

ZONE AMENDMENT PROCESS

Description: Proposing a use for a parcel of land that is not currently permitted under the current zoning ordinance (see §9-7 of the Town Code for permitted uses in each zone). For example, your property is currently zoned for single-family residential, but you want to put in a restaurant.

Required Approvals:

- ☐ General Plan Amendment (if proposed zone is not allowed by General Plan Map)
- ☐ Planning Commission Review & Recommendation
- ☐ Town Council Adoption by Ordinance

Review Process:

1. Completed Application Submitted
2. Town Staff Review
3. Distribution of Public Notice
4. Planning Commission Public Hearing
5. Planning Commission Recommendation
6. Town Council Public Hearing
7. Adoption by Ordinance

Standards for Review:

1. Addresses a recognized and demonstrated need in the community.
2. Will be compatible with the character of the neighborhood.
3. Will not result in an over intensive use of the land or excessive depletion of natural resources.
4. Will not have a material adverse effect on community capital improvement programs.
5. Will not require a level of community facilities and services greater than that which is available; or will be made available.
6. Will not result in undue traffic congestion and traffic hazards.
7. Will not cause significant air, odor, water, light, or noise pollution.
8. Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the town.



BRIAN HEAD

BRIAN HEAD TOWN

P.O. Box 190068, Brian Head, UT 84719

Phone (435) 677-2029 Fax (435) 677-3661

ZONE AMENDMENT APPLICATION

The Town's Zone District Map may be amended as provided for in Title 9 Chapter 6 Section 3 of the Brian Head Town Code. Any proposed amendments must be consistent with the Town's General Plan Map.

Property Owner: _____ Telephone: _____

Property Location: _____

Property Owner Mailing Address: _____

Property Owner Email Address: _____

Subdivision: _____

Lot & Block: _____

Current Zone: _____ Requested Zone: _____

Required Submittals:

- ☐ Fee: \$1,000 per application (\$2,000 if General Plan amendment required)
- ☐ Referral Packet: The applicant will provide each of the following –
 - A map identifying the owners (including condominium owners) of abutting properties located partly or entirely within three hundred feet (300') of any boundary of the property subject to the application
 - Iron County GIS is a useful resource for creating this map (go to Ironcounty.net/Departments/it/gis and click on "Parcel Locator")
 - Mailing labels addressed to each of the property owners identified
 - Mailing labels will be prepared using current mailing addresses available at the County Recorder's office
 - By clicking on parcels on the Parcel Locator, you can get the parcel ID numbers to provide to the County Recorder (note: it will also show a name and address of the owner on the Parcel Locator, but sometimes the information there is not up to date, so be sure to supply the parcel ID#s to the County Recorder to get the correct mailing label information)
 - Recorder's Office Contact: (435) 477-8350 or ironcounty.net

Signature of Property Owner

Date

By signing this application, you affirm that you are the owner of record of the subject property of this application and that you are responsible for ensuring the use of the property is consistent with the requirements of Title 9 of the Brian Head Town Code.



DESCRIPTIONS OF SUBMITTAL REQUIREMENTS

ZONE AMENDMENT

Application Form: Complete the form provided by Brian Head Town

Land Use Fee: \$1,000 per application (\$2,000 if General Plan amendment required)

Development Report: The applicant will provide a narrative statement detailing the following:

- An explanation of the purpose of the proposed zone amendment.
- Assessment of the availability and capacity of public infrastructure (utilities, roads, trails, etc.) to serve the proposed zone.

Aera Map: The applicant will provide a map which displays the applicant's name, property address, phone number as well as the preparer's company name, address, and Phone number and a North arrow scale in addition to the following information—

- Lot boundaries
- Adjacent roads, including names.
- Current Zoning
- Lots to be rezoned.

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