



Uintah City

2191 East 6550 South
Uintah, UT 84405

Phone: 801-479-4130
FAX: 801-476-7269

CONDITIONAL USE APPLICATION HOME BASED BUSINESS – SHORT TERM RENTAL

\$100.00 Application Fee

CUP fee paid _____

BL fee paid _____

Date Received		Zone		Application No.	
PROPERTY OWNER(S):				Phone:	
Property Address:				Cell:	
City:	State:	Zip:	Fax:		
Email Address and or web page:					
Business Name				Parcel Tax ID Number:	

Present Zoning of the Property: _____

Present Use of the Property: _____

Acreage of the Property: _____ Width of Property on the Street: _____

If you need more space for any item, attach an addendum sheet to this application.

What is the finished square footage of the residence?		
Please attach a detailed floor plan or construction drawing of the residence to include room sized and measurements. Indicate all areas to be used for Short Term Rental on floor plan including ingress and egress to areas.		
What portion of the residence will the home-based business occupy?		
What are the intended hours of operations?		
Will a garage or accessory structure be used in connection with the home based business? If yes, submit plans for the structure.	YES	NO
Will the home based business include a part-time employee? If yes, how many?	YES	NO
What is the anticipated number of employees?		
Parking provisions (Attach detailed parking plan for off-street parking at a minimum rate of one-half (1/2) space per		

bedroom or sleeping area. Note each space must be at least 9' wide by 18' long for cars and 9' wide by 40' long for oversized vehicles, with minimum 16' aisle):

TEMPORARY USES:	YES	NO	COMMENTS
Is the Conditional Use Permit for a temporary use?			

HOME BASED BUSINESS CONCERNS	YES	NO	COMMENTS
Does the home based business include more than 400 sq. ft. or 25 percent, whichever is less, of the ground floor area of the home?			
Is the dwelling of the home based business a multi-family dwelling?			
Is there adequate off-street parking?			

RESIDENTIAL CONCERNS	YES	NO	COMMENTS
Will the Short Term Rental generate enough traffic that it will be detrimental to the immediate neighborhood?			
Will the Short Term Rental overload the carrying capacity of the local streets?			
Will the Short Term Rental parking facilities adversely affect adjacent residential properties?			
Will the Short Term Rental parking facilities be effectively screened from adjacent residential properties?			

SAFETY FOR PERSONS AND PROPERTY	YES	NO	COMMENTS
Are there irrigation ditches, drainage channels, rivers, or other potential hazards that need to be relocated, covered, or fenced?			
Are increased setback distances from lot lines necessary to ensure public safety and to ensure compatibility with the intended characteristics of the zone?			
Are appropriate design, construction, and location of structures, buildings, and facilities needed in relation to property and limitations on the use due to special site conditions?			

HEALTH AND SANITATION	YES	NO	COMMENTS
Will there be sufficient water to serve the Short Term Rental?			
Are the current wastewater disposal system and the solid waste disposal system sufficient to meet the needs of the Short Term Rental?			

Are there other requirements that are needed to ensure the health, safety, and welfare of residents within the City?			
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ENVIRONMENTAL CONCERNS	YES	NO	COMMENTS
Will there be any imitations on the use because of sensitive areas due to soil capabilities, wildlife, and plant life.			
GENERAL PLAN INTENT, AND CHARACTERISTICS OF VICINITY	YES	NO	COMMENTS
Will there be any removal of structures, debris or plant materials, which will be incompatible with the intended characteristics of the zone?			
Will screening of yards or other areas be necessary?			
Will landscaping to ensure compatibility with the intended characteristics of the zone be necessary?			
Are there any other improvements which serve the property in question and which may compensate in part or in whole for the possible adverse impacts to the zone from the proposed conditional use?			

APPLICANT'S AFFIDAVIT

State of Utah _____)
County of _____)

I (we) _____, being duly sworn, depose and say I (we) am (are)
Property Owner(s)
the sole owner(s)/agent of the owner(s), of the property involved in this application, to-wit,
_____ and that the statements and answers contained herein, in the
Property Address
attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of your knowledge and belief.

Dated this ____ day of _____, 20____

Signed _____
Property Owner Property Owner

AGENT AUTHORIZATION

State of Utah _____)
County of _____)

I (we) _____, the sole owner(s) of the real property located at
Property Owner(s)
_____, Uintah City, Utah, do hereby appoint
Property Address
_____, as my (our) agent to represent me (us) with regard to this application
Agent's Name

affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

Dated this ____ day of _____, 20____

Signed _____
Property Owner

Property Owner

Dated this ____ day of _____, 20____

Signed _____
Authorized Agent

STOP HERE**THE REMAINING SECTIONS ARE TO BE FILLED OUT BY THE PLANNING COMMISSION**

FINANCIAL GUARANTEE:	YES	NO	COMMENTS
Will a financial guarantee in favor of the City be required to assure compliance with any of the conditions?			
Issues Addressed:			
In order to guarantee that the Conditional Use, once authorized, will not become a nuisance to the neighbors, the PC may impose other reasonable conditions initially and subsequently to protect the public health, safety, peace, and welfare of the residents of the surrounding area.			
Issue	Conditions		
	The business shall not require exterior alterations and shall retain the general character and appearance of a residential dwelling.		
	The home based business shall not include more than 400 sq. ft. or 25 percent, whichever is less, of the ground floor area of the home.		
	The business shall not be open to the public at times earlier than 7:00 a.m. nor later than 10:00 p.m.		
Planning Commission's recommendation regarding Short Term Rental:			
ADDITIONAL ISSUES			
BASIS FOR ISSUING CONDITIONAL USE PERMIT			
Based on the answers to the above questions, and any additional conditions for certain conditional uses as allowed in each zone with special requirements relating to the individual type of use, a Conditional Use Permit shall not be granted unless evidence is presented which establishes the following:			
	YES	NO	COMMENTS
<u>Compliance With Regulations And Conditions:</u> Will the proposed use, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, welfare, and safety and of persons or injurious to property and improvements in the area?			
<u>Conformance To General Plan:</u> Will the proposed use conform to the intent of the General Plan?			