



Town of Apple Valley
 1777 N Meadowlark Dr
 Apple Valley UT 84737
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 www.applevalleyut.gov

Fee: See Page 2

General Plan Amendment Application

Applications Must Be Submitted by the First Wednesday of the Month of January and July

Owner:		Phone:	
Address:		Email:	
City:	State:	Zip:	
Agent: (If Applicable)		Phone:	
Address/Location of Property:		Parcel ID:	
Existing General Map Designation:		Proposed General Map Designation:	
Reason for the change request:			
Signature	Title	Date	

Submittal Requirements: The General Map Amendment application shall provide the following:

- 1. An 8 ½" X 11" map showing the area of the proposed amendment;
- 2. A current copy of the County Assessor's parcel map showing the area of the proposed amendment;
- 3. Mapped inventory of existing land use within the area of the proposed amendment and extending ½ mile beyond such area;
- 4. Written statement specifying the potential use of the property within the area of the proposed amendment;
- 5. Written statement explaining why the existing General Plan designation for the area is no longer appropriate or feasible;
- 6. Analysis of potential impacts of the proposed amendment on existing infrastructure and public services such as traffic, streets, intersections, water and sewer, storm drains, existing storm water washes, electric power, fire protection, garbage collection, etc. and
- 7. Stamped envelopes with names and address' of all property owners within 2500 feet if the boundaries of the property proposed for rezoning.
- 8. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

Note: To avoid delays in processing your General Plan Amendment change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. General Plan Amendments are only considered two times a year, February and August. Planning Commission meetings are held on the first Wednesday of each month at 6:00 pm. **Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda.** A missed deadline could result in a six-month delay.

Official Use Only	Amount Paid: \$	Receipt No:
Date Received:	Date Application Deemed Complete:	
By:	By:	

FEES SCHEDULE

ACREAGE	FEE
Less than 5 Acres	\$3,000
5 – 9 Acres	\$5,000
10 - 39 Acres	\$7,000
40 – 99 Acres	\$15,000
100 – 199 Acres	\$25,000
200 – 499 Acres	\$35,000
500 Acres and Over	\$40,000

GENERAL PLAN AMENDMENT APPLICATION (General Information)

PURPOSE

The General Plan Land Use Map provides for an allocation of both public and private future land uses, planned transportation routes, and proposed open space. This Map implements long range planning Goals, Objectives and policies provided in the General Plan text. Although not mandated by State Law, for the General Plan to be effective, zoning applied to land in the Town should conform to the General Plan. An application to amend the Land Use Map occurs when the property owner believes it is in the best interest of the Town to change the land use designation currently reflected on his/her property.

WHEN REQUIRED

A General Plan amendment application is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. However, before the property owner can apply for the zone change, which typically is necessary to accommodate changes of use of this nature, it must be determined that the proposed zone change is consistent with the General Plan Land Use Map. If it is not consistent based on proposed density or use, it will first be necessary to apply for the General Plan Land Use Map amendment.

REQUIRED CONSIDERATIONS TO APPROVE A GENERAL PLAN LAND USE MAP AMENDMENT

When approving a General Plan Land Use amendment, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the Town's General Plan;
2. Whether the proposed amendment will have a negative affect on other elements of the General Plan (transportation, environment, public facilities, housing, parks and open space, economics, etc.);
3. Whether the proposed amendment is harmonious with the overall character of existing or planned development in the vicinity of the subject property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

PROCESS

The General Plan Land Use Map amendment application must be submitted to the Planning and Building Department three (3) weeks prior to a regularly scheduled Planning Commission meeting at which General Plan Land Use Map amendments are scheduled to be heard. This occurs two times a year in February and August. After the application has been submitted, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the Town Council of approval, approval with modifications, or denial of the application.

Upon receipt of the Planning Commission's recommendation, typically 1-2 weeks after the Planning Commission action, the Town Council will consider and act on the Commission's recommendation. The action of the Town Council is final.

**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) _____, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Property Owner

Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property 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 body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____