



Toquerville City
ZONE CHANGE APPLICATION

Fee: \$1,000.00 paid by check [redacted] 3/14/24

Name: Wall Construction Inc (Jordan Wall) Telephone: 435-229-7646

Address: PO Box 376, Washington, UT 84780 Fax No.

Agent (If Applicable): Civil Science Telephone: 435-668-4023

Email: [redacted] bwalker@civilscience.com

Address/Location of Subject Property: Center Street & Old Church Road (Park Side)

Tax ID of Subject Property: T-91-A-1-A-2 Existing Zone District: R-1-20

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary):

The requested zone change is for 13.49 acres from R-1-20 to R-1-12 single family lots.

Submittal Requirements: The zone change application shall provide the following:

- a. The name and address of every person or company the applicant represents;
b. An accurate property map showing the existing and proposed zoning classifications;
c. All abutting properties showing present zoning classifications;
d. An accurate legal description of the property to be rezoned;
e. Stamped envelopes with the names and addresses of all property owners within 300 feet of the boundaries of the property proposed for rezoning;
f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

Additional fees may include the cost of amending the official zoning map, County recording fees, Attorney and engineering fees, General Plan and other city plan amendments.

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

DATE RECEIVED: 3/14/24 COMPLETE: YES [checked] NO

DATE APPLICATION DEEMED TO BE COMPLETE: 3/20/2024

COMPLETION DETERMINATION MADE BY: [Signature] Signature

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request 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. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change 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 is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent 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

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, 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 the zone change 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. If denied, a similar application generally cannot be heard for a year.