



MAPLETON CITY CORPORATION

# ZONING MAP AMENDMENT APPLICATION

APPLICATION FOR ALL ZONE AMENDMENTS\*

You are required by Chapter **18.12.010** (attached) to provide the information as part of your rezoning application and petition as outlined in this chapter. An incomplete application or lack of the required information will delay acceptance and/or processing of your application. Please review the attached information for detailed requirements. We will return your application, along with all submitted information, if it is incomplete. We will not process any requests until the application is complete. There is a \$350 **NON-REFUNDABLE** application fee that is charged at the time of application submittal.

*Applicant, please note that your application may be reviewed by Staff on a preliminary basis; however, it must be reviewed in depth by the Planning Director before it is accepted for processing.*

Applicant Check	<b>ZONING MAP AMENDMENT CHECKLIST</b>	Staff Check
	<p><b>Please submit a letter outlining the following information:</b></p> <ol style="list-style-type: none"> <li>1. The designation of which zone is proposed to be amended from and to (Example: From A2 to RA-1)</li> <li>2. The reason and justification for the zone amendment.</li> <li>3. A statement setting forth the manner in which the proposed zone amendment would further promote the purpose and objectives of the Zoning Title and the General Plan.</li> </ol>	
	A complete and accurate legal description of the area to be rezoned.	
	A Draft Development Agreement. Staff will provide you with a copy of the Standard Development Agreement for your completion (5+ acres).	
	<b><u>Project Plan Drawing – Concept Plan Drawing.</u></b> An accurate plan, drawn to scale, as outlined in Section 18.12.010 of the Mapleton City Code. 14 copies required.	
	Detailed Geologic Study for property located in hillside areas, or a hydro-geologic study when located in high water areas. If wetlands exist on property an approval letter from the Corps. Of Engineers, and a wetlands report will be required.	
	Current copy of County Assessor’s Parcel Map including Tax Identification Number assigned to the property proposed for rezoning.	

\* Zoning amendments (rezone request) are heard three times a year, the third Thursday in January, May and September. Transferable Development Rights (TDR) rezone requests can be heard during any of the regularly scheduled meetings.

**18.12.010 Amendments**

- A. This Planning and Zoning Title, including the Map, may be amended by the Mapleton City Council after said amendments shall have first been submitted for recommendation to the Planning Commission. For the purpose of establishing and maintaining sound, stable, and desirable development within the City, it is declared to be the public policy that amendments shall not be made to the Planning and Zoning Title and Map except to promote more fully the intent of this Title and the Mapleton City General Plan or to correct manifest errors. Any person seeking an amendment to the Planning and Zoning Title or Map shall submit to the Planning Commission a written petition containing all of the following information:
  - 1. Designation of the specific zone change or Title amendment desired.
  - 2. The reason and justification for such zone change or Title amendment, and a statement setting forth the manner in which a proposed amendment or zone would further promote the objectives and purposes of this Title and the Mapleton City General Plan.
  - 3. A complete and accurate legal description of the area proposed to be rezoned, or a draft of the proposed Title amendment.
  - 4. The filing fee as established by City Resolution.
  - 5. If a map amendment is proposed, the following shall also be submitted.
    - a. An accurate plan, drawn to scale, showing all areas to be included within the proposed rezoning, designating the present zoning of the property subject of the petition, and properties immediately adjacent thereto.
    - b. A preliminary project plan that meets the requirements of Section 17.04.020 Mapleton City Code.
    - c. The signature of the property owner or authorized agent or, in the case of a multiple property rezoning request, the signature of a simple majority of the persons who own property within the area proposed for the zoning map amendment.
- B. Upon receipt of a petition by the Planning Commission, the Commission shall hold a public hearing in accordance with the provisions of this Title and may approve, conditionally approve, or deny the preliminary project plan. Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Mapleton City General Plan. The following guidelines shall be used to determine consistency with the General Plan:
  - 1. Public purpose for the amendment in question.
  - 2. Confirmation that the public purpose is best served by the amendment in question.
  - 3. Compatibility of the proposed amendment with General Plan policies, goals, and objectives.
  - 4. Potential adverse effects to the City by creating “leap frog” development or areas away from the existing “core” or center of the City.
  - 5. Potential of the proposed amendment to hinder or obstruct attainment of the General Plan’s articulated policies.
  - 6. Adverse impacts on adjacent land owners.
  - 7. Verification of correctness in the original zoning or General Plan for the area in question.
  - 8. In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.
- C. The fee provided herein shall not be refundable and shall be applied to the General Fund to offset the cost of legal publications, notification of property owners, and the staff time involved in researching the appropriateness of said request and its effect upon the general welfare of the Community.
- D. If a building permit is not issued within one (1) year after rezoning and approval of a final project plan, the final project plan shall expire and be of no further force or effect. Upon written notice from the Planning Director, in such cases, the Planning Commission shall initiate proceedings to revert the subject property to the previous zone designation unless an applicant requests and is granted an extension of time by the Planning Commission for good cause shown. In the case that the rezone will result in a Final Subdivision application, if the final plat is not recorded within one (1) year of the approval of the preliminary subdivision plan, the preliminary approval for the subdivision shall expire, and the Planning Commission shall initiate the same procedure to rezone the property described above.

# APPLICATION

## MAPLETON CITY PLANNING DEPARTMENT

35 East Maple Street, Mapleton, Utah 84664

APPLICANT Please Note: East approval process has a Checklist which specifies what information is required in order for your Application to be completed and ready for processing. Before completing the Application, please review the checklist; submit all the information it requests with your Application. **INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.** If you need help or have questions please ask to speak to the appropriate coordinator.

Type Project (Subdivision, Rezone, TDR, Variance, etc.) \_\_\_\_\_

Name of Project \_\_\_\_\_ No. Lots/Units \_\_\_\_\_

Property Address \_\_\_\_\_ Approx. Acreage: \_\_\_\_\_

Utah County Tax Identification Number(s) \_\_\_\_\_

Present Use of Property \_\_\_\_\_

Name of Applicant/Agent \_\_\_\_\_

Applicant/Agent's Address (Street) \_\_\_\_\_

(City, State) \_\_\_\_\_ (Zip) \_\_\_\_\_ Phone (W) \_\_\_\_\_

Phone (H) \_\_\_\_\_ Fax \_\_\_\_\_

Name of Property Owner (if different) \_\_\_\_\_

Property Owner's Address (Street) \_\_\_\_\_

(City, State) \_\_\_\_\_ (Zip) \_\_\_\_\_ Phone (W) \_\_\_\_\_

Phone (H) \_\_\_\_\_ Fax \_\_\_\_\_

Architect/Engineer/Surveyor \_\_\_\_\_ Phone (W) \_\_\_\_\_

I declare under penalty of perjury that I am the owner or authorized agent for the property which is the subject of this request, and that the statements, answers, and documents submitted in connection with this application are true and correct.

Signature of Owner or Agent \_\_\_\_\_ Date \_\_\_\_\_

Comments: \_\_\_\_\_

**DO NOT COMPLETE BELOW THIS LINE**

Received By \_\_\_\_\_

Type of Application \_\_\_\_\_

Date Received \_\_\_\_\_

Zone \_\_\_\_\_

Requested Zone (if applicable) \_\_\_\_\_

Application Fee \$ \_\_\_\_\_

Subdivision:

Preliminary Plat \$ \_\_\_\_\_

Final Plat \$ \_\_\_\_\_

Per Lot Fee \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Rev. Statement # \_\_\_\_\_

Plans Received

Reduced Copy (2 sets)

AutoCAD file on disk

Number of copies, Full Sized \_\_\_\_\_

Comments: