

*(Please read and retain this page for your information)*



## UTAH COUNTY COMMUNITY DEVELOPMENT APPLICATION FOR CONDITIONAL USE

A conditional use is a land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

### PROCEDURE

The Planning Commission holds a public hearing for all conditional use applications. The Planning Commission meets on the third Tuesday of the month. The public hearing by the Planning Commission begins at 5:30 p.m. in the Commission Chambers, Utah County Administration Building (100 E. Center Street, Provo, Suite 1400). It is recommended that you or your appointed representative be present at the public hearing at 5:30 p.m. to explain your case and answer questions.

For all requests for a conditional use an "Application for a Conditional Use," shall be obtained from the Community Development Department and completed.

The application shall contain all requested information and be submitted to the Community Development Department for review **by 5:00 p.m. on the Monday 28 days prior to the next regularly scheduled meeting** (Planning Commission meetings are held on the third Tuesday of each month).

The administrative fee of **\$500.00** must be paid before the application can be accepted and is not refundable.

The Community Development Department will notify all affected entities and accept comments on the application.

The Planning Commission will review the application at a public meeting and will typically make a decision on the request the day of the public hearing. They will either approve, approve with conditions, continue, or deny the application. You will receive written notice of the decision approximately one week after the hearing date.

A conditional use approval expires -one year from the date the Planning Commission approval is given if the applicant does not obtain a building permit (or other applicable permit or license) unless a different expiration date is approved, or an extension is granted by the Planning Commission.



File # \_\_\_\_\_

**UTAH COUNTY COMMUNITY DEVELOPMENT  
APPLICATION FOR A CONDITIONAL USE**

Meeting Date: \_\_\_\_\_ Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Fee Paid (*Application Fee is Non-refundable*): \_\_\_\_\_ Receipt # \_\_\_\_\_

Applicant's Name: ██████████ - Rigtrup Egg Farm, Elberta, Utah Phone: ██████████

Mailing Address: PO Box 60 Elberts, Utah - 17122 South Tunnel Road, Elberta, Utah 84626

E-Mail Address: ██████████ Subject Parcel ID: 61:107:0040

Property Owner's Name (*if different from the applicant's a written owner consent must be provided with this application*): Rigtrup Properties Inc

Subject Property Address: 17122 South Tunnel Road, Elberta, Utah 84626

Tax No. 61:107:0040 Zone: M&G-1 Section 30 Township 10S Range 1W

**As part of the application, the applicant is required to submit:**

- Application Fee
- A site plan which includes:
  - The property boundaries, a legal description of the property (this can be from a tax notice)
  - Location and dimensions of all existing and proposed improvements (i.e. building(s), hard surfacing, landscaping, storage areas, mitigation measures)
  - The uses within those boundaries
  - Parking and on-site traffic circulation
  - Access point(s) from the public right-of-way to the site
  - Buildings on adjoining lots which are within 200 feet of applicant's property line
- A Letter of Intent: a document which details the proposed use(s) and the effects on the surrounding area.

- A list of names and addresses of all abutting property owners.
- Any additional information as required by law or as requested by staff.

1. State the conditional use desired: Height requirement for the new Feedmill for Rigtrup Egg Farm, Elberta, Utah to exceed M&G-1 Zone of 40 feet. 130'-5" Mill roof height. 158' structure height max.
2. State the section in the ordinance which allows the Planning Commission to approve the conditional use applied for: UTCLUO 12.28(G)(1)(F) For unoccupied structures not referenced in 12.28(G)(1)(a)-(e), the Planning Commission may approve a Conditional Use for a height in excess of 40 feet according to the terms of UCLUO 16

State how the land is being used at the present time and what changes are proposed by this appeal:  
The site is currently used as a egg production facility. The area were the feed mill is proposed is currently vacant. The mill would be for feeding the chickens on site only.

3. Are any standards stated in Chapters 4, 6, 8 and 12 of the Utah County Land Use Ordinance required to be met by this appeal?
- Yes. Section: \_\_\_\_\_
  - No
- Please explain how the standards were met: \_\_\_\_\_

4. Will granting this request result in a situation which has a disproportionate demand for government services on any of the following essential services: roads and access for emergency vehicles and residents; fire protection; police protection; schools and school busing; water, sewer, and storm water facilities; and garbage removal?
- Yes
  - No
- Please explain why: \_\_\_\_\_

5. Please identify any mitigation measures or conditions of approval you are proposing which will lessen the impacts of this conditional use to the surrounding area (*please identify all which would apply including those not included in this list with an explanation*).

- |   |  |
|---|--|
| <input type="checkbox"/> Parking  | <input type="checkbox"/> Requirement for the management and maintenance of the facilities            |
| <input type="checkbox"/> Traffic improvements (acceleration, deceleration and /or turn lanes) | <input type="checkbox"/> Limited hours of operation  |
| <input type="checkbox"/> On-site storm water retention facilities                             | <input type="checkbox"/> Limited use of equipment emanating offensive noise, light, dust, or traffic |
| <input type="checkbox"/> Site security improvements   | <input type="checkbox"/> Structure modifications (increased setbacks, height, color)                 |
| <input type="checkbox"/> Fire protection facilities   | <input type="checkbox"/> Light pollution mitigation  |
| <input type="checkbox"/> Water, sewer, and/or garbage facilities                              | <input type="checkbox"/> Other measures  |
| <input type="checkbox"/> Landscape screening to protect neighboring properties                |  |

Other measures: \_\_\_\_\_

6. State any other details about this application which the Planning Commission should be aware: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. To the best of my knowledge, the above information is accurate and complete.

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

**AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED!**

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(ATTACH ADDITIONAL SHEETS IF NECESSARY)