

MIDWAY CITY

- Planning Office -

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223 x106
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Application for Amendment to the Zoning Map

Application Fee: \$400 + \$250 per acre + costs
(Costs include \$.50 per letter, any engineering review expenses, and legal noticing)

Owner(s) of Record

Name: _____ Phone: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

E-mail Address: _____

Applicant or Authorized representative

Name: _____ Phone: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

E-mail Address: _____

Area Impacted by Proposed Amendment

Location: _____ Parcel Number(s): _____

Current Zoning Classification: _____ Proposed Zoning Classification: _____

Acreage: _____

Prior Approvals: _____

Reason and Justification for the Amendment:

FOR OFFICE USE ONLY

STAFF:

Date Received: _____

Received By: _____

Fee Paid: _____

PLANNER:

Complete / Incomplete

Date: _____ Reviewed by: _____

Amendment to the Zoning Map:

Section 16.26.7 Amendments

The Midway City Land Use Title and accompanying zoning map may be amended as follows:

- A. The Planning Commission shall, after providing the proper notice requirements, hold a public hearing on a proposed amendment to the Land Use Title or zoning map. After holding the public hearing and receiving any public comment on the proposed amendment, the Planning Commission shall make a recommendation to the City Council on the proposed amendment.
- B. The City Council may amend any provision of the Land Use Title or the accompanying zoning map after the Planning Commission has held a public hearing and made a recommendation to the City Council on the proposed amendment; provided, however that the City Council shall, after providing the proper notice requirements also hold a public hearing on the proposed amendment before voting the amendment.

Section 16.26.11 Amendments to Ordinance and Map

The Municipal Code, including the zoning map, may be amended as hereinafter provided.

- A. Intent with Respect to Amendments. It is hereby declared to be public policy that this Code shall not be amended except to more fully carry out the intent and purpose of the General Plan of the City and of this Code.
- B. Procedure. Any person seeking an amendment of the Municipal Code or zoning map shall submit to the City a written petition designating the change desired and the reasons therefore and shall pay the required fee to the City. Upon receipt of the petition and the paying of the filing fee, the Planning Commission shall consider the request and shall certify its recommendations to the City Council with respect to the request within 30 days from receipt of the request. Failure on the part of the Planning Commission to certify its recommendations to the City Council within 30 days shall be deemed to constitute approval unless a longer period is granted by the City Council. The fee required herein shall not be returned to the applicant. The Planning Commission or City Council may also initiate amendments to this Code or zoning map.
- C. Public Hearing Required Before Amending-Notice. Amendments to this Code may be adopted only after a public hearing is held in relation thereto before the City Council at which parties in interest and citizens shall have an opportunity to be heard. A notice of the time and place of such hearing shall be published in a newspaper of general circulation within the area, or by posting said notice in three public places within the City. Public notice shall be per Utah law and per Title 16 of the Midway City Municipal Code.

CHECKLIST:

- Completed application.
- An accurate list of the names, addresses and tax ID numbers of all property owners of current record within six hundred (600) feet of the subject property, including your own. (Available in the Wasatch County Recorder's Office)
- Unsealed, stamped envelope addressed to each property owner above.
- Legal description of the subject property.
- Professionally prepared colored map showing the subject property and all surrounding parcels and their zoning categories.
- Current copy of the County's Assessor Parcel Map.
- Written statement identifying why the proposed changes are necessary.
 - Identify the positive impact of the proposed changes;
 - Identify the negative impact of the proposed changes;
 - State how the proposal is in the best interest of the community and the general public;
- Other things that may be requested by the Planning Department include but are not limited to: geotechnical reports, traffic studies, water and sewer plans and information relevant thereto, fiscal analysis, topographic maps, physical constraints analysis, slope maps, drainage corridors and calculations, ridgelines, etc.
- Payment of fees and costs.