

Wasatch County

Planning Department 55 S 500 East Heber City, UT 84032 (435) 657-3205 planning@wasatch.utah.gov

Application #:	
Zone:	
Tax ID Number:	
Date Received:	
Received By	District the state of
Reviewed By:	
Date Completed:	

Application for Conditional Use Permit

Application Fee: \$200.00+ \$.50 per letter + Costs (Costs include any Engineering Review expenses and legal noticing) Note: Applicant must check off each item and provide the attached checklist with the application or it will not be processed.

			Owner(s) or nece					
Full Name:	Heber Light &	Power/Rocky	Mountain Power		Date:	October 31, 2017		
	Last	First		M.I.				
Address:	31 South 100 W	est						
Street Address			Apartment/Unit #					
	Heber City			UT		84032		
Phone: 4	City 435-654-1581		E-mail Address:	jnorlen@heberpo	wer.com	ZIP Code		
Ap	oplicant or Authorize	d Representativ	ie (if other than above ov	vner) to Whom All Corres	pondenc	e Is To Be Sent		
Full Name:	Norlen	Jason	General Manager	HLP				
	Last	First	<u> </u>	M.I.				
Address:	31 South 100 V	West						
	Street Address			Apartm	ent/Unit #			
	Heber City			UT		84032		
Phone: 4	City 135-654-1581		E-mail Address:	State _jnorlen@heberpow	er.com	ZIP Code		
KE III		E 4-7	Property Location					
Project Name: Jordanelle to Midway Line, Rocky Mountain Power and Heber Light & Power								
Location Inf	formation: See attac	ched maps		See a	ittached	maps		
Street Address			Subdivision/City					
Parcel Num	ber(s)	Secti	on(s)	Township(s)		Range(s)		
Reason for Conditional Use: See attached needs and necessities statement.								





The below checklist must be included with your application with all items checked off as complete or your application will not be processed.

Wasatch County Conditional Use Permit

Conditional Use:

Although each zone attempts to identify permitted land uses that are generally compatible with each other and to assign compatible land uses to specific zoning districts, there are land uses that are more intensive and produce special impacts, which can be made compatible only through conditional regulation. If properly and carefully planned, these conditional uses may become compatible and appropriate.

Application Requirements:

Project	t Description: See attached detailed	project description.				
On a se	eparate piece of paper, please comple	ete the following request:	s and a	attach to this ap	plication	ղ:
List any	y prior County approvals or permits is	sued for the subject prop	erty			
List the	e existing zoning:					
Curren	it use of the property:					
Total p	project area:					
Acres:						
Square	e feet:					
Numbe	er of residential units:					
Averag	ge unit size:					
Square	e feet:					
Comme	ercial area:					
Gross f	floor area:					
Net lea	asable area:					
Type(s)) of business activity:					
	er of parking spaces (Per Land Manage	-				
	ed:Pro	posed:				
-	t accessed by: (check one)					
	Public road	Private road			□ Pr	ivate driveway
Owners	ship/occupancy: (check one)					
	Owner occupied Lease	Nightly rental		□ Condominiu	ım	Timeshare
Water :	service availability: (check one)					
		ire extension of		Well		New system
		ity services				
List any	y other applications under review:					
Submit	ttal Requirements:					
	Completed application form.					
	Pay required fees and Costs					
	An accurate list of the names and ad					
	of the property, including your own.					
	Provide unsealed, stamped envelope	•				
	(500) feet of the property, including) per l	etter for the off	ice staff	to attach information
	and provide verification that the lett					
	One (1) D-size sheet (24"x36") of pla	ins drawn to scale>1"=10	0'.			
	Two (2) 11"x 17" copies of plans.					
	Provide a CD containing 'pdf' files of	entire application / all de	ocume	ents;		

Provide a completed conditional use application and the following information:

(If items listed are determined to be unnecessary in a specific circumstance, the Planning Staff may waive the requirement. However, if additional information is needed in a specific circumstance, the Planning Staff may request reasonable additional information.)

- □ Site plan showing the existing conditions, including any existing buildings prior to any demolition or grading, as well as the north arrow and scale;
- □ A plan identifying the subject site in relation to adjoining public streets, residential uses and the neighborhood in which it is located;
- The boundaries of the site, and any easements of record or known prescriptive easements;
- □ Topography with contours shown at intervals of not more than two (2) feet;
- Vegetation type and location;
- □ Soil type and load carrying capacity information;
- □ Any information regarding 100-year flood plain, high ground water areas, known springs or seep areas, and ditches or canals;
- □ All existing roads, fences, irrigation ditches, and drainage facilities;
- Location of public utility facilities and easements;
- Site plan of the proposed conditional use showing building locations and proposed landscaping;
- □ Proposed road locations, parking spaces and other circulation features;
- □ Proposed finished grade;
- □ Proposed drainage, drainage works, retaining walls and erosion control plans;
- □ Proposed location of all site improvements; How way
- Proposed easements for new utility services or relocated utility services;
- Ownership of areas shown on the site plan if part of a condominium unit, common area or dedicated open space;
- ☐ General architectural drawings of proposed buildings;
- Lighting and signage plans;
- □ View-shed analysis or photo-simulations, if applicable;
- A preliminary title report showing title to the property vested in the applicant, the encumbrances, covenants, easements, and other matters affecting the title, and a legal description of the site, with attached copies of any covenants or easements mentioned in the title report;
- A development schedule indicating phased development, if any and the estimated completion date for the project;
- □ Stamped addressed envelopes for all property owners within five-hundred (500) feet of any boundary of the subject property with their current mailing addresses as shown from the most recently available County assessment rolls, unless the subject property is a condominium which has an owner's association, the name and address of the owner's association is sufficient in lieu of each owner;
- A general description of the project, the prospective tenants or occupants, whether condominium ownership, time share ownership, or nightly rental use are proposed, and the proposed property management structure for any timeshare or nightly rentals.

- Just tires, Poles & algumno7.

- our maps show potential for wetlands

Please Read And Sign Before Application Submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. I also certify that I have fully completed the application and provided all of the above listed items other than those specifically deemed not necessary by the Planning Department. As the applicant for this proposal, I understand that applications will be reviewed for completeness by planning department staff. If complete, the application will be vested under laws and ordinances in place at the time the application was submitted. Incomplete applications will be returned to the applicant. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time, considering the work load of the Planning Department.

Signature of Owner/ Agent:

Date: 10-31-2017

IMPORTANT:

Your application cannot be processed until determined complete by the Planning Staff. An application shall be considered complete when all applicable fees (such as: Special Service District, fire, out-of-pocket expenses, etc.) are paid and all items listed on the application and included checklist are provided or considered not applicable by the Planning Office. All application fees are non-refundable.