

•Community Development Department•

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Mayor • Steve Curtis
City Manager • Alex R. Jensen
Asst. City Manager • James S. Mason



**APPLICATION FOR
CONDITIONAL USE
(Chapter 19.14)**

To receive an authorized application, the applicant must meet the following regulations
Updated 3/25/08

FEE: \$100.00

(Plus Site Plan Review Fees when applicable)

Receipt # _____

Date _____

Applicant's Name _____

(Please Print)

Address _____

Street

City

State

Zip

Phone: _____

Fax: _____ Email: _____

Property Owner's Name _____

(Please Print)

Address _____

Street

City

State

Zip

Phone: _____

Fax: _____ Email: _____

Application is hereby made to the Layton City Planning Commission requesting that:

_____ be permitted as a "conditional use" on

(type of use)

property located at _____ in a _____ zone, for the purpose of:

Please indicate if proposal will include "illuminated signage" and/or "outlining of a building with exposed neon tube lighting". This is considered a "conditional use".

- Current property owner must sign "Property Owner Affidavit" and/or "Agent Authorization" before this application can be submitted for review.

Please complete the following:

- I. On a separate sheet of paper state in detail what is intended to be done on or with the property.
 All applications shall include a site plan, which shall contain the information on the APPLICATION AND PROCEDURES FOR COMMERCIAL/INDUSTRIAL/MULTI-FAMILY SITE PLAN AND BUILDING PERMITS. Please ask for a Site Plan packet.
- II. Explain fully the manner in which your application will satisfy each of the following conditions:
- A. The proposed use at the particular location is necessary or desirable to provide a service or facility, which will contribute to the general well being of the neighborhood or community.
- B. That such use will not under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and/or general welfare of persons and not injurious to property and improvements in the community.
- C. The proposed use conforms to the goals, policies and intent of the Layton City Master Plan and would be in harmony with the applicable zoning district regulations.
- III. As a part of this application, applicant agrees to obtain conditional use approval, occupancy approval and to obtain a Layton City business license **PRIOR TO OCCUPYING SAID PREMISE.**
- IV. The Planning Commission prior to final acceptance of any conditional use must properly answer the following checklist. A written statement from the applicant covering the following items is preferred.

THE PLANNING COMMISSION WILL MARK THE ANSWERS TO THIS SECTION.

YES NO

- ___ ___ a. Does the proposed use have any detrimental affect on the master road plan?
- ___ ___ b. Will the proposed use generate enough traffic to be detrimental to the immediate area?
- ___ ___ c. Will the proposed development overload the carrying capacity for which streets were designed?
- ___ ___ d. Will traffic ingress/egress adversely affect the general traffic patterns in the area?
- ___ ___ e. Will internal traffic circulation adversely affect adjacent property?

- ___ ___ f. Will there be adequate parking facilities?
- ___ ___ g. Will parking facility locations adversely affect adjacent properties and is the parking area properly landscaped?
- ___ ___ h. Will building locations create a pedestrian traffic hazard by causing blind approaches to sidewalks?
- ___ ___ i. Will the building design be compatible with or complimentary to already established adjacent structures?
- ___ ___ j. Will the relationship of structures and parking be complimentary to the aesthetics of the general area?
- ___ ___ k. Are there any site improvements necessary to enhance safety (i.e., covering ditches, flood plain management, landslides, earthquakes, etc.)?
- ___ ___ l. Will the proposed sign(s) adversely affect the development itself or the overall aesthetics of the immediate area?
- ___ ___ m. Will the proposed landscaping be sufficient to enhance the aesthetic acceptability of the development?
- ___ ___ n. If the proposed use may emit pollutants of any type, will such pollutants detrimentally affect residential, commercial or industrial properties in the immediate vicinity?
- ___ ___ o. Are there adequate utility services available to the site?
- ___ ___ p. Should a bond be required to assure construction as per the accepted plan?
- ___ ___ q. Will the project cause any adverse environmental impacts.

Applicant has read and understands the above stated terms and conditions.

Signature

Date

FOR OFFICIAL USE ONLY

Conditional Use Application No. _____

Date of Action by Planning Commission _____

Conditions of approval or reasons for disapproval are: SEE MINUTES OF MEETING

Chairman, Planning Commission

Date of action by City Council if appeal is filed _____

Conditions of approval or reasons for disapproval are: _____

Mayor, Layton City

Bond has been set for \$ _____

City Engineer

Final inspections & bond release completed on _____
Date

Building Inspector

One Year follow-up date _____
Work is progressing satisfactorily

City Planner