

GENERAL PLAN AMENDMENT APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$500.00

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

Address: _____ Fax No. _____

Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: _____

Tax ID of Subject Property: _____ Existing Zoning: _____

Existing and Proposed Land Use Designation: _____

_____ Reason for Change (Use Extra Sheets if Necessary)

Submittal Requirements: The Land Use Map application shall provide the following:

- _____ (1) An 8 1/2" x 11" map showing the area of the proposed amendment.
- _____ (2) A current copy of County Assessor's parcel map showing the area of the proposed amendment;
- _____ (3) Mapped inventory of existing land use within the area of the proposed amendment and extending 1/2 mile beyond such area;
- _____ (4) Written statement specifying the potential use of property within the area of the proposed amendment;
- _____ (5) Written statement explaining why the existing General Plan designation for the area is no longer appropriate or feasible;
- _____ (6) Analysis of potential impacts of the proposed amendment on existing infrastructure and public services such as traffic, streets, intersections, water and sewer, storm drains, electrical power, fire protection, garbage collection, etc. and
- _____ (7) Stamped envelopes with names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- _____ (8) Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: General Plan Amendments are only considered 2 times a year February and August on the third Wednesday of each month at 6:00 p.m. It is important that all applicable information noted above is submitted with the fee and application. An incomplete application will not be scheduled for Planning Commission consideration. Contact the Planning Department for the deadline date for submissions. A deadline missed or an incomplete application could result in a six-month delay.

Date Received: _____ Application Complete: YES NO

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

GENERAL PLAN AMENDMENT APPLICATION (General Information)

PURPOSE

The General Plan Land Use Map provides for an allocation of both public and private future land uses, planned transportation routes, and proposed open space. This Map implements long range planning Goals, Objectives and Policies provided in the General Plan text. Although not mandated by State law, for the General Plan to be effective, zoning applied to land in the City should conform to the General Plan. An application to amend the Land Use Map occurs when the property owner believes it is in the best interest of the City to change the land use designation currently reflected on his/her property.

WHEN REQUIRED

A Land Use Map amendment application is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. However, before the property owner can apply for the zone change which typically is necessary to accommodate changes of use of this nature, it must be determined that the proposed zone change is consistent with the General Plan Land Use Map. If it is not consistent based on proposed density or use, it will first be necessary to apply for the Land Use Map amendment.

REQUIRED CONSIDERATIONS TO APPROVE A LAND USE MAP AMENDMENT

When approving a Land Use Map amendment the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the City's General Plan;
2. Whether the proposed amendment will have a negative affect on other elements of the General Plan (transportation, environment, public facilities, housing, parks and open space, economics, etc.)
3. Whether the proposed amendment is harmonious with the overall character of existing or planned development in the vicinity of the subject property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

The Land Use Map amendment application must be submitted to the Planning and Building Department 3 weeks prior a regularly scheduled Planning Commission meeting at which Land Use Map amendments are scheduled to be heard. This occurs two times a year in February and August. After the application has been submitted, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report, and forward a recommendation to the City Council of approval, approval with modifications, or denial of the application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final.

