



## TOOELE CITY CONDITIONAL USE APPLICATION AND CHECKLIST

The purpose and intent of a conditional use is to allow compatible uses in zoning districts which are related to the permitted uses in the zoning district, and may be suitable and desirable only by compliance with conditions specified by the Planning Commission.

All conditional use applications will be heard by the Planning Commission. Applications (see checklist below) must be filed with the Community Development Department no later than 15 days prior to the Planning Commission Meeting. The Planning Commission will consider the following as they relate to the proposed conditional use:

- (1) the proposed use is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood;
- (2) the location of the proposed use is compatible to other land uses in the general neighborhood and does not place an undue burden on existing transportation, utilities, and service facilities in the vicinity;
- (3) the site is of sufficient size to accommodate the proposed use together with all yards, open spaces, walls, and fences, parking and loading facilities, landscaping, and such other improvements as required by this Code;
- (4) the site will be served by streets of sufficient capacity to carry the traffic generated by the proposed use;
- (5) the proposed use, upon compliance with all conditions imposed, will not significantly affect other property or potential development in the vicinity, or the health, safety, convenience, or general welfare of the community;
- (6) the proposed use, upon compliance with all conditions imposed, will not significantly increase traffic, light, odor, noise, or environmental pollution generated in the vicinity;
- (7) the architectural design of proposed use, upon compliance with all conditions imposed, will not significantly vary from the architectural characteristics of other structures in the vicinity; and,
- (8) the proposed use will not involve materials which are determined by the Tooele City Fire Chief to be hazardous, dangerous, or otherwise pose a threat to the health, safety, and welfare of the community. (Section 7-5-4)

Conditional Use Application Checklist
<p>1. Fifteen (15) 11'X17" copies, plus two (2) 24"X36" copies of an accurate scale drawing showing the following:</p> <ol style="list-style-type: none"> <li>a. Existing and/or proposed streets</li> <li>b. Existing and/or proposed buildings</li> <li>c. Property lines</li> <li>d. Uses</li> <li>e. Driveways</li> <li>f. Pedestrian walks</li> <li>g. Off-street parking</li> <li>h. Off-street loading areas</li> <li>i. Landscaped areas</li> <li>j. Date and north point, written and graphic scales</li> <li>k. Existing topography</li> </ol> <p><i>Note: If a Conditional Use Application is submitted with a Site Plan Application, it is not necessary to submit additional copies of the site plan.</i></p>
<p>2. List of names and complete addresses (street number, street name, town, zip code) of property owners of each parcel or lot located within a 200 foot radius of the subject property. (Obtain from Tooele County Recorder)</p>
<p>3. Such other information, plans, maps, diagrams, and information that may be necessary to assure full presentation of facts for the record and to assist the Planning Commission in making a determination.</p>
<p>4. If the applicant is not the property owner of record, a letter of authorization must be submitted with the application</p>



## CONDITIONAL USE APPLICATION

FOR OFFICE USE ONLY  
 Receipt No. \_\_\_\_\_ Fee \$75.00  
 Date Received \_\_\_\_\_

<b>This section to be completed by the applicant/representative:</b>		
Name of Owner/Applicant:		
Street Address of Property Owner/Applicant:		
City:	State:	Zip Code:
Phone:		
Street Address of Subject Property:		
City:	State:	Zip Code:
Present Zoning Classification:	Size of Property:	Size of Existing Bldgs:
Reason for Conditional Use:		
Description of present use of subject property:		

\_\_\_\_\_  
Signature of Applicant/Owner

\_\_\_\_\_  
Date

County of \_\_\_\_\_

Subscribed and sworn to (or affirmed) before me \_\_\_\_\_ day of \_\_\_\_\_ of 20\_\_.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Please note: By submitting this application form to the City, the Applicant acknowledges that the above list is not exclusive and under no circumstances waives any responsibility or obligation of the Applicant and or his Agents from full compliance with City Master Plans, Codes, Rules and or Regulations.

To be completed by the City:	
Date Submitted:	Received by:
Planning Commission Date:	