



Tooele County Department of Engineering Application to amend the zoning map of Tooele County.

3 - 9. (1) Applications for amendments to the zoning map shall be completed in full, signed, supplemented with any additional information required by the planning commission. An application which is incomplete or provides insufficient data is just cause for denial.

REZ# _____ Fee: **\$275.00** _____ Receipt # _____

This application MUST be submitted no later than 14 days before the scheduled planning commission meeting!

Property information and location

(All lines applicable to this site must be filled in)

Section _____ Township _____ Range _____

Parcel # _____

You MUST include a parcel map obtained from the Tooele County Recorder's Office with this application!

Property owner(s) information

Name(s): _____

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax phone: _____

Mobile phone: _____ Message phone: _____

E-mail address: _____

A copy of the deed, offer or tax notice MUST be included to demonstrate ownership

Agent for the property owner(s)

Name(s): _____

Address: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax phone: _____

Mobile phone: _____ Message phone: _____

E-mail address: _____

An agent authorization form properly signed and notarized MUST be included with this application

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING THAT:

Current zoning designation: _____

An application to amend the zoning map shall address:

- (a) general existing site characteristics including ownership, topography, soils, drainage, vegetation and other physical characteristics of the area proposed to be changed;
- (b) a legal description of the area to be zoned;
- (c) types of land uses permitted, conditional or prohibited in the current zoning district and the proposed zoning district;
- (d) existing transportation patterns to include public and private roads and internal and external circulation patterns, rights-of-way, easements and parking;
- (e) existing and proposed land uses, open spaces, impervious surfaces including streets, parking areas, structures and buildings with a general description of size area, intensities/densities, and height, and proposed storm-water drainage facilities;
- (f) existing and proposed utilities and infrastructure;
- (g) relationship of proposed zone change with Tooele County General Plan and how specifically the proposed zone change would conflict, conform, complement or otherwise affect the Tooele County General Plan as well as any special studies that are designed to further detail the Tooele County General Plan in a specific area;
- (h) an area map showing adjacent property owners and existing land uses within 500 feet of the area proposed to be rezoned;
- (i) the location, description and acreage of land uses;
- (j) approximate location and number of residential units along with approximate square footage, density and height;
- (k) approximate location and square footage of non-residential buildings;
- (l) calculation of approximate amount of open space both before and after buildout construction, indicating areas of expected open space and new landscaping, and including maintenance plans for these areas;
- (m) if the site has unusual or unique natural features, a demonstration of how proposed development

preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural draining patterns, and if appropriate, geotechnical studies submitted to indicate soil types, depth of bedrock and slope stability;

(n) a description of the availability of culinary and irrigation water, community facilities such as schools, fire protection services and other types of facilities that would serve the re-zoned area and how these facilities are affected by this proposal;

(o) approximate location and size of storm water detention and retention areas and calculations on the impact to those systems as a result of the change in density and use of land;

(p) an indication of the construction schedule of any project proposed;

(q) for multi-phased projects, a phasing plan that describes the anticipated timing and geographical extent of each phase;

(r) a detailed traffic study showing the vehicle trips per day on average at buildout and a determination how the project would significantly alter existing traffic patterns or volume;

(s) for applications involving a PUD, a table of proposed dimensional standards for the proposed land uses or phases including lot sizes and frontages, building heights and intensities, and setbacks and a description of any requested exceptions to the requirements of the underlying zone; and

(t) any other study or information required by the planning commission or zoning administrator.

Date submitted: _____

Signature of owner(s) or agent(s):

