

PL No. _____

Date _____

Application

Ordinance / General Plan Amendment

A. Applicant's Name _____

Home Address _____

City _____ State _____ Zip _____

Telephone # _____ Mobile # _____ Fax # _____

B. Ordinance Amendment

1. Ordinance Section and Title _____

2. Reason for Request _____

3. Proposed Text Change _____

C. General Plan Amendment

1. General Plan Section _____

2. Reason for Request _____

3. Proposed Text Change _____

Submit Attachments as Needed

Please refer to the attached Ordinance, 12-200-010 Amendments, for complete application requirement details. See attached Application Fee Schedule for required fees.

Applicant's Signature

Date

*****You will receive a letter following the City Council meeting providing the status of your application*****

OWNERSHIP AFFIDAVIT

STATE OF UTAH)
)
COUNTY OF SALT LAKE) ss

I, (We) _____ being duly sworn, depose and say that I, (we) am (are) the owner(s)* , or authorized agent(s) of the owner, of property involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed _____ Signed _____
Property Owner Agent

Subscribed and sworn to me this _____ day of _____, 20_____

Notary Public
Residing in Salt Lake County, Utah

My Commission Expires:_____

AGENT AUTHORIZATION

I, (We) _____, the owner(s)* of real property at _____ do authorize as my (our) agent(s) to represent me (us) with regard to this application affecting the above described real property to appear on my (our) behalf before and City Boards considering this application.

Signed _____
Property Owner

Dated this _____ day of _____, 20_____, personally appeared before me, _____, the signers of the above instrument who duly acknowledged to me that they executed the same.

Notary Public
Residing in Salt Lake County, Utah

My Commission Expires:_____

*May be owner of record, contract owner, party to valid earnest money agreement, option holder or have other legal control of property.

Riverton City Planning and Engineering Department Application Fees

Fees are non-refundable once application has been made.

Effective July 1, 2001



* indicates advertising fees are required



Subdivision Fees

Preliminary Subdivision Plat *	
Minor Subdivision	\$440.00
4-49 lots	\$1,020.00
50-99 lots	\$1,390.00
100-149 lots	\$1,750.00
150 + lots	\$2,120.00
per lot fee	\$35.00
Final Subdivision Plat	
4-49 lots	\$1,160.00
50-99 lots	\$1,440.00
100-149 lots	\$1,720.00
150 + lots	\$2,000.00
+ per lot fee	\$100.00
Single Phase Subdivision *	
4-10 Lots	\$700.00
11-20 Lots	\$1,400.00
+ per lot fee	\$100.00

Zoning/General Plan Fees

Rezone (Advertising x2) *	
0-9 acres+	\$590.00
10-19 acres	\$770.00
20-50 acres	\$1,050.00
50 + acres	\$1,440.00
Text Change (Advertising x2) *	
Text Change	\$500.00
General Plan Amendment (Advertising x2) *	
0-9 acres+	\$500.00
10-19 acres	\$1,000.00
20-50 acres	\$2,000.00
50 + acres	\$2,500.00

Advertising

Newspaper Advertising	\$75.00
Per address processing fee	_____ x \$0.45

Sub-Total

Commercial Site Plan Fees

Site Plan *		+ Per acre
0-5 acres	\$840.00	\$200
6-10 acres	\$1,210.00	\$400
11-20 acres	\$1,570.00	\$350
20 acres or more	\$1,940.00	\$350
Master Site Plan *		
0-5 acres	\$1,770.00	
6-10 acres	\$2,150.00	
11-20 acres	\$2,510.00	
20 acres or more	\$2,880.00	
Final Site Plan (Phasing of Master Site Plan) + Per acre		
0-5 acres	\$840.00	\$200
6-10 acres	\$1,210.00	\$400
11-20 acres	\$1,570.00	\$350
20 acres or more	\$1,940.00	\$350
Multi-Family/Condo Development *		
0-40 units	\$1,190.00	
41-80 units	\$1,840.00	
81-120 units	\$2,820.00	
120 + units	\$3,550.00	
Commercial Subdivision in Conjunction with a Site Plan *		
Minor Subdivision	\$440.00	

Miscellaneous Fees

Conditional Use *		
Conditional Use	\$200.00	
Home Occupation	\$75.00	
Sign Permit		
Temporary Signs	\$25.00	per sign
Permenant Signs	\$50.00	per sign
<i>Signs installed without permit pay double fee</i>		
Board of Adjustments*		
Board of Adjustments	\$150.00	

Sub-Total

Total

**SECTION 12-200
GENERAL PROVISIONS**

12-200-005	Purpose
12-200-010	Amendments
12-200-015	Qualifying Regulations
12-200-020	Sidewalk Impact Fee
12-200-025	Fire Facilities Impact Fee
12-200-030	Building
12-200-035	Streets and Right-of-Ways
12-200-040	Lot Improvements
12-200-045	Fences and Visual Obstructions
12-200-050	Conservation Value
12-200-055	Home Occupation
12-200-060	Animals and Fowl
12-200-065	Non-Conforming Building and Uses

12-200-005 PURPOSE

The general purpose of the Zoning Ordinance of Riverton City is for the promoting of the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City, including but not limited to: minimizing of the congestion on the streets and roads, securing safety from fire and other dangers, providing adequate light and air, classifying land uses to distribute development and utilization, protecting the local tax base, securing economy in governmental expenditures, fostering agriculture and other industries and protecting urban and non-urban development.

12-200-010 AMENDMENTS

The zoning map and use restrictions may be amended by the City Council from time to time, but any amendment shall be first submitted to the Planning Commission for its review and comment. No proposed amendment affecting the number, shape boundary or zoning classification of any zone shall be adopted unless the proposed zoning ordinance amendment complies with the following criteria:

1. The proposed amendment will place all property similarly situated into the same zoning classification or in complementary classification.
2. That all uses permitted under the proposed zoning amendment are in the general public interest and not merely in the interest of an individual or small group.

3. All uses permitted under the proposed zoning classifications amendment will be appropriate in the area to be included in the proposed zoning amendment.
4. The character of the neighborhood will not be adversely affected by any use permitted in the proposed zoning classifications.
5. The proposed zoning amendment is consistent with the City's Master Plan.

Before adopting any amendment to the zoning Ordinance the City Council shall hold a public hearing. Notice of the time and place of the hearing shall be given by at least one (1) publication in a newspaper of general circulation in the City, at least fifteen days before the hearing. The cost of publication shall be paid by the applicant for the zoning change.

On any property requested for rezoning, (except for rezoning initiated by the City to implement general planning objectives) the applicant shall be required to post the property in question with a Notification of Rezoning which states the zone classification being requested and the time and place of Public Hearing. The signs shall be obtained from the City and be posted at 500-foot intervals around the property and on all corners at least fifteen (15) days prior to the public hearing. All adjacent property owners and all owners within one-thousand (1,000) feet shall be notified (15) days prior to the date of the hearing. Mailed notification shall comply with requirements set forth by the City. Cost and responsibility of such posting and notification shall be borne by the applicant.

12-200-015 Supplementary and Qualifying Regulations

- A. Lots in Separate Ownership – Reduced Yards. The requirements of this Chapter as to minimum lot area or lot width shall not prevent the use for a single-family dwelling on any lot or parcel of land in the event that the lot or parcel of land was held in separate ownership at the time such parcel become non-conforming as to area or width.
- B. Area of Lots Including a Public Right-of-Way. Lots created prior to the adoption of local zoning regulations, having a public right-of-way included in the parcel