



File # CU2025-10

UTAH COUNTY COMMUNITY DEVELOPMENT
APPLICATION FOR A CONDITIONAL USE

Meeting Date: 10/21/25 Date Received: 9/22/25 Received By: _____

Fee Paid (Application Fee is Non-refundable): 500.00 Receipt # 57067

Applicant's Name: Farmland Reserve Inc Phone: [REDACTED]

Mailing Address: 60 E. South Temple Suite 1600 Salt Lake City, UT 84111

E-Mail Address: [REDACTED] Subject Parcel ID: 61:097:0004

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

Subject Property Address: 15736 S. 12800 W, Elberta UT 84626

Tax No. 61:097:0004 Zone: PC Section 20 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: Structure exceeds the maximum height zoning limit of 40 ft.

2. State the section in the ordinance which allows the Planning Commission to approve the conditional use applied for: Agriculture zones section Title 7, ch. 14 For A-40 code 12.64J "except as may be authorized as a conditional use, code 12.48 G"

State how the land is being used at the present time and what changes are proposed by this appeal:
Land is currently used to store silage through drive over piles. New structure would store grain in metal grain bins. For milk silo no prior use.

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: not specific to the height requirement

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 checked="" 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: neutral color on structures, Industry safety measures with stairs to reach top of structure, more than 600 ft setback from roadway.

6. State any other details about this application which the Planning Commission should be aware: _____
Listed in Letter of intent

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



Signature of Applicant

AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED!

(ATTACH ADDITIONAL SHEETS IF NECESSARY)