



ZONING AMENDMENT AND RECLASSIFICATION APPLICATION

The application fee for the Zone Amendment is \$630 and due at the time of submittal. The fee is due whether or not the zoning amendment is granted and is non-refundable.

The Zone Amendment process requires that surrounding property owners within 1,500 feet be notified of the requested zone amendment. A notice must be published in the newspaper 15 days prior to a public hearing which will be held at the next regularly scheduled Planning & Zoning meeting and County Commissioners meeting. The Planning & Zoning Commission will make a recommendation to the County Commissioners regarding the zone amendment request. The County Commissioners will then make the final decision after the the public hearing held in the Commissioners meeting.

1. Name, address, phone number: _____

2. Present Land Use: _____
3. Present Zoning District: _____
4. Proposed Land Use: _____
5. Proposed Zoning District: _____
6. What is the square footage or acreage of the lot: _____
7. A vicinity map showing property lines; thoroughfares, existing and proposed zoning of the property and the surrounding properties and such other items as the Commission may require, please attach copies.
8. Include a written or typed statement on how the proposed amendment meets the requirements outlined in Chapter 13.10.02 – Conditions of Approval in County Zoning Ordinance 2020-01. See attached page for requirements.
9. Legal description of the property (and street address where possible):

By signing below, you attest the above stated and or attached is true to the best of my knowledge. Further, you verify that you have authority to make such a request for the land in question being either the landowner or an appointed representative. You understand that the is not a guaranteed outcome regarding this application and the fees submitted are non-refundable.

Signature of Applicant

Date

Caribou County Ordinance 2020-01 Conditions for approval of a Zone Amendment:

13.10.02. Conditions for approval

A. Resubmission of application. Changes in zoning district boundaries may be approved only if they are consistent with the goals and policies adopted in the county Comprehensive Plan. Zone changes may be achieved only by passage of an ordinance modifying the official zoning map of the county. The ordinance shall be accompanied by a map depicting the change to be made.

Rezoning applications which have been rejected may not be refiled for twelve (12) months following Board of County Commissioners' action on them unless the rezoning application was rejected conditionally to permit reapplication.

B. The Planning and Zoning Commission may grant recommend approval of a rezoning request and the County Commissioners can approve a request if it makes affirmative findings of fact on each of the following standards:

01. The uses allowed in the proposed district would be compatible with surrounding uses;

02. The proposed zoning district would not adversely affect the surrounding neighborhood's stability and property values;

03. The applicant has shown that there is a need for the proposed zoning district in the county or at the proposed location;

04. The public cost resulting from the change in land use would not be excessive when compared with the public benefit derived from the change in land use;

05. Adequate public services, utilities and facilities would be available to serve the changed land use;

06. The proposed zoning district would not allow uses that would be detrimental to the environment of the immediate neighborhood;

07. The requested change would be in accordance with the goals and policies of the county Comprehensive Plan.