

13011 S. Pioneer Road - Herriman, Utah 84096
801-446-5323 Main Office
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Herriman

Rezoning

Application for rezoning of a specified piece of property must be submitted to Herriman's Community Center 21 days prior to the Planning Commission meeting in order to be placed on the agenda for that meeting.

PURPOSES AND OBJECTIVES OF ZONING

The theory of zoning is to assure a compatible interrelationship of land uses in such a way that the community goals for health, safety, morals and general welfare of the community are promoted. Zoning is also a basic tool for community general plan implementation.

The purpose of the zoning ordinance is to:

- 1) Conserve the value and integrity of residential neighborhoods.
- 2) Encourage attractive and functional commercial centers.
- 3) Promote orderly growth.
- 4) Protect life and property from natural hazards.
- 5) Assure efficient and safe traffic movement for pedestrians and motorists.
- 6) Protect and stabilize the local tax base.
- 7) Preserve culturally and historically important sites and landmarks.
- 8) Encourage good visual quality and high aesthetic standards.
- 9) Support goals for protection of environmentally sensitive lands and conservation of natural resources.

REQUIREMENTS FOR REZONING

[] **Completed application form:** signed and notarized!!

[] **Document verifying proof of ownership:** the current property owner must be the applicant, but may designate an authorized agent to act in his behalf. Please submit a proof of ownership, which should include a Warranty Deed, Trust Deed, or a Quit Claim Deed.

[] **Legal description:** a legal description can be obtained from the deed or County Recorder's Office.

[] **2 Site Plans:**

Site plans are to be on a minimum sheet size of 18" x 24", at a scale which suitably fits the paper (a scale is recommended at; 1" = 20', 1" = 30', etc.). Please submit one reduced 8 1/2" x 11" site plan. The following may be included on the site plan:

North point, scale and date of drawing.

Property lines with dimensions, and adjoining streets, right-of-ways, easements, waterways, etc.

Location of curbs, gutters, sidewalks, driveways, loading facilities, entry and exists, parking, etc.

List calculations for required and proposed parking.

Landscaping areas as required by ordinance.

Location and dimensions of all existing and proposed structures, including signs.

Notes of explanation shall include total square footage of all structures by use.

Location and height of any overhead power and communication and transmission lines and all utility easements that may affect subject property.

Decks, porches, or other parts, which extend past normal outline of building.

Fencing or block walls showing proposed height and materials used.

APPLICATION FEES

[] **Zoning amendment fees include:**

Commercial and Industrial	\$1000.00 + \$50.00 per acre 1-100 acres; \$30.00 per acre 101-200 acres; \$20.00 per acre 200+ acres
Agricultural and Residential	\$1000.00 + \$40.00 per acre 1-100 acres; \$20.00 per 101-200 acres; \$10.00 per acre 201+ acres
All other zones	\$1000.00 + \$40.00 per acre
Text Change	\$300.00

NEXT PLANNING COMMISSION MEETING _____

FILING DEADLINE _____

PLANNING COMMISSION

The applicant is required to attend the Planning Commission meeting for which they are scheduled and are informed of this date at the time they submit the application. The authorized agent may be present to replace the applicant. Be prepared to present the proposal at that meeting. The meetings are held at 13011 S. Pioneer Street, at 7:00 p.m. every second and fourth Thursday. The Planning Commission at that meeting hears rezoning applications. With some cases, the Planning Commission will render their decision at a later date.

CITY COUNCIL

If the application is approved by the Planning Commission the applicant will be scheduled for a City Council meeting. The City Council will make the final decision on rezoning applications.