



# Application to Amend the Zoning Map of Tooele County to the Planned Community (P-C) Zone

Amendments to the zoning map shall be completed in full, signed, and supplemented with any additional information required by the planning commission. An application which is incomplete or provides insufficient data is just cause for denial. Submittals must be filed with the Department of Engineering for staff and public review.

## Fee \$1,500

Property information and location  
(All lines applicable to this site must be filled in)

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Parcel # \_\_\_\_\_ Lot # \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ (if applicable)

**You MUST include a parcel map obtained from the Tooele County Recorder's Office with this application!**

### Property Owner(s) Information

Name(s): \_\_\_\_\_

Address per tax rolls: \_\_\_\_\_

City/County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Office/home phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile phone: \_\_\_\_\_ Message phone: \_\_\_\_\_

Email address: \_\_\_\_\_

**A copy of the deed, offer or tax notice MUST be included to demonstrate ownership**

(For Office Use Only)

REZ #: \_\_\_\_\_ Fee \$ 1,500.00 Receipt #: \_\_\_\_\_

## Agent for the Property Owner(s) Information

Name(s): \_\_\_\_\_

Address per tax rolls: \_\_\_\_\_

City/County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Office/home phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile phone: \_\_\_\_\_ Message phone: \_\_\_\_\_

Email address: \_\_\_\_\_

***A copy of the deed, offer or tax notice MUST be included to demonstrate ownership***

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING:


Current zoning designation: \_\_\_\_\_

***An application to amend the zoning map shall address & include (All PC Zone requirements found in Chapter 31 of the Tooele County Land Use Ordinance), and the following information below:***

- (a) general existing site characteristics including ownership, topography, soils, drainage, vegetation and other physical characteristics of the area proposed to be changed;
- (b) a legal description of the area to be zoned;
- (c) types of land uses permitted, conditional or prohibited in the current zoning district and the proposed zoning district;

- (d) existing transportation patterns to include public and private roads and internal and external circulation patterns, rights-of-way, easements and parking;
- (e) existing and proposed land uses, open spaces, impervious surfaces including streets, parking areas, structures and buildings with a general description of size area, intensities/densities, and height, and proposed storm-water drainage facilities;
- (f) existing and proposed utilities and infrastructure;
- (g) relationship of proposed zone change with Tooele County General Plan and how specifically the proposed zone change would conflict, conform, complement or otherwise affect the Tooele County General Plan as well as any special studies that are designed to further detail the Tooele County General Plan in a specific area;
- (h) an area map showing adjacent property owners and existing land uses within 500 feet of the area proposed to be rezoned;
- (i) the location, description and acreage of land uses;
- (j) approximate location and number of residential units along with approximate square footage, density and height;
- (k) approximate location and square footage of non-residential buildings;
- (l) calculation of approximate amount of open space both before and after buildout construction, indicating areas of expected open space and new landscaping, and including maintenance plans for these areas;
- (m) if the site has unusual or unique natural features, a demonstration of how proposed development preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural draining patterns, and if appropriate, geotechnical studies submitted to indicate soil types, depth of bedrock and slope stability;
- (n) a description of the availability of culinary and irrigation water, community facilities such as schools, fire protection services and other types of facilities that would serve the re-zoned area and how these facilities are affected by this proposal;
- (o) approximate location and size of storm water detention and retention areas and calculations on the impact to those systems as a result of the change in density and use of land;
- (p) an indication of the construction schedule of any project proposed;
- (q) for multi-phased projects, a phasing plan that describes the anticipated timing and geographical extent of each phase;
- (r) a detailed traffic study showing the vehicle trips per day on average at buildout and a determination how the project would significantly alter existing traffic patterns or volume;

- (s) for applications involving a PUD, a table of proposed dimensional standards for the proposed land uses or phases including lot sizes and frontages, building heights and intensities, and setbacks and a description of any requested exceptions to the requirements of the underlying zone; and
- (t) any other study or information required by the planning commission or zoning administrator.

Date Submitted: \_\_\_\_\_

Signature of owner(s) or agent(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A F F I D A V I T

PERMIT NO. \_\_\_\_\_

**PROPERTY OWNER**

STATE OF UTAH                    )  
  )§  
COUNTY OF TOOELE            )

I (we), \_\_\_\_\_,  
being duly sworn, depose and say that I (we) am (are) the owner(s) of the property located as follows,  
\_\_\_\_\_, and further identified in the  
attached application and that the statements herein contained and the information provided in the attached plans  
and other exhibits are in all respects true and correct to the best of my (our) knowledge. I also acknowledge that  
I have received written instruction regarding the process for which I am applying and the Tooele County  
Department of Engineering staff have indicated they are available to assist me in making this application.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, personally appeared before me:

\_\_\_\_\_  
the signer(s) of the above who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)

Residing in: \_\_\_\_\_ Tooele County, Utah

My commission expires: \_\_\_\_\_



AFFIDAVIT

PERMIT NO. \_\_\_\_\_

**AGENT AUTHORIZATION**

I(we), \_\_\_\_\_,  
the owner(s) of the real property located as follows,  
\_\_\_\_\_, and further  
described in the attached application, do authorize as my (our) agent(s)  
\_\_\_\_\_ to represent me (us) regarding the attached  
application and to appear on my (our) behalf before any administrative or legislative body in the County  
considering this application and to act in all respects as our agent in matters pertaining to the attached application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me

\_\_\_\_\_

the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)

Residing in: \_\_\_\_\_ Tooele County, Utah \_\_\_\_\_

My commission expires: \_\_\_\_\_