOME BASED BUSINESS – MINOR

Home based businesses which meet all of the required conditions without modifications and are licensed in Uintah City as a Home based business shall be defined as minor home based business.

HOME BASED BUSINESS – MAJOR

Major home based businesses are defined as home based businesses within the permitted zones that are licensed in Uintah City as a General Business and which do not meet the required conditions without being specifically modified by the Planning Commission.

Planning Commission’s recommendation regarding Minor or Major home based business:

ADDITIONAL ISSUES

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:

	YES	NO	COMMENTS
<p><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?</p>			
<p><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?</p>			
<p><u>Conformance To General Plan:</u> Will the proposed use conform to the intent of the General Plan?</p>			
<p><u>Use Not Detrimental:</u> Will the proposed use, under the circumstances of the particular case and the conditions imposed, be neither detrimental to the health, safety, and welfare of persons nor injurious to property and improvements in the community?</p>			
<p><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?</p>			