

ORDINANCE NO. 2007-20

**AN ORDINANCE AMENDING SECTION 17.04.060, OF THE
SOUTH JORDAN MUNICIPAL CODE ADDING
SUBSECTION C PERTAINING TO ADDITIONAL
REQUIREMENTS FOR NOTIFICATION OF PROPOSED LAND
USE MAP AMENDMENTS AND PROPERTY REZONING**

WHEREAS, the South Jordan City Council has previously adopted Chapter 64 of Title 17 of the South Jordan City Municipal Code, which authorizes the Commercial-Freeway (C-F) Zone; and

WHEREAS, the South Jordan Planning Commission, after holding a public hearing, has reviewed the proposed text amendment to Sections 17.64.030 and 17.64.170; and

WHEREAS, the City Council has held a public hearing and has reviewed the proposed amendment and considered the recommendation of the Planning Commission regarding the proposed amendment; and

WHEREAS, in accordance with principles of sound municipal planning, the City Staff, the City Planning Commission, and the City Council have taken into account the impact the proposed amendment will or may have on existing or future development projects, and to the extent legally permissible or practical, the City Staff, Planning Commission and Council have taken reasonable steps to ensure that the proposed amendment meets the purposes and objectives of the Planning and Land Use Code; and

WHEREAS, the City Council desires to amend the Planning and Land Use Code as proposed; and

WHEREAS, the City Council has found and determined that the proposed amendments to Sections 17.64.030 and 17.64.170 of the South Jordan Municipal Code will support the best interests of the City and will promote the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH JORDAN CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Amendment. Chapter 17.64.030 of Title 17, "Planning & Zoning", of the South Jordan Municipal Code is hereby amended as follows:

17.04.060: PUBLIC NOTICES:

The following regulations shall apply in providing public notices:

- A. Required Notice: Any statutorily required public hearing shall be scheduled and held by the planning commission, board of adjustment or city council according to provisions of this title and state law. Notice of the date, place and time of public hearings shall be provided by the city at least ten (10) days before the date of the public hearing, or such lesser time as provided by state statute or city ordinance, by: 1) posting notice of the hearing on the South Jordan City web page and publishing notice of the hearing in a newspaper of general circulation in the city, if one is available; and 2) by giving mailed written notice of the hearing to each affected entity. A copy of each staff report pertaining to a land use applicant shall be provided

to that applicant at least three (3) business days prior to the hearing. If notice given under authority of this subsection is not challenged in accordance with applicable appeal procedures within thirty (30) days from the date of the hearing for which the notice was given, the notice is considered adequate and proper. The notice provided in this subsection may be referred to in this title as "required notice". Costs of required notice shall be paid by the applicant.

- B. Requirements For Notification: All applicants, except those applying for development ordinance text amendments, shall submit to the city at such time as directed by the community development department, a VAST list, two (2) sets of printed address labels, and two (2) sets of postage for all property owners of record of the subject property and properties within three hundred feet (300') of the boundary of the subject property as evidenced by the current records of the Salt Lake County recorder's office. It shall be the applicant's sole responsibility to ensure that the list of property owners and the address labels are accurate and complete. Subject to the limitations set forth herein, the city shall provide notice using the address labels and postage provided by the applicant. (Ord. 2007-02, 1-16-2007)

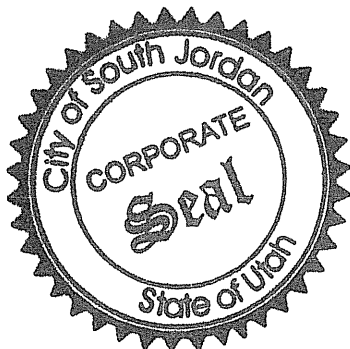
C. Requirements For Notification: Applicants applying for Future Land Use Map Amendments and Rezoning of property shall, in addition to the above requirements, post notification of the proposed land use change and/or rezoning on the site. Such notification shall include an appropriate sign on the property and verification of such by the applicant. The form and process for posting and verification shall be determined by the City.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon passage by the South Jordan City Council and execution of the same by the attested signature of the Mayor of South Jordan City.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH JORDAN CITY, STATE OF UTAH, ON THIS 18 DAY OF December, 2007 BY THE FOLLOWING VOTE.

	YES	NO	ABSTAIN	ABSENT
Brian Butters	<u>X</u>	___	___	___
David W. Colton	<u>X</u>	___	___	___
Bradley G. Marlor	<u>X</u>	___	___	___
Larry Short	<u>X</u>	___	___	___
Leona Winger	<u>X</u>	___	___	___



W. Kent Money
 MAYOR - W. Kent Money,

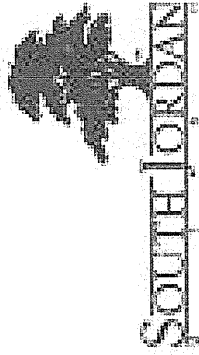
Mayor

ATTEST: *Anna M. West*
 Anna M. West, City Recorder

32" X 24"

Dark Green print on White Cor-X material

**NOTICE OF
PUBLIC HEARING
PROPOSAL:**



APPLICANT: _____ PHONE #: _____

**THIS ITEM WILL BE HEARD BEFORE THE
SOUTH JORDAN _____ ON
_____ AT _____**

SOUTH JORDAN CITY HALL - 1600 W. TOWNE CENTER DR.

POSTING PERIOD:

Any person interested in this matter may obtain complete information by contacting the South Jordan City Offices at 1600 W. Towne Center Dr.

Telephone: (801) 254-3742. Staff Contact: _____

PUBLIC HEARING NOTICE
POSTING REQUIRMENTS
(City of South Jordan, Utah)

1. The Public Hearing Notice sign shall be displayed on the subject property, by the applicant, at least 14 days prior to the meeting in which the Public Hearing will be conducted.
2. The Public Hearing Notice sign shall be picked up at the Planning & Zoning Offices at City Hall, 1600 West Towne Center Drive, South Jordan Utah 84095.
3. The Public Hearing Notice sign shall be installed on the subject property (not in the public right-of-way) and shall not be located any further than 15 feet from adjacent roads or streets.
4. The Public Hearing Notice sign shall be installed in a location that is easily visible from adjacent streets and/or pedestrian sidewalks, where possible.
5. The Public Hearing Notice sign shall be attached to at least two structurally stable stakes. Signs may not be attached to power or telephone poles, buildings, trees, vehicles or other signs.
6. If the sign is destroyed or damaged so that it is unreadable, the applicant shall replace the sign within 24 hours upon being notified.
7. The applicant shall furnish the City with a complete affidavit and photo verifying that the sign has been installed at least 14 days prior to the Public Hearing. The affidavit form is attached.

FAILURE TO POST THE PUBLIC HEARING NOTICE SIGN AND PROVIDE THE REQUIRED VERIFICATION AT LEAST 14 DAYS PRIOR TO THE SCHEDULED PULIC HEARING WILL CAUSE A DELAY IN THE PROCESSING OF THE APPLICATION TO ALLOW FOR THE REQUIRED PUBLIC HEARING NOTICE PERIOD.

For any further questions, please contact the City's Planning or Code Compliance Offices at (801) 254-3742



City of South Jordan
Community Development Department

AFFIDAVIT OF PUBLIC POSTING

Date: _____

I, _____, being the owner or authorized agent for the zoning application listed below, do hereby affirm that I have posted the sign on property relating to File # _____ located at _____ according to the Public Hearing Notice Posting Requirements for the City of South Jordan on the _____ day of _____, 20_____.

The posting period is from _____ to

Zoning change from _____ to

SUBMIT PHOTOGRAPH(S) OF POSTING PRINTED OR MOUNTED ON AN 8.5" x 11" SHEET OF PAPER WITH THIS AFFIDAVIT

Applicant's or Representative's Signature:
