

**ALPINE CITY
ORDINANCE 2020-18**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.01.090 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO WRITTEN
NOTIFICATION REQUIREMENTS OF AMENDMENTS TO THE ZONING MAP.**

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to set forth the requirements for written notification of amendments to the zoning map; and

WHEREAS, the Alpine City Planning Commission has reviewed the proposed Amendments to the Development Code, held a public hearing, and has forwarded a recommendation to the City Council; and

WHEREAS, the Alpine City Council has reviewed the proposed Amendments to the Development Code:

NOW THEREFORE, be it ordained by the Council of Alpine City, in the State of Utah, as follows: The amendments to Article 3.01.090 contained in the attached document will supersede Article 3.01.090 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.01.090 Amendments To The Zoning Ordinance Or Zoning Map” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.01.090 Amendments To The Zoning Ordinance Or Zoning Map

- 1. Amendments to the Zoning Ordinance.** Amendments to the Zoning Ordinance may be initiated by the City Council, the Planning Commission, the staff, or by an owner of real property in the area included in the proposed amendment.

Amendments to the Zoning Ordinance:

- a. Shall first be submitted to the Planning Commission for its review and recommendation.
- b. The Planning Commission shall provide appropriate notice and hold a public hearing on proposed amendments to the zoning ordinance before making a recommendation to the City Council. The Planning Commission may hold additional public hearings if deemed necessary or appropriate by the Planning Commission.
- c. The Planning Commission shall prepare and make a recommendation to the City Council on proposed amendments to the zoning ordinance that represents

the Planning Commission's recommendation for regulating the use and development of land within all or any part of the area of the City.

- d. The City Council shall consider each proposed amendment to the zoning ordinance recommended by the Planning Commission. The City Council shall have the option to hold a public hearing(s).
 - e. The City Council may adopt or reject amendments to the zoning ordinance either as proposed by the Planning Commission or after making any revisions the City Council considers appropriate.
2. **Amendments to the Zoning Map (Zone Change).** Amendments to the Zoning Map may be initiated by the City Council, the Planning Commission, the staff, or by an owner of real property in the area included in the proposed amendment.

Any application to change the boundary of a zone shall include an accurate map or other sufficient legal description of the area proposed for change. Applicants shall submit ten (10) copies of all required documentation to the City Planner at least fourteen (14) days prior to the public hearing.

Amendments to the Zoning Map (Zone Change):

- a. Shall first be submitted to the City Planner for its review before an applicant may apply to the Planning Commission.
 - b. If the applicant chooses to apply to the Planning Commission for a proposed zone change, the applicant shall pay the associated fee and the City Recorder shall set a public hearing for the Planning Commission on the proposed amendment to the zoning map, and shall provide appropriate notice for said public hearing. The public hearing shall be held before the Planning Commission may make a recommendation to the City Council. The Planning Commission may hold additional public hearings if deemed necessary or appropriate by the Planning Commission.
 - c. The Planning Commission shall prepare and make a recommendation to the City Council on each proposed amendment to the zoning map that comes before the Planning Commission.
 - d. The City Council shall consider each proposed amendment to the zoning map recommended by the Planning Commission. The City Council shall have the option to hold a public hearing(s) on the proposed zone change.
 - e. The City Council may approve or deny the proposed amendment to the zoning map, either as proposed by the Planning Commission or after making any revision the City Council considers appropriate.
3. **Written Notification of Property Owners.** At least (14) fourteen days prior to the public hearing held by the Planning Commission, the applicant for an amendment to the zone map shall submit to the Alpine City Planner a list of all property owners within five hundred (500) feet of the boundaries of the proposed zone change, along with stamped envelopes addressed to each of the property owners.

At least ten (10) days prior to the public hearing held by the Planning Commission, City

staff will mail, in the envelopes provided by the applicant, written notification of the requested zone change with the following information:

- a. Address or location of the property for which a zone change is requested;
- b. The current zoning designation and proposed zoning;
- c. Name of the property owner;
- d. Number of acres; and
- e. Date, time, and place of the public hearing at which the zone change will be considered.

The written notification shall be required only for the first public hearing held by the Planning Commission. It shall not be required for any additional public hearings that may be held.

4. **Sign.** In addition to the mailing, the property owner shall erect a sign of sufficient durability, and print and size quality that is reasonably calculated to give notice to passers-by. The sign shall be required only for the first public hearing held by the Planning Commission. It shall not be required for any additional public hearings that may be held.

The sign:

- a. shall be 4 ft. (H) x 8 ft. (W);
- b. is to be raised no more than six (6) feet in height from the ground;
- c. shall be posted five (5) feet inside the property line in a visible location on the property proposed for the zone change; and
- d. shall be posted at least fourteen (14) days prior to the public hearing at which the zone change will be presented to the Planning Commission.

The following information shall be on the sign:

- i. Current zoning of the property and proposed zoning;
- ii. Number of acres; and
- iii. Date, time, and place of the first public hearing at which the zone change will be considered by the Planning Commission.

(Amended by Ordinance 2000-03, 3/28/00; 2007-04, 4/10/07)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

October 13, 2020

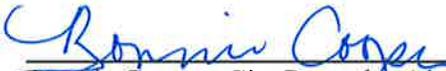
	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carla Merrill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gregory Gordon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jason Thelin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jessica Smuin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Presiding Officer

Attest



Troy Stout, Mayor, Alpine City



Bonnie Cooper, City Recorder Alpine
City

