



Rezone Process

Submit a completed land use application and pay the filing fee 21 days prior to the Planning Commission meeting.

PURPOSES AND OBJECTIVES OF ZONING

The theory of zoning is to assure a compatible interrelationship of land uses in such a way that the community goals for health, safety, morals and general welfare of the community are promoted. Zoning is also a basic tool for community general plan implementation.

The purpose of the zoning ordinance is to:

- 1) Conserve the value and integrity of residential neighborhoods.
- 2) Encourage attractive and functional commercial centers.
- 3) Promote orderly growth.
- 4) Protect life and property from natural hazards.
- 5) Assure efficient and safe traffic movement for pedestrians and motorists.
- 6) Protect and stabilize the local tax base.
- 7) Preserve culturally and historically important sites and landmarks.
- 8) Encourage good visual quality and high aesthetic standards.
- 9) Support goals for protection of environmentally sensitive lands and conservation of natural resources.

REQUIREMENTS FOR REZONING

Completed Land Use Application Form: signed and notarized

Document verifying proof of ownership: the current property owner must be the applicant, but may designate an authorized agent to act in his behalf. Please submit a proof of ownership, which should include a Warranty Deed, Trust Deed, or a Quit Claim Deed.

Legal description: a legal description can be obtained from the deed or County Recorder's Office.

APPLICATION FEES

[] **Zoning amendment fees include:**

Commercial and Industrial	\$1000.00 + \$50.00 per acre 1-100 acres; \$30.00 per acre 101-200 acres; \$20.00 per acre 200+ acres
Agricultural and Residential	\$1000.00 + \$40.00 per acre 1-100 acres; \$20.00 per 101-200 acres; \$10.00 per acre 201+ acres
All other zones	\$1000.00 + \$40.00 per acre
Text Change	\$300.00

PLANNING COMMISSION PUBLIC HEARING

The rezone request will be placed on the Planning Commission public meeting for a public hearing. The Planning Commission will make a recommendation to the City Council to approve the rezone, continue the item for further review or deny the request.

CITY COUNCIL PUBLIC MEETING

The rezone request will be scheduled for the next available City Council public meeting at which time the City Council will review and act on the rezone request.