

Commission Land Use Workshop

February 2, 2021

2:00PM

Agenda

- 1) Purpose and General Provisions (Utah State LUDMA)
- 2) Types of Permits Requiring Planning & Zoning Review
 - a. Planning Permits
 - b. Building Permits
 - c. Business Licenses
 - d. Special Events
- 3) Administrative vs Legislative Decisions
 - a. Where to find guidance in the Land Use Code
- 4) Common Applications and What They Are
 - a. Subdivision (incl Replat and Minor Record Survey)
 - b. General Rezone
 - c. Planned Unit Development
 - d. High Density Housing Overlay
 - e. Overnight Accommodations Overlay
 - f. Conditional Use Permit
- 5) Definition of Terms

*Supplemental Materials: Procedural Timelines, Land Use Code link, Planning Portal link



APPLICATION REVIEW TIMELINE ADMINISTRATIVE DECISIONS

Accessory Dwelling Unit (ADU), Employee Housing, Final Plat, Lot Line Adjustment, Minor Record Survey, Preliminary Plat, Sign Permit, Site Plan Review, Sketch Plan

*Optional Pre Application Conference

Contact the Community Development Department at 435-259-1368 to schedule a meeting. It can take between one and seven days to schedule an appointment.

Application Submittal Forms & Fees

Applications must be completed and submitted to the Department or uploaded to iWorQ at least 30 days prior to any desired agenda date. Fees must be paid to the County Clerk's office at the time of submittal. Applicant will receive a letter within 14 calendar days of submittal confirming a complete or incomplete application. *All required items must be submitted prior to an application being deemed complete.*

Development Review Team

The Development Review Team is composed of County departments and external agencies. The Planning & Zoning Department will advise applicant of the date the application is scheduled to be reviewed and applicant will receive a letter detailing DRT comments within a week of the review meeting. Only complete applications will be reviewed. Revised applications must be resubmitted for review.

Planning Commission

Planning Commission meetings are held on the 2nd and 4th Monday of each month at 4pm. Public hearings are at 5pm. Recommendations are generally issued on the day of the meeting. Staff will present the application, and applicants are invited to present and speak as well, but are not required to do so.

Legal Review

The applicant must allow 4 weeks for legal review from the time of submitting a complete application to scheduling a County Commission meeting.

County Commission

County Commission meetings are held the 1st and 3rd Tuesday of each month at 4pm. County Commission decisions that do not require a public hearing are generally issued on the day of the meeting. Decisions that require a public hearing are generally issued one meeting after the hearing.

Recording

After any remaining conditions have been met and any required bonds posted, applicant will be advised when documents are signed and may make an appointment to record.

* Not applicable to all applications



APPLICATION REVIEW TIMELINE **LEGISLATIVE DECISIONS**

Conditional Use Permit, Final Plat, High Density Housing Overlay, Overnight Accommodations Overlay, Planned Unit Development, Replat, and Text and Zoning Map Amendments (Rezones)

*Optional Pre Application Conference

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Public Notice

The Planning & Zoning Staff will advise the applicant when meeting dates are scheduled. A public hearing notice must be posted in the paper 14 days prior of scheduled meeting dates and posted on the state and county website (Planning Staff). A public notice sign must be posted on the property 10 days prior (Applicant) and mailed notice must be postmarked no later than 13 days to the meeting (Planning Staff).

Public Hearing Planning Commission

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Public Hearing County Commission

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Recording

After any remaining conditions have been met and any required bonds posted, applicant will be advised when documents are signed and may make an appointment to record.

*Appeals

Appeals must be made within 30 days after the decision has been made. Appeals of land use decisions are sent to the County Hearing Officer who is a third-party reviewer. The hearing officer will set the timeline and terms of review.

** Not applicable to all applications*