







*Dedicated to the vision of a self-sufficient rural community with a unique country lifestyle.*

### **Zone Amendment Process and Application**

#### **12.2.8 Amendments to Zoning Ordinance and Map**

The City Council may amend the number, shape, boundary, or area of any zoning district. The Council may also amend any regulation or other provisions of a zoning district. The amendments may only occur in accordance with the following procedure.

Any person, including staff, the Planning Commission or City Council, seeking an amendment to the Zoning Ordinance or Zoning Map shall submit to the Planning Commission, on forms provided by the City, the following:

1. A description of the specific amendment to the Zoning Ordinance or Zoning Map.
2. The reason and justification for the proposed amendment and how the proposed amendment would further the purpose and intent of the Zoning Ordinance, and how the proposed amendment is consistent with the General Plan. If the proposed amendment is inconsistent with the General Plan, the applicant shall submit, concurrently with the amendment application, an application for amendment to the General Plan.
3. Supporting documentation, maps, studies and any other information that would allow the City Council to make a well-informed decision.
4. The payment of the appropriate fee in accordance with the City fee schedule.

Upon receipt by the Planning Commission of the proposed amendment, the Commission shall hold a public hearing in accordance with Section 12.2.7 herein. Following the public hearing, the Planning Commission shall forward a recommendation to the City Council on the proposed amendment.

The City Council shall hold a public hearing on the proposed amendment in accordance with Section 12.2.7 herein. The City Council may approve, amend and approve, remand the proposed amendment back to the Planning Commission for further review, or deny the proposed amendment.

#### **12.2.9 Relationship to Other Ordinances**

This ordinance is intended to be consistent with all other laws, ordinances and resolutions of Bluffdale City, specifically including, but not limited to, the following:

1. The Bluffdale City General Plan and General Plan Map.
2. The Bluffdale City Subdivision Ordinance.
3. The Bluffdale City Design Guidelines and Standard Specifications.

#### **12.2.11 Termination of Application**

If a request of the City Council, Planning Commission, Board of Adjustment, or staff has not been responded to within sixty (60) days of the written request, the application may be terminated. The City Council may extend this deadline, or reinstate the application upon request by the applicant.

An application will be considered null and void if substantial construction or development has not occurred in connection with the application within one (1) year of final approval.

Should the application be terminated, the applicant shall be required to resubmit the application and shall satisfy all requirements in place at the time of resubmission, including the payment of fees.