

**Chapter 19.17. General Plan, Ordinance, and Zoning Map Amendments.**

**19.17.01. Power of the Planning Commission and City Council.**

**19.17.02. Petition for Change.**

**19.17.03. Planning Commission and City Council Review.**

**19.17.04. Consideration of General Plan, Ordinance, or Zoning Map Amendment.**

**19.17.01. Power of the Planning Commission and City Council.**

The Planning Commission or City Council may initiate proposals for change or modification of any Section of this Title as necessity may arise.

**19.17.02. Petition for change.**

Any developer or property owner wishing to develop property may initiate a change in this Title or the zoning map by submitting a petition to the Planning Director explaining the request and the reasons therefore. The petition shall be accompanied by an amendment petition fee in an amount determined by resolution of the City Council. Petitions for changes to the City's Zoning Map to all land use zones shall be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code. The rezoning of specific property is not required to happen concurrently with Concept Plan Review and may occur at a later stage as part of a development agreement approval pursuant to the legislative authority of the City Council in Utah Code § 10-9a-102(1) and (2).

**19.17.03. Planning Commission and City Council Review.**

1. The Planning Commission shall review the petition and make its recommendations to the City Council within thirty days of the receipt of the petition.
2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.
3. The Planning Commission and City Council shall provide the notice and hold a public hearing as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.
4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.

**19.17.04. Consideration of General Plan, Ordinance, or Zoning Map Amendment.**

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and
4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.