



10860 N. Hideout Trail
Hideout, Utah 84036

Application #	
Zone	
Tax ID #	
Date Received	
Received By	
Reviewed By	
Date Completed	

Zoning Change Petition Form

Petition For Change (12.02.24)

Any person desiring to initiate a change in this title or the zoning map shall submit a petition to the Town Administrator explaining the request and the reasons therefore. The petition shall be accompanied by an amendment petition fee in an amount determined by the town fee schedule and listed below.

Town of Hideout Fee and Rate resolution #2024-R-01 (January 2024)

Zoning Change Petition:

Application Fee: \$3,300 + \$55/acre and
+ Escrow Fee: \$7,500 (with a minimum required balance of \$2,500)

Meetings Covered w/Initial Fee: Two (2) Planning Commission Meetings and One (1) Town Council Meeting



1. Project Information

Project Name: _____

Project Location: _____

Legal Description: _____

Tax ID: _____

Owner(s) of Record:

Full Name: _____

Address: _____

Phone: _____ Email Address: _____

Architect / Engineer / Landscape Architect / Surveyor:

Full Name: _____

Address: _____

Phone: _____ Email Address: _____

Current Zone(s)

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Mountain (M) | <input type="checkbox"/> Residential Single Family (RSF) | <input type="checkbox"/> Residential Medium Density (RMD) | <input type="checkbox"/> Residential High Density (RHD) |
| <input type="checkbox"/> Neighborhood Commercial | <input type="checkbox"/> Commercial (C) | <input type="checkbox"/> Light Industrial (LI) | <input type="checkbox"/> Community Site (CS) |
| <input type="checkbox"/> Open Space (OS) | | | |
| <input type="checkbox"/> Resort Specialty Planned Area (RSPA) | <input type="checkbox"/> Resort Village Medium Density (RVMD) | <input type="checkbox"/> Resort Village High Density (RVHD) | <input type="checkbox"/> Planned Performance Development (PPD) |

Requested Zone(s)

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Mountain Residential (MR) | <input type="checkbox"/> Residential 3 (R3) | <input type="checkbox"/> Residential 6 (R6) | <input type="checkbox"/> Residential 20 (R20) |
| <input type="checkbox"/> Neighborhood Mixed Use (NMU) | <input type="checkbox"/> Commercial (C) | <input type="checkbox"/> Light Industrial (LI) | <input type="checkbox"/> Community Recreation (CR) |
| <input type="checkbox"/> Natural Preservation (NP) | | | |

Subdivision and Lot #, or Survey, Lot and Block #:

Project description: (Include number acres, number of lots and projected ERU's):



2. Zone Change Request Procedures

Requests for amendments or changes to the Zoning Ordinance or the Official Zoning Map shall be initiated with the Town Staff and Planning Commission. The amendment process shall proceed as follows:

1. A petition shall be submitted to the Town of Hideout along with required fees in amount determined by the Town's Fee Schedule.
 - a. The petition must include a complete narrative outlining the Zoning District proposed to be changed, including:
 - i. Why the Applicant proposes the change
 - ii. Proposed Zoning District and location/boundary/graphics/mapping
 - iii. All other supporting documentation
2. Within thirty (30) days of submittal, the Town Staff will review the petition for completeness and a letter will be sent if additional information is needed.
3. When the Town Staff determines that the petition is complete and ready for Planning Commission review, Town Staff will notify the Commission's Authority Representative and the Commission's Authority Representative will establish a date for a public hearing providing sufficient public notice as required under Section 11.06.06.
4. A public hearing shall be held by the Planning Commission.
5. All proposed amendments shall be first reviewed by the Town Planner and submitted to the Planning Commission for its recommendation as provided in this chapter.
6. The Planning Commission shall review the petition and shall recommend adoption of proposed amendments to the Town Council only where it finds:
 - a) The proposed amendment furthers the purpose of the General Plan, or
 - b) That changed conditions make the proposed amendment necessary to fulfill the purposes of this title.
7. Once a recommendation has been made by the Planning Commission, The Town Council will establish a date for a public hearing that provides sufficient public notice as required under Section 11.06.06.
8. A public hearing shall be held by the Town Council. After the required hearing on the proposed amendment, the Town Council may adopt, modify or reject such amendment.



9. Resubmission of an application for the same amendment shall not be allowed for a period of twelve (12) months. Any such resubmission shall follow the same procedures as the original submission.



3. Applicant or Authorized Representative to Whom all Correspondence Is to Be Sent

Applicant is not the owner listed above.

Full Name: _____

Address: _____

Phone #: _____

Email Address: _____

The checklist below must be included with your application with all items checked off to designate that they have been submitted or your application will not be processed.

4. Checklist:

- a) Fee paid
- b) Completed Zoning Change Petition Form
- c) Preliminary Engineering sketch/drawing of the proposed use; drawn to scale not smaller than one-inch equals one hundred feet (1" = 100ft) and showing the following (both hard copy and electronic)
 - i. North point, scale, date
 - ii. Area to be developed
 - iii. Adjacent property
 - iv. Proposed lot lines with lot sizes
 - v. Proposed building envelopes
 - vi. Proposed ERU's



5. Acknowledgement of Responsibility

This is to certify that I am making an application for the described action by the Town of Hideout and that I am responsible for complying with all town requirements regarding this request. This application should be processed in my name and I am a party whom the town should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until the Town Administrator or designee has reviewed the application and notified me in writing that it has been deemed complete. **I understand that any application I submit will be governed by the terms of the Town Code of the Town of Hideout** and that I am responsible to understand those provisions and ensure that the application complies with the same.

I will keep myself informed of the deadlines for submission of material and the progress of this Zoning Petition application. I understand that I will be informed of the dates set for any public hearing or public meetings. This report will be on file and available in the Town of Hideout office shown above.

I further understand that additional fees may be charged for the Town's review of the application, and that the fee for the zoning petition is non-refundable. Any additional analysis required would be processed through the town's consultants with a written estimate of time/expense/scope. This estimate will be provided to the applicant for authorization prior to any work being performed.

Signature of the Applicant:

Name of Applicant (Print): _____

Mailing Address: _____

Phone: _____

Email Address: _____



6. AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of Applicant (Print): _____

Mailing Address: _____

Street Address/Legal Description of Subject Property:

Signature: _____ Date: _____

1. If you are not the fee owner, attach another copy of this form that has been completed by the fee owner, or a copy of your authorization to pursue this action.
2. If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

Please note: This affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to final action.