

Chapter 17.12 GENERAL PLAN

17.12.010: ADOPTION:

The planning commission has recommended adoption of and the South Jordan City council has adopted, by resolution, a general plan for the city under separate cover in accordance with pertinent local and state laws. The general plan will serve as a guide to land use and development in the city. (Ord. 2007-02, 1-16-2007)

17.12.020: CONFORMANCE REQUIRED:

Parcels of land shall be rezoned in conformance with the land use designations for those parcels indicated in the future land use map of the land use element of the general plan. (Ord. 2007-02, 1-16-2007)

17.12.030: GENERAL PLAN AMENDMENT:

The general plan may be amended by resolution of the city council as follows:

- A. The process to amend the general plan and future land use map may be initiated by members of the city council, by the city manager or community development director, or by the owner of a subject property or his or her agent. A general plan land use or text amendment which is not initiated by the city may not be reinitiated for an amendment which was considered within the previous year without a majority vote of the city council. A land use amendment should not impair the development potential of the subject parcel or neighboring properties.
- B. The planning commission shall hold a public hearing, as required by state law, after which the commission may modify the proposed general plan amendment. The planning commission shall then forward the proposed general plan amendment to the city council.

- C. After receiving the recommendation of the planning commission, the city council shall hold a public hearing, and may accept, accept with modifications, or reject the proposed general plan amendment. (Ord. 2007-02, 1-16-2007)

17.12.040: LAND USE AMENDMENT APPLICATION:

An application for a land use amendment not sponsored by the city shall be submitted to the community development department and shall include the following:

- A. A completed application form and owner's affidavit as required by the community development department and a statement of the requested land use amendment.
- B. Payment of the application fee set by the city and the cost of the newspaper notice and other notices as required.
- C. A Salt Lake County plat of the subject parcels, the acreage (and/or legal description if required by the community development department) of the area to be amended and the parcels within three hundred feet (300') of the subject area.
- D. A listing of names and addresses with two (2) sets of address labels and postage for owners of record at the Salt Lake County recorder's office of the subject property and properties within three hundred feet (300') of the subject property as required in section 17.04.060 of this title. (Ord. 2007-02, 1-16-2007)

17.12.050: PLANNING COMMISSION REVIEW:

Upon satisfactory submittal of an application for a land use amendment, the community development department shall schedule a public hearing before the planning commission regarding the proposed land use amendment. Notice of the public hearing shall be provided in accordance with section 17.04.060 of this title. The planning commission shall receive public comment at the public hearing regarding the proposed land use amendment and make a recommendation on the amendment to the city council. (Ord. 2007-02, 1-16-2007)

17.12.060: CITY COUNCIL REVIEW:

The community development department shall schedule a public hearing before the city council regarding the proposed land use amendment to be held subsequent to the planning commission meeting. Notice of the public hearing shall be provided in accordance with section 17.04.060 of this title. The city council shall receive public comment at the public hearing regarding the proposed land use amendment and may thereafter take action on the proposed amendment. (Ord. 2007-02, 1-16-2007)

17.12.070: TEXT AMENDMENT APPLICATION:

An application for a general plan text amendment not sponsored by the city shall be submitted to the community development department and shall include the following:

- A. A completed application form as required by the community development department and a statement of the requested text amendment.
- B. Payment of the application fee set by the city and the cost of the newspaper notice and other notices as required. (Ord. 2007-02, 1-16-2007)

17.12.080: PLANNING COMMISSION REVIEW:

Upon satisfactory submittal of an application for a general plan text amendment, the community development department shall schedule a public hearing before the planning commission regarding the proposed text amendment. Notice of the public hearing shall be provided in accordance with section 17.04.060 of this title. The planning commission shall receive public comment at the public hearing regarding the proposed text amendment and make a recommendation on the amendment to the city council. (Ord. 2007-02, 1-16-2007)

17.12.090: CITY COUNCIL REVIEW:

The community development department shall schedule a public hearing before the city council regarding the proposed text amendment to be held subsequent to the planning commission meeting. Notice of the public hearing shall be provided in accordance with

section 17.04.060 of this title. The city council shall receive public comment at the public hearing regarding the proposed land use amendment and may thereafter take action on the proposed amendment. (Ord. 2007-02, 1-16-2007)