



Planning Division (801) 569-5060
Engineering Department (801) 569-5070
Building & Safety Division (801) 569-5050
Fire Marshal (801) 260-7300

City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088

ZONING MAP AMENDMENT INFORMATION

GENERAL

The purpose of the attached documents is to provide information necessary to plan for, apply for and submit the necessary information to obtain approval for a Zoning Map Amendment in the City of West Jordan.

By providing the required information it will enable the timely completion of your project. Not providing the necessary information will require the return of the application and submitted documents to you and will unnecessarily delay progress and final approval.

This document is meant to act as a guide for individual projects and may require additional information be provided, depending upon the nature of the project.

CONTENTS

The following documents are provided to help you through the process, from application to approval.

- City of West Jordan Application
- Zoning Map Amendment Process
- Zoning Map Amendment Checklist

WHAT IS A COMPLETE APPLICATION

A complete application will include all of the documents listed above, including items listed in the checklists. Partial submittals will not be accepted.

SUBMITTAL MEETING

A submittal meeting is **required** to allow staff to check your application for completeness. Please contact the Planning Office at 801 569-5060 to schedule your submittal meeting.

GETTING HELP

Once your application has been submitted, a Project Team will be assigned to the project. The Planner is your point of contact and you can contact them for project status inquiries or to the Project Team for information about their various specialties.



Development Services Application

8000 South Redwood Road, 2nd Floor, South
801-569-5060

WJPlanning@westjordan.utah.gov

Property:

Sidwell/Parcel # from SL Cnty: _____ Acreage _____ Lots: _____

Approximate Street Address: _____

Project Name: _____

Project Location: _____

Type of Application:

Concept

Preliminary

Final

Agreement

Site Plan

Temporary Use Permit

Conditional Use Permit

Site Plan Amended

Zone Change

Design Review Committee

Subdivision Major

Planned Community

Development Plan

Subdivision Minor

General Land Use Amendment

Subdivision Amended

Other: _____

Applicant: _____ **Company:** _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____

Email: _____

Consultant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____

Email: _____

**** Property Owner(s):**

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____

Email: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____

Email: _____

**** Applicant must identify as a "Property Owner", all holders of any legal title to the Property; if necessary, attach additional page(s) to this Application to identify additional Property Owners.**

By signing below, the Applicant hereby represents, and affirms the following:

1. Definitions.
 - a. "Application": Application includes (i) this Application form, (ii) the Property Owner(s) Affidavit, and (iii) all information (whether written or verbal) provided by the Applicant, by the Consultant, by the Property Owner(s), or by any other person or entity engaged by the Applicant or the Property Owner(s) in furtherance of the Application ("Supporting Parties").
 - b. "Property Owner(s)": Holders of any legal title to the Property.
2. Information is True and Correct. The information described on this Application form and contained in the Property Owner's Affidavit, is true and correct. The Applicant will use its best efforts to ensure all contents of the Application are accurate and current.
3. Property Owner(s) Consent to this Application. All Property Owner(s) (i) have reviewed and expressly approve of the contents of this Application form, and (ii) consent to the Applicant pursuing approval of the Application.
4. City's Right to Contact Property Owner(s). The City has the right to contact the Property Owner(s) directly, in writing or through other means, to verify any information contained in the Application.
5. Contact with Property Owner(s) is not Interference. Contact by the City as outlined in "4." above is and shall not be considered interference with the Applicant's business dealings.
6. Incorrect or Untrue Information Voids this Application. If any information provided as part of the Application is untrue or incorrect, at the option of the City (i) this Application shall be considered void *ab initio*, (ii) the City shall have no obligation to process the Application, (iii) any commitments allegedly made by the City or flowing from the Application, including also the alleged grant of any development rights by the City, shall be considered void *ab initio* and unenforceable, and (iv) the Applicant shall indemnify and hold the City harmless for any costs or claims resulting from false or incorrect representations (A) of or from the Applicant, and/or (B) of or from the Property Owner(s), the Consultant, and/or the Supporting Parties of which the Applicant has or had knowledge.
7. Notice to the City of a Changed Event. The Applicant has an affirmative duty to (i) notify the City in writing of a Changed Event, (ii) fully inform the City of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executes this Application form, and (ii) which alters the legal relationship of the Applicant and the Property Owner(s) to an extent that either (A) the Applicant no longer has authorization from the Property Owner(s) to pursue the Application, or (B) results in any representation or information in this Application or the Property Owner's Affidavit to be, in whole or in part, untrue, incorrect, or inaccurate.

Applicant Signature: _____ **Date:** _____

(Completed Notary Block for Applicant's signature must be attached to this Application form)

OFFICE USE ONLY			
MUNIS #: _____	Date Received: _____	Date of Meeting: _____	
ODA _____	Planner: _____	Engineer: _____	Fire: _____

4. Information is True and Correct. The information contained in this Affidavit and the Application form, is true and correct. The Property Owner will use its best effort to ensure all contents of this Affidavit and the Application form are accurate and current.
5. Property Owner's Consent to the Application. The Property Owner (i) has reviewed and expressly approves the contents of the Application Form, and (ii) consents to the Applicant pursuing approval of the Application.
6. City's Right to Contact Property Owner. The City has the right and may contact the Property Owner directly, in writing or through other means, to verify any information contained in the Application.
7. Contact with Property Owner is not Interference. Contact by the City as outlined in "6." above is and shall not be considered interference with the Property Owner's business dealings with the Applicant.
8. Incorrect or Untrue Information Voids the Application. If any information provided as part of the Application or this Affidavit is untrue or incorrect, at the option of the City (i) the Application shall be considered void *ab initio*, (ii) the City shall have no obligation to process the Application, (iii) any commitments allegedly made by the City or flowing from the Application, including also the alleged grant of any development rights by the City, shall be considered void *ab initio* and unenforceable, and (iv) the Property Owner shall indemnify and hold the City harmless for any costs or claims from the Property Owner resulting from false or incorrect representations (A) of or from the Property Owner, and/or (B) resulting from the Application being voided.
8. Notice to the City of a Changed Event. The Property Owner has an affirmative duty to (i) notify the City in writing of a Changed Event, (ii) fully inform the City of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executed the Application Form, and (ii) which alters the legal relationship of the Applicant and the Property Owner to an extent that either (A) the Applicant no longer has authorization from the Property Owner to pursue the Application in whole or in part, or (B) results in any representation or information of which the Property Owner is aware or becomes aware in the Application or this Affidavit to be, in whole or in part, untrue, incorrect, or inaccurate.

My signature below attests that I consent to the statements and information provided in the Application and attached plans and exhibits for the requested process(s) as checked above, and that all information presented by me is true and correct to the best of my knowledge.

 (Property Owner Signature)

 (Printed Name)

Subscribed and sworn to me this _____ day of _____, 20 ____.

 (Notary)
 Residing in _____,
 (County) (State)

My commission expires: _____



ZONING ORDINANCE MAP AMENDMENT PROCESS

GENERAL

The purpose of the zoning ordinance map amendment process is to obtain City Council approval and must comply with the provisions of the City of West Jordan Municipal Code. Processing times will vary based upon availability of city staff time and the completeness of the submitted application. Checklists for a zoning ordinance map amendment are attached and are located on the City's website at www.westjordan.utah.gov.

APPLICANT'S INITIAL CONTACT WITH CITY STAFF

Your initial contact with city staff will take place with the Planning Department either by telephone or by meeting at the community development counter. If you are not familiar with city processes and requirements city staff can briefly discuss the processes and requirements with you.

AUTHORIZED APPLICANT

An application for a zoning ordinance map amendment on any property shall be one of the following:

1. The owner of the property
2. One or more joint owners of property who own individually, or as a group, a majority interested in the property
3. Both of the property owners where property is held in joint tenancy
4. Seventy five percent (75%) or more, of the owners of property in the area covered by the application when the application covers more than one property

APPLICATION SUBMITTAL

The zoning ordinance map amendment process can be initiated by submitting the application, along with items listed on zoning ordinance map amendment checklist. The application will be not be accepted until a determination has been made that the application is complete.

PLANNING COMMISSION REVIEW AND ACTION

Once the development team has completed their review and determined it is complete, the City Planner will schedule the zoning ordinance map amendment for a Planning Commission meeting for their review and action. The following items will be completed as part of this task:

- A. Scheduling and Public Notices - The City Planner will schedule the zoning ordinance map amendment for review by the Planning Commission and arrange for publication of notice of a public hearing.
- B. Review and Action - For a zoning ordinance map amendment to be considered by the Planning Commission, the applicant must attend the Planning Commission meeting to explain the proposal and answer questions. Once all questions have been answered to the satisfaction of the Planning Commission, the Planning Commission will take action in one of the following forms:
 1. Make a positive recommendation to the City Council
 2. Make a negative recommendation to the City Council
 3. Postpone were further information or input is necessary
 4. Continue the application to a future date within 45 days after holding the public hearing. If the Planning Commission fails to forward a recommendation on the proposed amendment within 60 days, after closing the public hearing, it shall be forwarded to the City Council as if the Planning Commission made a negative recommendation

Notice of the action will be sent to the applicant regarding the Planning Commission's action.

CITY COUNCIL REVIEW AND ACTION

After the Planning Commission has reviewed the proposed zoning ordinance map amendment, made its recommendation and passed those along to the party requesting the amendment, the amendment can then be reviewed by the City Council. The following activities will take place as part of this task:

- A. Scheduling and Public Notices - The Community Development Director will schedule the proposal for review by the City Council and arrange for publication of a notice of a public hearing.
- B. Review and Action - For the zoning ordinance map amendment to be approved by the City Council, the applicant must attend the City Council meeting to explain the proposal and answer questions. Once all questions have been answered to the satisfaction of the City Council, the City Council will take action in one of the following forms
 1. The City Council may approve the zoning ordinance map amendment.
 2. The City Council may change the text other than as proposed but within the scope of the notice given for the Public Hearing.
 3. The City Council may reject the proposed zoning ordinance map amendment.

Notice of the action will be sent to the applicant regarding the City Council's action.



ZONING MAP AMENDMENT SUBMITTAL CHECKLIST

APPLICANT _____ DATE _____

PROJECT _____

GENERAL PLAN MAP AMENDMENT

Your Check	City Check	Description
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Fees
<input type="checkbox"/>	<input type="checkbox"/>	Provide the names, addresses, phone numbers, and sidwell numbers of property owners in the area to be rezoned and their agents/developer
<input type="checkbox"/>	<input type="checkbox"/>	Provide a legal description and the acreage of each proposed zoning district
<input type="checkbox"/>	<input type="checkbox"/>	Provide a detailed map showing the following: <ul style="list-style-type: none"> <input type="checkbox"/> Requested zoning boundary change <input type="checkbox"/> Present and proposed zoning <input type="checkbox"/> All existing property lines <input type="checkbox"/> All abutting properties
<input type="checkbox"/>	<input type="checkbox"/>	Provide a concept development plan (detailed design and engineering are not required) showing the following in the rezone area <ul style="list-style-type: none"> <input type="checkbox"/> General layout of lots <input type="checkbox"/> Roads <input type="checkbox"/> Parking <input type="checkbox"/> Buildings <input type="checkbox"/> Landscaping in the rezone area
<input type="checkbox"/>	<input type="checkbox"/>	In writing, explain the reason and justification for such zone change and the manner in which a proposed zone map change would further promote the objectives and purposes of the West Jordan Municipal Code and the General Plan. The statement must include: <ul style="list-style-type: none"> <input type="checkbox"/> Public purpose for the amendment in question <input type="checkbox"/> Confirmation that the public purpose is best served by the amendment in question. <input type="checkbox"/> Compatibility of the proposed amendment with general plan policies, goals and objectives <input type="checkbox"/> Consistency of the proposed amendment with the general plan's timing and sequencing provisions on changes of use <input type="checkbox"/> Potential of the proposed amendment to hinder or obstruct attainment of the general plan's policies <input type="checkbox"/> Adverse impacts on adjacent landowners <input type="checkbox"/> Verification that the correctness in the original zoning or general land use plan map is correct for the area in question <input type="checkbox"/> Impacts on City services such as water, sewer, storm drain, public streets, traffic, fire and police services <input type="checkbox"/> Impacts on schools <input type="checkbox"/> Impacts on the local economy and other factors as requested by the planning department