ZONE CHANGE APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Name: ___________________________________ Telephone: ____________________

Address: __________________________________ Fax No. ______________________

Agent (If Applicable): ___________________________ Telephone: ____________________

Email: ___________________________ Agent Email: ___________________________

Address/Location of Subject Property: ________________________________________

Tax ID of Subject Property: ____________________ Existing Zone District: ___________

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

__________________________________________________________________________

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 250 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

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. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. 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.

For Office Use Only:

File No. __________________
Receipt No. _______________

Date Received: ______________ Application Complete: YES ☐ NO ☐

Date application deemed to be complete:________ Completion determination made by: _____

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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.

REQUIRE 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.
AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH )
COUNTY OF ) ss

I (we),__________________________________, being duly sworn, depose and say that I (we) am (are) the
owner(s) of the property identified in the attached application and that the statements herein contained and the
information provided identified in the attached plans and other exhibits are in all respects true and correct to the best
of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for
which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making
this application.

_______________________________________
(Property Owner)

_______________________________________
(Property Owner)

Subscribed and sworn to me this ___________ day of ______________20___.

_________________________________________
(Notary Public)

Residing in:_______________________________

My Commission Expires:____________________

Agent Authorization

I (we),_______________________________, the owner(s) of the real property described in the attached application,
do authorize as my (our) agent(s)________________________ to represent me (us) regarding the attached
application and to appear on my (our) behalf before any administrative or legislative body in the City considering
this application and to act in all respects as our agent in matters pertaining to the attached application.

_______________________________________
(Property Owner)

_______________________________________
(Property Owner)

Subscribed and sworn to me this __________ day of ______________ 20__.

_________________________________________
(Notary Public)

Residing in:_________________________________

My Commission Expires:____________________