



**COMPREHENSIVE PLAN TEXT AMENDMENT
DEVELOPMENT CODE TEXT AMENDMENT**

A Type IV amendment is a complex and subjective decision, which may have possible significant effect on some persons or broad effect on a number of persons. Prior to submitting application materials, a preapplication conference with City Staff is necessary to discuss procedures for approval, applicable state and local requirements, objectives and policies of the Sandy Comprehensive Plan, and the availability of services. The City Council is the decision-making body under this procedure. This procedure is for situations that do not involve approval of specific development proposals or when consideration of a development proposal requires consideration of a plan amendment, adoption of a land use regulation, or a master development plan required by a Village Plan designation.

Under the Type IV procedure, the Development Services Director shall schedule a public hearing before the Planning Commission. At the public hearing the staff and interested persons may present testimony relevant to the proposal and may give information on whether the proposal does or does not meet applicable criterion and standards for approval. If criteria are involved, the Planning Commission shall make a finding for each applicable criterion, including whether the proposal conforms to criteria found in the Comprehensive Plan. A written report and recommendation shall be submitted to the City Council.

The City Council shall consider the recommendation of the Planning Commission at a public hearing. Interested persons shall be given the opportunity to present new testimony and information relevant to the proposal and make final arguments why the matter should or should not be approved.

The City Council shall make a finding for each of the applicable criterion and in doing so may sustain or reverse a finding of the Planning Commission. The City Council may delete, add or modify any of the provisions pertaining to the proposal or attach certain development or use conditions beyond those warranted for granting an approval if the City Council determines the conditions are appropriate to fulfill the criteria for approval. The decision shall become effective by passage of an ordinance.

A. One (1) copy of:

1. Land Use Application Form;
2. Supplemental Land Use Application Form No. 1;
3. Narrative addressing Comprehensive Plan goals and policies, Development Code requirements, and the need for the text amendment; and
4. An explanation of intent, stating the nature of the proposed change, justification and need for a change, and pertinent background information.

B. Two (2) copies of: (additional copies may be requested once the application is deemed complete)

1. Any drawings and supplemental material supporting the application.

C. Filing Fee per Fees and Charges Resolution