

BEAVER COUNTY PLANNING & ZONING COMMISSION

105 E. Center St.
PO Box 1013
Beaver UT 84713

435-438-6484
435-213-1752(Fax)



Kyle Blackner
Zoning Administrator

Karianne Jarvis
Zoning Chairman

CONDITIONAL USE PERMIT APPLICATION

Petitioner's Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

1. Petition:

_____ requests a Conditional Use Permit to:
(List below what you propose to build on or use the property for.)

2. Drawing: Location of parcel in question showing entry access and an arrow referencing north. (Attach another sheet.)

3. Description: Legal description of parcel. (Attach another sheet.)

Property Owner Notification: If property is in an Agricultural 5 District (A-5), Notification of a conditional use permit application, shall be made by letter, to property owners within 1320 ft. (1/4 mile) at least 7 days prior to the Planning and Zoning Meeting. The owners will be notified by the Zoning Administrative Assistant. (Fee of \$2.50 per letter plus \$18.00 per hour will be charged in addition to permit fee.)

4. Fee Collected: _____
Receipt # _____ Date _____

5. Applicant Signature: _____
Name _____ Date _____

6. Approval: _____
Planning Commission Chairman _____ Date _____

7. Approval: _____
Zoning Administrator _____ Date _____

Application

Application for a conditional use permit shall be made at the office of the Beaver County Planning Commission on forms provided for that purpose. The application for a conditional use permit shall require, but shall not be limited to, the following information:

- (1) The name, business name and address of the applicant.
- (2) The name and address of the manager or contact person for the applicant.
- (3) One copy of a plot plan with a legal description.
- (4) The present zone classification for the property.
- (5) A description of the proposed project and use of the land.
- (6) An estimate of the number of employees and the type of equipment and buildings to be used.
- (7) An estimate of the total project valuation.
- (8) An estimate of the time required for construction of the project, including the time required for construction of each phase if construction is to be made in phases.
- (9) A listing of all permits that may be required by state or federal agencies, with copies of such permits to be submitted to the Beaver County Planning Commission, as soon as they are available.
- (10) A listing of all utilities which will be in place before, during and after construction.
- (11) Such other pertinent information as needed by the Zoning Official or the Beaver County Planning Commission to evaluate the application.

Conditional Uses for Agricultural and Commercial Operations

In addition to those minimum requirements set forth in 9-17-3, applications for conditional use permits for agricultural or commercial purposes shall set forth:

- (1) A description of transportation needs and proposed routes.
- (2) A proposed plan for disposition of waste product, including a legal description of lands that will be used for animal waste disposal.
- (3) An estimate of the number of livestock, if any, to be used in the proposed operation.
- (4) A proposed disposition of dead animals, if any, other than those to be slaughtered and processed for sale.
- (5) Such other pertinent information, as needed by the Zoning Official or Planning Commission to evaluate the application.

Development Plan.

The applicant for a conditional use permit shall prepare a site plan of the proposed buildings, fences, landscaping, automobile parking and loading areas, and any other information the Planning Commission may deem necessary to evaluate the proposed uses and the physical relationship of the uses.

Fee.

The application for any conditional use permit shall be accompanied by the appropriate fee, as set by Resolution of the Board of County Commissioners.

\$400	for value up to	\$150,000
\$600	for value up to	\$500,000
\$800	for value up to	\$3,000,000
\$1,000	for value of	\$3,000,000 +

To be completed and signed by the applicant, then reviewed by the Zoning Administrator, prior to appearing before the Planning/Zoning Commission.

Conditional Use Permit Findings

1. The proposed use is allowed by conditional use within the proposed zoning district and meets all of the requirements of the Beaver County Code.
Yes _____ No _____
2. The proposed use will preserve the integrity and character of the zoning district.
Yes _____ No _____
3. The location is physically suitable for the type of use for which it is being proposed.
Yes _____ No _____
4. The proposed use is compatible with existing and future land uses within the general area.
Yes _____ No _____
5. The proposed use is compatible in scale, mass, coverage, and density with neighboring land uses.
Yes _____ No _____
6. There are adequate provisions for water, sanitation, public utilities, and services to ensure that the proposed use will not be harmful to public health and safety.
Yes _____ No _____
7. Will this use create harmful effects within the surrounding area?
Yes _____ No _____
8. Was a market/feasibility study required?
Yes _____ No _____
If so, would the proposed use prove beneficial at the prescribed location?
Yes _____ No _____
9. Will the proposed use have a significant or harmful effect upon the environmental quality and/or natural resources?
Yes _____ No _____

10. Are there negative impacts of the proposed use?

Yes _____ No _____

If so, how can they be minimized?

11. Will the proposed location, size, design, and/or operating characteristics be detrimental to

public interests, health, safety, convenience, or welfare of Beaver County?

Yes _____ No _____

Use the space below, if needed, to explain any of your findings, from the previous page.

APPLICANT SIGNATURE

DATE

ZONING ADMINISTRATOR

DATE

After reviewing these findings, the Planning/Zoning Commission may approve and/or modify a Conditional Use Permit, in whole or in part, with or without conditions, as deemed necessary.