



LAND USE APPLICATION EXPIRATION

ORDINANCE AND POLICY



ORDINANCE OVERVIEW

New Definition Introduction

- New definition of 'Land use application' 11-3-402.

Expiration Timeline

- 180-day timeline ensures timely processing and encourages accountability.

Extension Request Procedure

- Written request for a 90-day extension before the original 180-day deadline expires.

Consequences of Non-Approval

- Application expiration and termination of vesting rights.



PURPOSE OF THE POLICY

Enhancing Transparency

- Informing applicants before development applications expire.

Streamlining Planning Process

- Timely notifications help applicants act promptly, reducing reapplications and administrative workload.

Fostering Better Communication

- Structured notifications enhance communication, leading to more predictable outcomes.

Commitment to Fairness

- Ensures fairness and accountability for all stakeholders.



SCOPE OF THE POLICY

Applicable Application Types

- All land use development applications.

Comprehensive Oversight

- Consistency across diverse development projects.



NOTIFICATION TIMELINE AND METHOD

Two-Step Notification Timeline

- First notice 30 days before expiration and a final reminder 7 days before the expiration.

Multiple Communication Channels

- Notifications via email, mail, and the City's online permitting portal when applicable.



CONTENT OF NOTIFICATION

Essential Notification Details

- Application name, type, original submission date, and expiration date for clarity.

Required Actions Explained

- Notices outline required actions to maintain or extend applications.

Contact Information Provided

- Notifications include Planning Department contact details.



EXTENSION REQUESTS

Extension Request Criteria

- Applicants must provide valid delay reasons and ensure compliance with zoning and development standards.

Review Process

- The Planning Department reviews extension requests within 10 business days to ensure alignment with planning goals.

Impact Considerations

- Extensions must not negatively affect public welfare, infrastructure, or conflict with land use policies.



FAILURE TO RESPOND

Consequences of Inaction

- Applications expire if no response is provided by the deadline.
- New application required to restart project.



BENEFITS OF THE POLICY

- Improved communication
- Efficient planning process
- Public trust and accountability
- Organized development review process



TITLE 11 & 14 AMENDMENTS

The sections being amended include:

- 11-5-305, Special Provisions, Hillside Overlay Zone;
- 11-5-401 thru 11-5-415, Westfields Overlay Regulations;
- 11-5-605, Submission and Approval Process, Mixed Use Overlay Regulations;
- 11-6-105, Outdoor Storage and Display, Supplementary Regulations;
- 11-6-122, Review of School Plans, Supplementary Regulations;
- 11-6-128, Environmental Impact Statement, Supplementary Regulations;
- 11-6-129, Geologic Study, Supplementary Regulations;
- 14-6-101 thru 14-6-110, Condominiums;
- 11-9-901, Lakeside Landing Special District Overlay Subdivision Review
- 14-7-101, Plat Amendments, Alterations, and Vacations
- Updated subdivision checklists for residential and commercial developments



TITLE 11 & 14 AMENDMENTS

11-5-305, Special Provisions, Hillside Overlay Zone

- Changes the approval body from the PC to LUA

11-5-401 thru 11-5-415, Westfields Overlay Regulations

- Removes all references to the Lakeside Overlay
- Changes the approval body from the PC to LUA

11-5-605, Submission and Approval Process, Mixed Use Overlay Regulations

- Removes the requirement of a concept plan



TITLE 11 & 14 AMENDMENTS

11-6-105, Outdoor Storage and Display, Supplementary Regulations;
11-6-122, Review of School Plans, Supplementary Regulations;
11-6-128, Environmental Impact Statement, Supplementary Regulations; &
11-6-129, Geologic Study, Supplementary Regulations

- Changes the approval body from the PC to LUA



TITLE 11 & 14 AMENDMENTS

14-6-101 thru 14-6-110, Condominiums

- Removes outdated language to align with Utah State Code and references Subdivision Regulations for the approval process.

11-9-901, Lakeside Landing Special District Overlay Subdivision Review

- Changes the approval body from the PC to LUA
- Aligns the approval process with the same as that in Title 14 for standard subdivisions and Title 11 for site plans.

14-7-101, Plat Amendments, Alterations, and Vacations

- Changes the approval body to the LUA

