



CONDITIONAL USE APPLICATION

Grand County Courthouse: 125 E. Center St. Moab, UT 84532; Phone: (435)259-1343

FOR OFFICE USE ONLY

Date of Submittal: _____ Conditional Use Processing Fees: **\$550.00**
 Submittal Received by: _____ Amount Paid: _____ Fees Received by: _____

CONTACT INFORMATION

Property owner: _____
 Address: _____
 Phone: _____ cell: _____ fax: _____
 Email address: _____

Engineer: _____
 Address: _____
 Phone: _____ cell: _____ fax: _____
 Email address: _____

Property owner representative: _____
 Address: _____
 Phone: _____ cell: _____ fax: _____
 Email address: _____

PROJECT INFORMATION

Project name: _____
 General location of the property: _____
 Size of the subject property: _____ acres
 Current Zoning: _____ district

REQUIRED – Each of the following agencies will review for their ability to serve the proposed development through adequate existing and future easements, or provide a letter with detailed requirements for the proposed development. Applicants must consult each of the following agencies and obtain will serve letters or signatures on the attached sheet from each agency prior to submitting a development application. A will serve letter does not constitute a final approval of your development plans.

- Moab Valley Fire Department
- Grand County Road Supervisor
- Grand Water and Sewer Service Agency
- Rocky Mountain Power
- FEMA Floodplain Administrator
- Dominion Energy

SUBMITTAL REQUIREMENTS

Conditional Use Permit applications shall contain, at a minimum, the following supporting materials through the approval process according to the following submittal schedule:

1. **APPLICATION SUBMISSION.** Two complete sets of all supporting materials shall be submitted with this application. These complete sets should include one large (24" x 36") set as well as one electronic copy. If the plans are not approved as submitted, two corrected large sets of plans, one small set of plans, and one electronic copy of plans shall be submitted that comply with the Zoning Administrator's approval.
2. **PRIOR TO MEETING.** Revised sets of plans shall be submitted prior to the application being placed on a Planning Commission /County Council meeting. (Check with Planning Department)
3. **POST MEETING.** If the revised sets of plans are not approved as submitted two corrected sets of plans shall be submitted that comply with the Planning Commission's approval.

Site Plan (& Survey if applicable). The applicant shall submit a site plan (and certified survey if applicable) of the proposed land area. The site plan shall require, at a minimum, the following information:

1. Subject land area acreage;
2. Adjacent uses and predominant uses in the vicinity;
3. Existing zoning designation within 100 feet of the exterior boundary of the parcel;
4. Drives, streets, and rights-of-way; (LUC Sec. 6.2)
5. Easements;
6. Landscaping and screening; (LUC Sec. 6.4)
7. Location and dimensions of structures and signs; (LUC sign regulation Sec. 6.5)
8. Typical elevations of such buildings;
9. Access ways, including points of ingress, egress;
10. Topography; and
11. Specific areas proposed for specific types of land use.

Additional Information required for Site Plan review if there is new construction or occupancy changes.

1. Parking; (LUC Sec. 6.1)
2. Sidewalks and trails;
3. Fences and walls; (LUC Sec. 6.3)
4. Location and type of lighting; (LUC Sec. 6.6)
5. Building elevations;
6. Any areas in a natural drainage or the 100 year floodplain; (*LUC Sec. 6.7 and 6.8)

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7. Any areas with slopes in excess of 30 percent;
 8. Existing and proposed easements, areas proposed for public dedication.
 9. Compatibility Standards (LUC Sec.6.10)

*A drainage plan shall be required if proposing installation of more than 7,000 square feet of impervious area.

Applicant Statement. A written statement by the Applicant explaining the rationale for the conditional use request relative to the Conditional Use Criteria imposed by Sec 9.11.6, Grand County LUC and the Use Specific standards for the proposed use. In making its determination, the County Council shall consider the recommendation of the Planning Commission, staff reports, and the written and oral testimony presented, and the following criteria:

Sec. 9.11.6 Conditional Use Criteria:

A. Effect on Environment

The location, size, design and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property, nor cause substantial or permanent interference with the right to peaceful enjoyment of property.

B. Compatible with Surrounding Area

The proposed site plan, circulation plan and schematic architectural designs shall be complementary with the character of the surrounding area with relationship to scale, height, landscaping and screening, building coverage, and density.

C. External Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the county through the creation of noise, glare, fumes and odors, dust, smoke, vibration, fire hazard, excessive light, or other injurious or noxious impact. The applicant shall provide adequate mitigation responses to these impacts.

D. Infrastructure Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the county through impacts on public infrastructure such as roads, parking facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to provide services adequately.

E. Consistent with LUC and General Plan

The proposed use will be consistent with the purposes of this LUC, the General Plan, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses otherwise permitted in the zone in which it is located.

F. Parcel Size

The proposed use may be required to have additional land area, in excess of the lot area otherwise allowed by the underlying zoning district, as necessary to ensure adequate mitigation of impacts on surrounding land uses and the zoning district.

Use-specific Standards. Check with the Planning Office for information regarding the use specific standards required for the proposed use you are requesting.

Title Report. A preliminary title report from a licensed title company or attorney listing the name of the property owner(s) and all liens, easements and judgments of record affecting the subject property, and of the preliminary plat.

Posting. The applicant is responsible for posting a sign noticing the public hearings (please see attached for a reduced size template and requirements). The applicant is responsible for wind and water proofing the sign as well as placing it in a prominent place on the land area proposed for subdivision with a notice of the hearing at least 10 days prior to the public hearings.

Application Fee. The process / filing fee of \$550.00 shall be paid in full – additional engineer fees may apply.

Operating Data & Evaluation. Any and all information, operating data and expert evaluation necessary to clearly explain the location, function and characteristics of any building or use proposed;

APPLICANT CERTIFICATION

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete and accurate to the best of my knowledge. I certify that if I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Grand County may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Grand County Land Use Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this resolution. I also agree to allow the Staff, or County appointed agent(s) of the County to enter the subject property to make any necessary inspections thereof.

Property Owner's Signature: _____ Date: _____



REQUIRED – The representative signing below is acknowledging that they have reviewed plans submitted in conjunction with the proposed (project) _____. By providing a signature below, each agency is confirming their ability to serve the proposed development. It may be necessary for further collaboration with certain agencies to assure adequate existing and future easements are provided for, in such a case the agency will provide a letter with detailed requirements for the site.

Moab Valley Fire Department _____
46 South 100 East, Moab, UT 84532 (435) 259-5557

Grand County Road Supervisor _____
3500 S. Hwy. 191, Moab, UT 84532 (435) 259-5308

Grand Water and Sewer Service Agency _____
3025 E. Spanish Trail Rd., Moab, UT 84532 (435) 259-8121

Rocky Mountain Power _____
308 N. 100 W., Moab, UT 84532 1-888-221-7070

(Provide site map if applicable)

FEMA Floodplain Administrator _____
125 E. Center St., Moab, UT 84532 (435) 259-4134

(If applicable)

Thompson Springs Fire Dist. _____
101 Firehouse Lane, Thompson, UT 84540 (435) 259-9919

(If applicable)

Utah Department of Transportation _____
940 S. Carbon Ave., Price, UT 84501 (435) 650-1156

(If applicable)

Dominion Energy (Gas) _____
246 S. 500 W., Moab, UT 84532 (435) 719-2491