

ADMINISTRATIVE CONDITIONAL USE PERMIT

City of Hurricane
147 N 870 W
Hurricane, Utah 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$ 150

<i>For Office Use Only:</i> File No. _____ Receipt No. _____

APPLICATION & SUBMITTAL CHECKLIST

Name: _____ Telephone: _____

Address: _____ Fax No. _____

Email: _____

Agent (If applicable): _____ Agent's Phone: _____

Agent email: _____

Address of Subject Property: _____

Tax ID of Subject Property: _____ Zone District: _____

Proposed Conditional Use: (Describe, use extra sheet if necessary) _____

This application shall be accompanied by the following:

- ____ 1. A plot plan showing the following:
 - ____ Property boundaries, dimensions and existing streets.
 - ____ Location of existing and proposed building or livestock facility
 - ____ Adjoining property lines and uses within one hundred (100) feet of subject property.
- ____ 2) A reduced copy of all plans (8 ½ x 11 if readable, or 11 x 17) if original plans are larger.
- ____ 3) Building floor plans for new construction
- ____ 4) A statement of how the applicant intends to meet the conditions for the use desired
- ____ 5) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

(Office Use Only)

Date Received: _____ Received by: _____

Date application deemed to be complete: _____ Completion determination made by: _____

APPROVAL STANDARDS (From Section 10-7-9 of Land Use Code)

f. Standards for a Guesthouse or casita without direct access to main dwelling unit

- i. Applicant must be willing to sign a restrictive notice that will be recorded in the office of the Washington County Recorder limiting the use of the Guesthouse or casita to family members or non-paying guests unless the casita meets the development standards for a rental unit.
- ii. Guesthouse or casita must meet size, setback, and height restrictions for the zone in which it is located.
- iii. Guesthouse or casita must be served by the same utility connections as the main structure on the site.

g. Standards for Animals and fowl for recreation and family food production

- i. Adequate fencing must be provided to ensure animals and fowl are confined safely
- ii. Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
- ii. Evidence must be provided on how the applicant will maintain control of flies and vermin.
- iii. The number of fowl will be limited by the point system used in 10-37-16 of this code
- iv. Livestock numbers may be limited at the Administrators discretion based on the size of the lot and the facilities available to contain and protect the animals.

APPEALS

Any person adversely affected by a decision of the Zoning Administrator regarding the transfer, issuance or denial of a conditional use permit, may appeal such decision to the Board of Adjustment by filing written notice of appeal, stating the grounds therefore within fourteen (14) days from the date of the decision. The appeal is filed with the Clerk of the Board of Adjustment located in the Planning Department. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction with thirty (30) days from the date of decision of the Board of Adjustment.

