



APPLICATION FOR A TELECOMMUNICATIONS CONDITIONAL USE PERMIT

AS PROVIDED BY THE CITY OF SANTA CLARA, UTAH, ZONING ORDINANCE

Meeting Date: 2nd Tuesday at 6:00 p.m. Application **MUST BE SUBMITTED 14 DAYS PRIOR** to the meeting date. Filing Fee: \$200.00

TO THE PLANNING COMMISSION
SANTA CLARA, UTAH

DATE: _____

The undersigned applicant is the owner of the following legally described property: (Give exact legal description to include Section, Township, Range, Lot Subdivision, Street Address, Business Name):

APPROVED			APPLICATION REQUIREMENTS <i>(See attached checklist)</i>
Y	N	N/A	I. Conditional Use Requirements (16.12.030)
Y	N	N/A	II. Telecommunication Requirements (17.42.130.A)
Y	N	N/A	III. Plan Review (17.42.130.B)

Are there any deed restrictions affecting the use of the property involved? Give the expiration date of these restrictions:

What steps has the applicant taken to minimize the visual impact of the proposed telecommunication facilities (i.e. tower, antennae, equipment shed)?

The undersigned property owner requests a **CONDITIONAL USE PERMIT** as permitted in the Santa Clara City Zoning Ordinances to use the above-described property for the following purposes (attach additional sheets if necessary):

WHEN A CONDITIONAL USE PERMIT IS GRANTED SUBJECT TO CONDITIONS, SAID CONDITIONAL USE PERMIT DOES NOT BECOME EFFECTIVE UNTIL SUCH TIME AS THOSE CONDITIONS HAVE BEEN MET.

NOTE: A CONDITIONAL USE PERMIT DOES NOT ELIMINATE THE NECESSITY OF OBTAINING A BUILDING PERMIT. A PERMIT IS REQUIRED FOR CONSTRUCTION OF ALL BUILDINGS IN THE PROJECT.

A Conditional Use Permit shall be good for one (1) year after final approval, or as otherwise determined by the Santa Clara Planning Commission. If at the end of one (1) year construction has not been commenced, the Permit shall become null and void unless a request is made with the Planning Commission for an extension. Extensions may be granted for a period of time not to exceed six (6) months.

If use is discontinued for a period of six (6) months, or if property is sold or developed by someone other than applicant, the conditional use is null and void.

The filing fee for this CONDITIONAL USE PERMIT is \$200.00. The fee is payable to the City of Santa Clara, Utah and such fee shall not be refundable in whole or in part, even though the application may be withdrawn or denied.

The City is explicitly authorized at their discretion, to employ on behalf of the City, an independent technical expert to review any technical materials submitted, including, but not limited to, those required for this application and in those cases where a technical demonstration of unavoidable need or unavailability of alternatives is required. The applicant shall pay all the costs of said review, or appeal, including any administrative costs incurred by the City. Any proprietary information disclosed to the City or the expert hired shall remain confidential and shall not be disclosed to any third party.

Signature of Applicant

Address of Applicant

Printed Name of Applicant

Phone number of Applicant

Note: It is recommended, but not required, to contact property owners within 300 feet adjacent to the property.



Conditional Use / Telecommunications Approval Checklist Santa Clara City

Project Name: _____

Yes	No	N/A	I. CONDITIONAL USE REQUIREMENTS (16.12.030)
Y	N	N/A	1. Prepare site plans and elevations;
Y	N	N/A	2. Show existing and proposed buildings, fences and general landscape layout;
Y	N	N/A	3. Show parking, loading areas, and automobile circulation;
Y	N	N/A	4. Show any existing and proposed signs, lighting;
Y	N	N/A	5. Show vicinity map (major/minor streets, intersections, neighboring subdivisions and relative location within the city), drainage plan and topography of irregular land;
Y	N	N/A	6. Include any other pertinent information.
II. TELECOMMUNICATION REQUIREMENTS (17.42.130.A)			
Y	N	N/A	1. Provide a specific maximum requested gross cross sectional area, or silhouette, of the facility;
Y	N	N/A	2. Provide service area maps, network maps, and an alternative site analysis.
Y	N	N/A	3. Provide visual impact demonstrations including mock ups and/or photo montages, and/or a visual impact analysis report.
Y	N	N/A	4. Provide justification for the proposed tower height.
Y	N	N/A	5. Provide title reports identifying legal access, security considerations, lists of other nearby telecommunication facilities known to the city master plan for all related facilities within the city limits of Santa Clara and one-fourth (1/4) mile therefrom.
Y	N	N/A	6. Provide facility design alternatives to the proposal and deposits for peer review, if deemed necessary by the City.
Y	N	N/A	7. Provide a written response to the environmental resource protection issues raised in section 17.42.260:A through G.
III. PLAN REVIEW (17.42.130.B)			
Y	N	N/A	The city is explicitly authorized at their discretion to employ on behalf of the city an independent technical expert to review any technical materials submitted including, but not limited to, those required under this section and in those cases where a technical demonstration of unavoidable need or unavailability of alternatives is required. The applicant shall pay all the costs of said review, including any administrative costs incurred by the city. Any proprietary information disclosed to the city or the expert hired shall remain confidential and shall not be disclosed to any third party. (Ord. 99-26 § 1)