



GENERAL LAND USE APPLICATION

Iron County Planning, Building & Zoning

82 N 100 E, Suite 102, Cedar City, UT 84720

Phone: (435) 865-5350 Email: building.group@ironcounty.net

Note: Applicant must carefully review the applicable sections of the County Land Management Code, and visit with County staff prior to filing this application. [Office Use] Meeting Date: _____
Staff Name: _____

Applicant Name _____

Applicant Mailing Address _____ City _____ State _____ Zip _____

Mobile Phone _____ Fax Number _____ Other Phone _____ Email _____

Legal Description of Subject Property (Lot, Block, Subdivision / Section, Township, Range / etc.) _____

Property Address _____ City _____ State _____ Zip _____

Assessor Parcel Number(s): _____ Current Zoning Classification _____ Property Acreage _____

Owner of Property _____ Owner Phone _____ Owner Email _____

Person Representing Application _____ Representative Phone _____ Representative Email _____

Engineer / Surveyor Name _____ Engineer Phone _____ Engineer Email _____

- Application Must Include:**
- A completed "General Land Use Application"
 - A completed checklist appropriate for the land use desired
 - Application fee (see schedule)
 - Affidavit of Ownership/Property Interest
 - Digital copy of maps & legal description to be emailed
 - Other – Any other supporting documentation that may be required or will assist in review and permitting

- Land Use Request:**
- Administrative Land Use Permit – Residential (\$250); Non-residential (\$500)
 - Agriculture Protection Area (\$300)
 - Appeal (\$300)
 - Conditional Use Permit (5 acres or less \$250, 5 to 20 acres \$750, 20 to 100 acres \$1,500, 100 to 200 acres \$3,000, 200 to 300 acres \$5,000, 400+ acres \$10,000)
 - Expanded Home Occupation Permit (\$180)
 - Land Management Code Amendment (General Plan; Zoning Ordinance; Subdivision Ordinance; Other) (\$500)
 - Lot Line Adjustment (\$150)
 - Road or Street Vacation (\$150)
 - Subdivision (Preliminary, Final, Minor, 100 acre Minor Lot, Performance, Maximum Density, Cluster, Road Dedication, Seasonal) (\$ – see attached fee schedule)
 - Vacate or Amend Subdivision (\$150)
 - Zoning Map Amendment (Current Zone _____, Desired Zone _____) (\$500)

Applicant Certification & Signature: I hereby certify that this application and all information submitted as part of this application are true, complete and accurate to the best of my knowledge. Furthermore, I understand that providing false information can result in criminal liability. I also agree to allow County representatives to enter the subject property for any necessary inspection thereof.

Applicant Signature _____ Date _____

STAFF USE ONLY:	File Name	Date Received	Date Determined Complete
	_____	_____	_____

Planning/Zoning Fees

Item or Application:

Administrative Land Use Permit - Residential	\$250
Administrative Land Use Permit – Nonresidential	\$500
Agricultural Protection Area	\$300
Amendment to zoning or subdivision ordinance, or zoning district map	\$500
Appeals Hearing Officer	\$300
Conditional Use Permit	
*Site Area	
5 acres or less	\$250
5 to 20 acres	\$750
20 to 100 acres	\$1,500
100 to 200 acres	\$3,000
200 to 300 acres	\$5,000
300 to 400 acres	\$7,000
More than 400 acres	\$10,000

* The total acreage of the parcel(s) included within the Conditional Use Permit application.

An additional fee of \$750 shall be charged for each technical study, report, plan, or specialized analysis required to be reviewed by county staff as part of any land use application, development review, permit review, or approval process. Such studies may include, but are not limited to, the following:

Noise Impact Study	Traffic Impact Analysis
Water Resources Plan	Hydrology or Drainage Analysis
Visual Impact Analysis	Integrated Infrastructure Plan
Biological Resources/Habitat Assessment	Hazardous Materials, Waste, or Spill Prevention Plan
Environmental Analysis	Decommissioning Plan
Cultural or Archaeological Resources Study	Site Restoration or Reclamation Plan
Geologic Hazards Report	Public Safety Analysis or Emergency Response Plan
Fault Rupture, Liquefaction, or Seismic Hazard Study	Lighting Plan
Economic Benefit Analysis	Glare Analysis
Transportation and Access Plan	Security Plan

Where specialized expertise is required beyond the capacity of County staff, the applicant shall reimburse the County for actual third-party consultant review costs.

Expanded Home Occupation Permit	\$180
General Plan Amendment, Including Text & Map Amendments	\$500
Home Occupation Permit	\$130
Plat Amendment/Lot Line Adjustment	\$150
Sign Permit (zoning)	\$90
Temporary Use Permit	\$280

Preliminary Plat or Minor Lot Subdivision:

1-4 Lots	\$250 + \$15 per lot
5-9 Lots	\$275 + \$15 per lot
10-14 Lots	\$300 + \$15 per lot
15-24 Lots	\$325 + \$15 per lot
25-49 Lots	\$350 + \$15 per lot
50-99 Lots	\$375 + \$15 per lot
100+ Lots	\$400 + \$15 per lot

Final Plat:

	\$120 + \$15 per lot
	\$130 + \$15 per lot
	\$140 + \$15 per lot
	\$150 + \$15 per lot
	\$160 + \$15 per lot
	\$170 + \$15 per lot
	\$180 + \$15 per lot

Iron County “**CONDITIONAL USE PERMIT**” Application Checklist

Applicant Name: _____

For Office Use Submittal Date: _____

Proposed Use Requested: _____
(See Iron County Code Section 17.20.010 – Use Definitions)

1. Required Submittal Items.

A. ___ General Land Use Application

- 1) ___ **Application Fee** (non-refundable; see fee schedule)
- 2) ___ **Affidavit** of Legal Interest completed by the legal owner of record
- 3) ___ A completed **Checklist** appropriate for the Land Use designated
- 4) ___ **Digital** copy of **Maps & Legal Description**
- 5) ___ **Supporting documents** that may be required, or helpful for review & permitting

B. ___ A detailed **site plan** showing all details of the proposal—include property lines, easements, existing and future building location(s) and dimensions, parking areas, driveways, landscaping areas, critical area features, fences, signs, stormwater control features, existing wells and drainfields, springs, ditches, flood channels, livestock trails, fire hydrants, significant cut or fill areas, etc., and all streets identified with numbers or addresses, all rights-of-way, and utilities.

C. ___ A **detailed description of the proposed use** outlining all activities that are not clearly depicted on the site plan. For example: proposed hours of operation, types of activities conducted, number of employees, type of construction, type and amount of traffic generated, anticipated water needs, proposed sewage disposal method, waste disposal methods, etc.. Also include a statement indicating why the proposed use will not be unduly detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, or general welfare.

D. ___ A detailed location/**vicinity map**.

E. ___ A simple **building plan**, if applicable.

F. ___ A **map** showing the layout of **adjoining property owners** relative to the subject property.

G. ___ The names and **mailing addresses** of the owners of record of the surrounding properties.

H. ___ Copy of Property Deeds

- 1) ___ Current deeds
- 2) ___ Prior recorded deeds, if necessary, to show a legal lot of record existed prior to August 14, 2000 (or created through an approved subdivision process).

I. ___ Any other supporting documentation the applicant/owner, county staff, or planning commission deems helpful to determine compliance with all applicable ordinances such as: traffic analysis report, geotechnical studies, etc.; and whether the proposal will be compatible with other uses permitted in the area. _____

2. Review of application – consideration for permit/conditions (See Section 17.28.050 (B)(1-10).

- A. ___ Site design - including fences, walls, landscaping, & buffers adequate to protect property and enhance character of area.
- B. ___ Buildings & Structures designed to enhance quality of area.
- C. ___ Parking, Ingress/Egress, Driveways, Surfacing, Loading/unloading, etc.
- D. ___ Street/Highway Dedications, Water/Sewer Supply, Fire Protection
- E. ___ Mitigation of Nuisance Factors: noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electro-magnetic disturbances, radiation.
- F. ___ Operating hours
- G. ___ Signs
- H. ___ Guarantee/Bond/Surety
- I. ___ Review and Monitoring
- J. ___ Other conditions necessary to allow the use to operate in an orderly & efficient manner

3. CUP approval—Procedures.

The County Planning Commission approves; recommendation by the Zoning Administrator.

<u>Tasks</u>	<u>Date Completed</u>
A. Draft CUP with conditions	_____
B. Planning Commission meeting	_____
C. Public Hearing	
• Publication on State & County Websites	_____
D. Adjacent Property Owner Notification	
• Send letters	_____
E. Applicant review/agree to conditions	_____
F. Site Visit	_____

Appeal: within 10 days of the County Planning Commission decision (See Section 17.76.030).

4. Effective date of CUP approval.

The CUP is effective immediately upon recording in the office of the Iron County Recorder after approval by the County Planning Commission and a recorded copy of the CUP returned to the Building & Zoning Department.

For Office Use:

5. Determination of complete application and Checklist review.

Date: _____ By: _____

6. Code References: Iron County Code Chapter 17.28 & UCA §17-79-506