APPLICATION FOR A CONDITIONAL USE PERMIT

AS PROVIDED BY THE CITY OF SANTA CLARA, UTAH, ZONING ORDINANCE

Application Fee: $300.00

DATE: _____

The undersigned applicant is the owner of the following legally described property: (Give exact legal description to include Section, Township, Range, Lot Subdivision, Street Address, Business Name):

_____

_____

_____

Attach a plot plan, drawn to scale, of the property involved showing the following information:
1. Prepare site plans and elevations;
2. Show existing and proposed buildings, fences, and general landscape layout;
3. Show parking, loading areas, and automobile circulation;
4. Show any existing and proposed signs, lighting;
5. Show vicinity map (major/minor streets, intersections, neighboring subdivisions, and relative location within the city), drainage plan and topography of irregular land;
6. Include any other pertinent information.

Are there any deed restrictions affecting the use of the property involved? Give the expiration date of these restrictions:

_____

_____

Would the proposed use be materially detrimental to the surrounding property:

_____

_____

The undersigned property owner requests a CONDITIONAL USE PERMIT as permitted in the Santa Clara City Zoning Ordinances to use the above-described property for the following purposes (attach additional sheets if necessary):

_____

_____

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_____

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_____

Revised 08/25

17.40.055: GENERAL STANDARDS FOR APPROVAL OF CONDITIONAL USES:

A conditional use shall be approved if reasonable conditions are imposed to mitigate the reasonably anticipated detrimental effects of the proposed use. The following standards must be met in order to mitigate the reasonably anticipated detrimental effects, if imposed as a condition of approval:

A. Noise:
    1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others.

B. Dust:
    1. Comply with all air quality standards, State, Federal and local.
    2. Use shall not create unusual or obnoxious dust beyond the property line.

C. Odors:
    1. Comply with all air quality standards, State, Federal and local.
    2. Use shall not create unusual or obnoxious odors beyond the property line.

D. Aesthetics:
    1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone.

E. Safety:
    1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems.
    2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the City Engineer in conformance with City engineering standards and all State, local and Federal laws.

F. Traffic:
    1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "C".
    2. Uses shall follow City access management standards and not create hazards to other drivers or pedestrians.

G. Height:
    1. A building's height and scale shall fit into the overall context of the surrounding area.
    2. Photo simulations may be required by City staff or the Planning Commission showing all sides of the building(s) and showing how the building fits into the surrounding area, including its relationship to nearby ridges, hills, and buildings.

H. Hours Of Operation:
    1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.

I. Utility Capacity:
    1. Utility capacity is sufficient to support the use at normal service levels.

J. Public Health:
    1. Use shall comply with all Sanitation and Solid Waste Disposal Codes.
    2. Use shall not create public health concerns. (Ord. 2015-11)

17.40.060: PLANNING COMMISSION ACTION:

The planning commission may approve, modify, and approve, or deny the conditional use application made to the planning commission. The planning commission shall require such regulations and conditions as may be deemed necessary to protect the public health, safety, welfare, and aesthetics of the area. In approving a conditional use permit, the planning commission shall find:

    A. That the proposed use is necessary or desirable and will contribute to the general well-being of the city;

    B. That the use will not be detrimental to the health, safety, welfare, or aesthetics, or detrimental to property or improvements in the area;

    C. That the proposed use will comply with the regulations of this title;

    D. That the proposed use is in harmony with the intent and purpose of the general plan, or that the plan shall have first been amended through public hearing. (Ord. 97-06 § 9-6)

WHEN A CONDITIONAL USE PERMIT IS GRANTED SUBJECT TO CONDITIONS, SAID CONDITIONAL USE PERMIT DOES NOT BECOME EFFECTIVE UNTIL SUCH TIME AS THOSE CONDITIONS HAVE BEEN MET.

NOTE: A CONDITIONAL USE PERMIT <u>DOES NOT</u> ELIMINATE THE NECESSITY OF OBTAINING A BUILDING PERMIT. A PERMIT IS REQUIRED FOR CONSTRUCTION OF <u>ALL</u> BUILDINGS IN THE PROJECT.

A Conditional Use Permit shall be good for one (1) year after final approval, or as otherwise determined by the Santa Clara Planning Commission. If at the end of one (1) year construction has not been commenced, the Permit shall become null and void unless a request is made with the Planning Commission for an extension. Extensions may be granted for a period of time not to exceed six (6) months.

If use is discontinued for a period of six (6) months, or if property is sold or developed by someone other than applicant, the conditional use is null and void.

_____   _____
          Signature of Applicant   _____
                                                                        Address of Applicant

_____   _____
        Printed Name of Applicant   Phone number/email of Applicant