



COMMUNITY DEVELOPMENT DEPARTMENT

ZONING MAP AMENDMENT APPLICATION

FOR CITY USE ONLY				
Date Received:	Date Determined Complete:	Fees Paid:	PC Meeting:	CC Meeting:
Fees: \$400; plus all applicable Engineering costs				

CURRENT ZONING _____ DESIRED ZONING: _____

OWNER or the AUTHORIZED REPRESENTATIVE: _____

ADDRESS: _____

PHONE #: _____ EMAIL ADDRESS: _____

CURRENT GENERAL PLAN DESIGNATION: _____

LOCATION / ADDRESS OF PROPOSED GENERAL PLAN AMENDMENT: _____

NAME OF PROPERTY OWNERS:

I (WE) HAVE READ THE APPLICATION AND HEREBY CERTIFY THAT THE INFORMATION IS CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE.

SIGNATURE OF APPLICANT(S):

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Criteria for Approval of Zoning Map Amendments

General Plan and Land Use Maps Consistency Required. No amendment to the Zoning Districts Map (rezone) may be recommended by the Commission nor approved by the Council unless such amendment is found to be consistent with the General Plan and Land Use Maps. In considering a Zoning Districts Map Amendment, the Commission and the Council shall consider the following factors, among others:

- 1) The effect of the proposed amendment to advance the goals and policies of the Roy City General Plan.
- 2) The effect of the proposed amendment on the character of the surrounding area.
- 3) The compatibility of the proposed uses with nearby and adjoining properties.
- 4) The suitability of the properties for the uses requested.
- 5) The overall community benefits.



Zoning Districts Map Amendment Application Requirements Checklist:

1. Provide a map of the location of property showing all property boundaries on a minimum of eight and one-half (8.5) inch x eleven (11) inch sheet.
2. Provide a legal description of the subject property.
3. Show the location and dimensions of any structures on the subject property and on adjacent properties.
4. Provide a written narrative describing how the proposed or Zoning Map Amendment will enhance the existing goals, objectives, and policies of the General Plan.

Procedures for Amending the Roy City Land Use Ordinances (including Zoning Districts Map or other Official Map Amendments):

1. The procedures for the review and consideration of a Zoning Districts Map, or Official Map Amendment Applications are identified by Figure 5-2.
2. Determination of Application Completeness. An application for a Zoning Districts Map, or Official Map Amendment shall be considered by the Zoning Administrator for a determination of application completeness.
3. Commission Public Hearing Required. Prior to recommending a Zoning Districts Map, or Official Map Amendment Application to the Council, the Commission shall hold a public hearing in accordance with the procedures of Land Use Ordinances, and providing the minimum notice of such public hearing as required by Ordinance.
4. Commission Recommendation. At the meeting, or at meetings, following the meeting at which the public hearing is held, the Commission shall formulate a recommendation on the Zoning Districts Map, or Official Map Amendment Application to the Council.
5. Commission Recommendation Transmitted to Council. After the Commission has reviewed the application, and formulated a recommendation, the Commission shall transmit to the Council a copy of the Commission's recommendation, all public comments, and all other relevant materials of the proceedings before the Commission. Following receipt of the Commission recommendation the City Recorder shall place the Zoning Districts Map, or Official Map Amendment Application on the agenda of a regular public meeting of the Council for the Council to consider the Commission recommendation of the Zoning Districts Map, or Official Map Amendment Application.
6. Council Action. At a regular public meeting, the Council shall consider the Zoning Districts Map, or Official Map Amendment Application, the Commission recommendation, and all other information and materials. The Council may approve the Zoning Districts Map, or Official Map Amendment Application General Plan Amendment Application, as presented to the City, revise the proposed amendment and approve the proposed amendment as revised, or deny the Zoning Districts Map, or Official Map Amendment Application. If the Council approves the proposed amendment as submitted, or as revised, the Council shall adopt the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment by Ordinance.

Consideration of a Zoning Districts Map, or Official Map Amendment:

In considering a Zoning Districts Map, or Official Map Amendment Application, the Planning Commission and City Council shall consider criteria provided by Section 510 of the Roy City Zoning Ordinance.

FIGURE 5-2 - Zoning Ordinance Amendment Application and Zoning Map (Rezone) Amendment Application Procedures

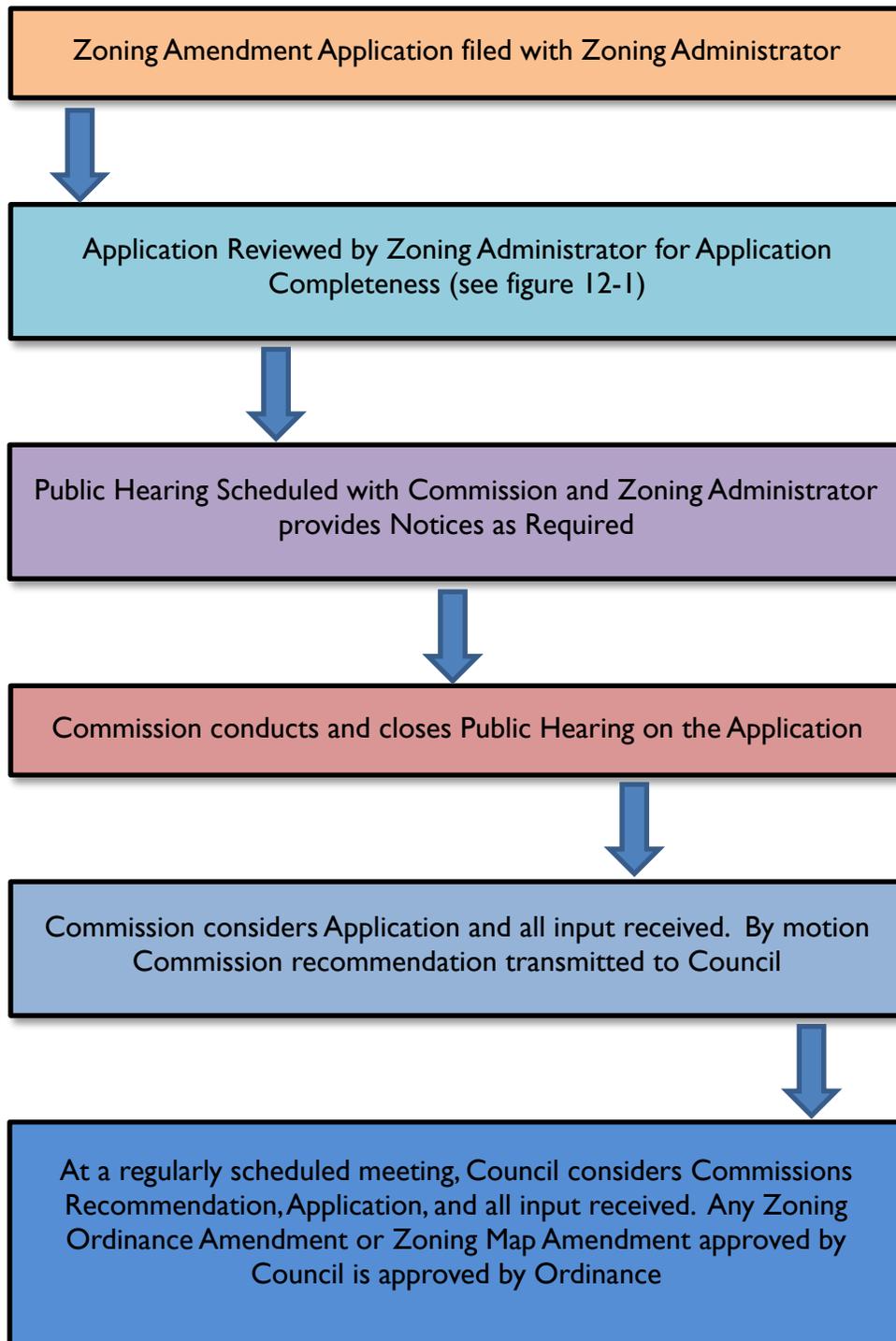


Figure 12-1 – Determination of Application Completeness Procedures

