

within the City, stating that an application has been filed, a brief summary of the application, and that more detailed information concerning the application is available from the Development Services Department. At least one posted notice shall be located at a public place other than the City building, such as the Post Office.

20.12.1.2 Published Notice

Published notice, at the applicant's expense, shall be given by publication in a newspaper having general circulation in Payson City. Published notice shall state that an application has been filed, the nature of the application or action, and the time, place and date set for a public hearing on the matter. The published date of the notice, not the date of submittal to the newspaper, must satisfy any notification timing requirements designated in this Title.

20.12.1.3 Courtesy Notice

20.12.1.3.1 Exception

As a courtesy to property owners, the applicant shall provide the City with stamped and pre-addressed envelopes for each owner of record of each parcel located entirely or partly within ~~one thousand (1000)~~ five hundred (500) feet from any boundary of the property subject to the application, including any owners of property in unincorporated Utah County, together with a mailing list for those owners. The addresses shall be as shown on the most recently available Utah County tax assessment rolls. The courtesy notice shall state that an application has been filed, the nature of the application or action, and the time, place and date set for a public hearing on the matter. Courtesy notice is not a legal requirement, and any defect in courtesy notice shall not affect or invalidate any hearing or action by the City Council or any board or commission. ~~However, failure by the applicant to submit the required notices for all property owners within one thousand (1000) feet may result in denial of the project or revocation of any previous approvals. (11-16-16)~~

If, at the request of the applicant, ~~the Planning Commission, or City Council,~~ the public hearing is tabled, struck from the agenda, or otherwise canceled, the applicant ~~shall~~ may be required to provide the City with an additional set of stamped and pre-addressed envelopes ~~for to notify~~ each owner of record of ~~each parcel located entirely or partly within one thousand (1000) feet from any boundary of the property subject to the application no less than five (5) days of the hearing of a rescheduled public hearing. Failure to do so may result in denial of the project. (11-16-16)~~

20.12.1.3.1 Exceptions

A subdivision of three (3) lots or less, situated along an existing, improved right-of-way, shall only be required to provide courtesy notice to the owners of property within two hundred fifty (250) feet of the proposed subdivision. Furthermore, when a project is proposed within three hundred (300) feet of another municipality, the applicant shall provide notice to property owners within three hundred (300) feet of the proposed development. All other notice requirements of this Title must be satisfied by the applicant. (1-23-08)

20.13 Vesting of Zoning Rights

20.13.1 Exceptions

Upon payment of the required application fees and submission of a completed application, that includes all information requested by the City Council, Planning Commission and staff in order to complete a reasonable review of the project, an applicant shall be entitled to have the application reviewed and acted upon pursuant to the terms of this Title. Vesting is usually indicated by approval of the Preliminary Plan by the City Council and is subject to the exceptions set forth below. The applicant may take advantage of amendments to this Title that would permit greater density or more intense use of the land, provided however, that these changes may be deemed a modification of the plan and require the payment of additional planning review fees and loss of vesting.

For the purposes of this Title and in particular this Chapter, vesting of zoning rights entitles an applicant to only the use, density and general configuration of the Preliminary Plan approved by the City Council. (5-5-04)

For the purposes of this Title, a complete application includes all documentation required by this Title, other relevant laws and ordinances of Payson City, relevant state and federal laws, and any other information deemed necessary by the Planning Commission and City Council to complete a thorough review of the proposed project and make a well informed decision. Following review of the Concept Plan, staff will inform the applicant of any additional information required by the staff for their review. The Planning Commission and City Council will complete a review of the Preliminary Plan to determine if any additional information is required in order to properly review the Preliminary Plan. The Planning Commission will review the Preliminary Plan and recommend approval, approval with conditions, or denial of the