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Chapter 15A-36 - Notice Requirements

15A-36-01 Applicant Notice - Waiver of Requirements

Each notice shall follow the requirements set forth in Utah Code Annotated Section 10-9a-202 or its successor.

15A-36-02 Third-Party Notice

A. For those sections of these ordinances that require notice to adjacent property owners, the City shall:

1. Mail notice three days before the public hearing or public meeting to the record owner of each parcel within 300 feet of the property that is the subject of the hearing; or

2. Post notice on the property with a sign of sufficient size, durability, print quality, and location that is reasonably calculated to give notice to passers-by.

B. The mailed notice to third party property owners under Subsection A 1 above shall include both property owners within the City boundaries and property owners within adjacent jurisdictions within 300 feet of the subject property.

15A-36-03 General Plan

A. **Notice of Intent to Prepare a Proposed General Plan or Comprehensive Plan Amendment.**

Each notice shall follow the requirements set forth in Utah Code Annotated Section 10-9a-203 or its successor.

B. **Notice of public hearing and public meetings to consider general plan or modifications.**

Each notice shall follow the requirements set forth in Utah Code Annotated Section 10-9a-204 or its successor.

15A-36-04 Zone District Map and Land Development Code

A. **Notice of pubic hearings and public meetings on adoption or modification of land use ordinance.**

Each notice shall follow the requirements set forth in Utah Code Annotated Section 10-9a-

205 or its successor.

15A-36-05 Subdivision Amendments.

A. **Notice for an amendment to a subdivision - Notice for vacation of or change to street.**

1. Each notice shall follow the requirements set forth in Utah Code Annotated Section 10-9a-207 or its successor.

2. If an entire subdivision is vacated, the City Council shall consider the matter at a public meeting, after the Planning Commission has forwarded a recommendation, and pass a resolution containing a legal description of the entire vacated subdivision to be recorded in the County Recorder's Office.

15A-36-06 Vacating a Public Street, Right-of-Way, or Easement

A. **Hearing and notice for proposal to vacate a public street, right-of-way, or easement.**

Each notice shall follow the requirements set forth in Utah Code Annotated Section 10-9a-208 or its successor. In addition to the requirements set forth in the Utah Code Annotated, the City shall publish the notice once a week for four consecutive weeks before the hearing in a newspaper of general circulation.

15A-36-07 Subdivision Developments within 100 feet of a Canal.

For any application for subdivision approval, which is located within 100 feet of the center line of a canal, the City shall provide certified or registered mail notifying the canal company or canal operator within 30 days of receiving the application, as long as the canal company or canal operator has submitted to the City a current mailing address and phone number, a contact name, and a general description of the location of the canal. The City shall not make any decision on the proposed development for at least 10 days after the City notifies the canal company or canal operator.

15A-36-08 Condominium Plats and Amendments.

If required by other provisions of this Code or state law, the Planning Commission shall consider a condominium plat at a public hearing and comply with the noticing requirements therein. If a public hearing is not required, the Planning Commission shall consider the condominium plat at a public meeting.

15A-36-09 General Notice Requirements.

For those sections of these ordinances which require public hearings or public meetings for which the notice requirements are not specified, notice shall be as follows:

A. **Application Concerning Specific Parcel of Property - Notice of Public Hearing.** For an application that concerns a specific parcel of property, the City shall provide notice of the date, time, and place of a public hearing that is:

   1. Posted not less that three calendar days before the public hearing in at least three public locations within the City or on the City's official website;

   2. Mailed not less than three calendar days before the public hearing and addressed to the record owner of each parcel directly affected by the application and of each parcel within 300 feet of that property; or

   3. Posted not less than 3 calendar days before the public hearing, on the property to which the application pertains, in a visible location, with a sign of sufficient size, durability, and print quality that is reasonably calculated to give notice to passers-by.

B. **Application Not Concerning Specific Parcel of Property - Notice of Public Hearing.** For an application that does not concern a specific parcel of property, the City shall provide notice of the date, time, and place of a public hearing that is posted not less that three calendar days before the public hearing in at least three public locations within the City or on the City's official website.

C. **Notice for Public Meetings.** The City shall provide notice of a public meeting at least 24 hours before the meeting that shall be posted in at least three public locations within the City or on the City's official website.

15A-36-10 Notice Challenge.

Each notice shall follow the requirements set forth in Utah Code Annotated Section 10-9a-209 or its successor.

(Ord 10-41, Amended 12-14-2010)