

TOWN OF SPRING LAKE

REZONING INFORMATION GUIDE

Land Use and Development Review & Administration Manual

Form R-2
Version 1.0

What Is a Rezoning?

A rezoning is a request to change the zoning designation assigned to one or more parcels of land on the Town's Official Zoning Map.

Zoning designations establish the types of land uses and development standards that apply to property. A rezoning changes the rules that govern future development of the property; it does not approve a specific development project.

The purpose of the rezoning process is to consider whether changing the zoning designation is appropriate in light of the Town's General Plan, the characteristics of the property and surrounding area, the potential effects of the change, and other relevant circumstances.

What a Rezoning Does—and Does Not Do

A rezoning **does**:

- Change the zoning designation of a property.
- Establish the land use and development regulations that apply to future uses of the property.
- Affect how the property may be developed in the future, subject to additional approvals.

A rezoning **does not**:

- Approve a building permit.
- Approve a subdivision.
- Approve a site plan.
- Authorize construction.
- Guarantee that future land use and development approvals will be granted.

Additional applications and approvals may be required before development can occur.

When Might a Rezoning Be Considered?

Property owners sometimes request rezoning when circumstances suggest that a different zoning designation should be considered. Examples may include:

- The current zoning designation no longer appears to reflect the appropriate long-term use of the property;
- The requested zoning designation may better align with the General Plan or Future Land Use Map;
- Conditions affecting the property or the surrounding area have changed; or
- Other circumstances suggest that reconsideration of the existing zoning designation may be appropriate.

Submitting a rezoning application does not mean that the existing zoning is inappropriate or that a different zoning designation will be approved. Each request is considered individually through the Town's legislative review process.

Review Process

A typical rezoning application follows these steps:

1. Pre-application discussion (recommended)
 2. Application submitted
 3. Completeness review
 4. Additional review or referrals, if needed
 5. Public notice
 6. Planning Commission public hearing and recommendation
 7. Town Council final decision
-

What Will the Town Consider?

In considering a rezoning request, the Town evaluates matters including:

- Consistency with the General Plan.
- Consistency with the Future Land Use Map.
- Suitability of the proposed zoning designation.

- Effects on surrounding properties and community.
 - Changed conditions, new information, or other circumstances supporting the amendment.
-

Is Approval Guaranteed?

No.

Rezoning requests are legislative decisions made at the discretion of the Town Council after receiving a recommendation from the Planning Commission.

Each application is considered individually based upon the applicable ordinances, adopted plans, public input, application materials, and other relevant information considered during the review process.

Public Hearing

A public hearing is held before the Planning Commission as part of its review and recommendation to the Town Council.

Interested persons are encouraged to participate in the public hearing process.

The Town Council considers the Planning Commission's recommendation and makes the final legislative decision.

Typical Timeline

Processing times vary depending upon the completeness and complexity of the application, required public notice periods, meeting schedules, and whether additional review or information is needed.

The Designated Town Official can explain the next anticipated steps in the review process after a complete application has been accepted.

Questions?

Applicants are encouraged to contact the Designated Town Official at recorder@springlakeutah.gov before submitting a rezoning application if they have questions regarding the process or required application materials.