

## **Chapter 17.22 ZONING AMENDMENTS**

### **17.22.010: PURPOSE AND SCOPE:**

This chapter is adopted to establish an orderly and objective process by which provisions of this title, including the zoning map, may be amended. The zoning map may be amended only by the city council in accordance with procedures set forth herein. The process to amend the zoning map (rezoning) may be initiated by members of the city council, the city manager, the community development director or by the owner of a subject property or his agent. Provisions of this title may be amended by the city council as provided by state law. (Ord. 2007-02, 1-16-2007)

### **17.22.020: REZONING:**

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
  
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
  
- C. The rezoning will not impair the development potential of the parcel or neighboring properties. (Ord. 2007-02, 1-16-2007)

### **17.22.030: REZONING APPLICATION:**

A rezoning which is not initiated by the city may not be reinitiated for a parcel or property for which a rezoning has been considered within the previous year without a majority vote of the city council. An application for a rezoning 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 zoning.
- 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 parcel and the acreage and legal description (if required by the community development department) of the area to be rezoned and the parcels within three hundred feet (300') of the subject area.
- D. A conceptual plan for the area to be rezoned, which shall include the following:
1. Conceptual elevations of the type of structure that might be built on the property (excluding proposed lot divisions).
  2. Photographs, in digital and print form, describing the current state of the property.
  3. A conceptual access plan including: a) an outline of the subject parcel, possible entrances and exits, and street alignments surrounding the subject parcel drawn on an aerial photograph (in digital and print form), and b) a written analysis of how the access points to the subject parcel would integrate with the city's transportation master plan, including traffic volume estimates assuming the maximum density allowed under the proposed rezoning.
- E. 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)

#### **17.22.040: PLANNING COMMISSION REVIEW:**

Upon satisfactory submittal of the application for a rezoning, the community development department shall schedule a public hearing before the planning commission regarding the proposed rezoning. Notice of the public hearing shall be provided in accordance with section 17.04.060 of this title. The hearing shall include the applicant's presentation of the conceptual plan as required under section 17.22.030 of this chapter. The planning commission shall receive public comment at the public hearing regarding the proposed

rezoning and make a recommendation on the rezoning to the city council. (Ord. 2007-02, 1-16-2007)

### **17.22.050: CITY COUNCIL REVIEW:**

The community development department shall schedule a public hearing before the city council regarding the proposed rezoning 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 hearing shall include the applicant's presentation of the conceptual plan as required under section 17.22.030 of this chapter. The city council shall receive public comment at the public hearing regarding the proposed rezoning and may thereafter take action on the proposed rezoning. (Ord. 2007-02, 1-16-2007)