



APPLICATION FOR
CONDITIONAL USE
(Chapter 19.14)

To receive an authorized application, the applicant must meet the following regulations:

Updated 02/06/15

FEE: \$100.00 (Plus Site Plan Review Fees when applicable) Receipt # Date

Please Submit the following with your application and applicable fees:

- Letter of Intent
Site Plan
Property Identification Number (PIN#)
Current Zone
Other applicable information required by Staff

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".

**Please complete the following:

PROPERTY OWNER AFFIDAVIT
NOTARIZATION REQUIRED – SEE BELOW

STATE OF UTAH) :ss
COUNTY OF _____)

I (we) _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified on the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I (we) have received written instructions regarding the process for which I (we) am (are) applying and the Layton City Planning Staff have indicated they are available to assist me in making this application.

Prop. Identification # _____
Please Print Name Under Signature _____

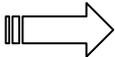
Prop. Identification # _____
Please Print Name Under Signature _____

NOTARIZATION

Subscribed and sworn to me this ____ day of _____, 20__ .

Residing in: _____ My Commission Expires: _____

My Commission Expires: _____ Notary _____



In addition to above Property Owner Affidavit, OWNER must sign below if authorizing someone else to represent him at the City.

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in Layton City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Prop. Identification # _____ Please Print
Name Under Signature _____

Prop. Identification # _____ Please Print Name
Under Signature _____

NOTARIZATION

Subscribed and sworn to me this ____ day of _____, 20__ .

Residing in: _____ My Commission Expires: _____

My Commission Expires: _____ Notary _____

- 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: _____
