



# Rezone to Planned Community (P-C) Application

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 provide insufficient data is just cause for denial. No refunds will be given. Submittals must be filed with the Community Development Department for staff and public review.

## Fee \$1,500.00

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

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

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

(For office use only)

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

Date complete application submitted: \_\_\_\_\_

### Application Determination:

Planning Commission recommendation: Favorable ☐ Unfavorable ☐

Presented by: \_\_\_\_\_ Date: \_\_\_\_\_

County Council recommendation: Approved ☐ Denied ☐

Presented by: \_\_\_\_\_ Date: \_\_\_\_\_

### Property Owner(s) Information

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

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

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

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

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

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

### Applicant(s) Information (if different than property owner)

\*Property Owner's Authorization notarization needed

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

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

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

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

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

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

## **P-C ZONES SHALL CONFORM TO ALL REQUIREMENTS IN TOOELE COUNTY LAND USE**

### **CHAPTER 31 “PLANNED COMMUNITY ZONE (P-C)”**

Each P-C Zone shall contain a minimum of 150 acres located in unincorporated Tooele County as depicted on the Tooele County Land Use Map on file with Planning and Zoning. If the P-C Zone contains multiple owners, the owners may, if necessary to reach the 150-acre threshold, or if such owners otherwise desire, combine their properties for planning and development purposes.

#### **31-2. Purpose.**

(1) The purpose of the Planned Community (P-C) Zone is to provide a regulatory tool which allows large properties in Tooele County to be developed in accordance with a specific plan designed to achieve the following purposes:

- (a) To promote and protect the public health, safety, and welfare;
- (b) To implement the objectives and policies of the general plan;
- (c) To safeguard and enhance environmental amenities and the quality of development;
- (d) To attain the physical, social, and economic advantages resulting from comprehensive and orderly planned use of land resources;
- (e) To lessen congestion and assure convenience of access;
- (f) To secure safety from fire, flood, and other dangers;
- (g) To provide for adequate light, air, sunlight, and open space;
- (h) To promote and encourage conservation of scarce resources;
- (i) To prevent overcrowding of land and undue concentration of population;
- (j) To facilitate the creation of a convenient, attractive, and harmonious community with a desirable living and working environment with unique identity and character;
- (k) To attain a desirable balance of residential and employment opportunities;
- (l) To promote a pedestrian friendly environment that encourages transit and bicycle use;
- (m) To expedite the provision of adequate and essential public services;
- (n) To facilitate development within Tooele County in accordance with the general plan by promoting high quality, innovative and creative development that includes a mixture of uses, heights and setbacks, varying densities and lot sizes and sufficient diversity of housing types to meet the full life cycle of housing needs of Tooele County residents, a harmonious variety of industrial and commercial uses, a high level of amenities, and preservation of open space;
- (o) To promote more economical and efficient use of the land; and,
- (p) To provide a process for initiation, review, and regulation of large-scale comprehensively planned communities that affords the maximum flexibility to the developer within the context of an overall development program and specific, phased development plans coordinated with the provision of necessary public services and facilities.

(2) This chapter establishes an approval and entitlement process to promote inventive and efficient land use patterns that would otherwise be difficult under typical zoning ordinances. Districts within a P-C Zone may include neighborhoods, villages, town centers, business, research, technology or educational campuses, and open space with convenient pedestrian access among residential, commercial, office, retail, and recreational areas. Individual structures within those districts may contain mixed uses. Permitted densities and intensity of land use in villages and town centers may be higher than those permitted in neighborhoods.

#### **The approval process for a P-C zone will be as follows (only 1 application may be submitted at a time):**

1. P-C Zone and Plan. (Follow steps in this application).

Scale (area covered by application): Total land area to be rezoned P-C. What is described in plan: Land area to be rezoned with land use table outlining proposed permitted and conditional uses (if applicable), number of residential units, square feet of nonresidential development, and a preliminary outline of the proposed locations for land use districts.

2. Community Structure Plan (CSP). (Rezone must be complete before moving onto this application).

3. Project Plan/Subdivision Plat. (Follow subdivision applications and process).

4. Site Plan Approval. (Follow Site plan application for “Commercial, Industrial, Multi residential”).

**Each application for a rezone shall have all required submittals before it is accepted as a complete application. All required information in this application must be completely filled out and signed with required paperwork submitted or application will be denied.**

There shall be no presumption of approval of any aspect of the process.

**\*\*ADDITIONAL INFORMATION OR SUBMITTALS MAY BE REQUIRED\*\***

**Include the following attached, clearly marked/tabbed/labeled, with the application:**

NOTE: If the following pages are not attached and clearly marked/tabbed/labeled with the appropriate letter and title it could be cause for denial as an incomplete application.

**P-C Zone and Plan:**

(1) At the time of application for rezoning, a P-C Zone Plan shall be submitted to the Planning Commission for review and recommendation to the Commission. Following recommendation by the Planning Commission, a P-C Zone Plan shall be submitted for review and approval by the Commission. A proposed development agreement shall be submitted for approval by the Commission in connection with each P-C Zone Plan. The approved P-C Zone Plan and development agreement shall implement and govern development within the applicable P-C Zone but may be amended through standard rezoning procedures or through procedures outlined in the development agreement and shall contain the following information:

Applicant County

- (1) Master Development Agreement
  - (a) Name of planned community;
  - (b) Names, addresses, and phone numbers of applicant and property owners;
  - (c) P-C Zone parcel location, legal/boundary description, acreage, scale, and north arrow;
  - (d) A land use table showing the proposed permitted and conditional uses (if applicable), number of dwelling units, height limits, and the total acreage of open space in the P-C Zone and areas (in square footage or acreage) of the various nonresidential land uses proposed in the P-C Zone;
  - (e) General descriptions and locations of existing and proposed major infrastructure, including water, sanitary sewer, storm drainage, parks/open space/trails, and street improvements, together with service adequacy analyses for each of these (including the necessity of system improvements within or adjacent to the subject property, if applicable) to justify the dwelling units, open space, and non-residential square footage proposed in the land use table mentioned above;
  - (f) Existing waterways, major utilities, easements and flood boundary;
  - (g) Adjacent parcels, owners, and uses;
  - (h) Topography and significant features on or adjacent to the property; and
  - (i) Other information deemed necessary by the Director.

I (We) understand that the Planning Commission and/or County Council may or may not adopt such changes listed. The fees associated with this application will not be refunded or returned once the notice of this application is submitted to planning commission. I (We) understand the process of this requested change must first go through Planning Commission for a recommendation to the County Council. The process will then proceed to go through County Council. Knowing this process, I (We) understand the application will take the needed time to ensure all processes are properly met and either board may make further changes to the request, or possible denial in whole.

\_\_\_\_\_  
PROPERTY OWNER'S SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

**AFFIDAVIT**

**PROPERTY OWNER'S AUTHORIZATION**

I (we), \_\_\_\_\_ the owner(s) of the real property located  
as follows: \_\_\_\_\_ and further  
described in the attached application, do authorize the applicant(s) listed in this application permissions 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)

**Notary**

STATE OF UTAH    )

:ss

County of Tooele    )

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, the property owners above personally  
appeared before me and acknowledged that he/she signed the above Notice and that the statements  
contained therein are true.

\_\_\_\_\_  
My Commission Expires

\_\_\_\_\_  
Notary Public