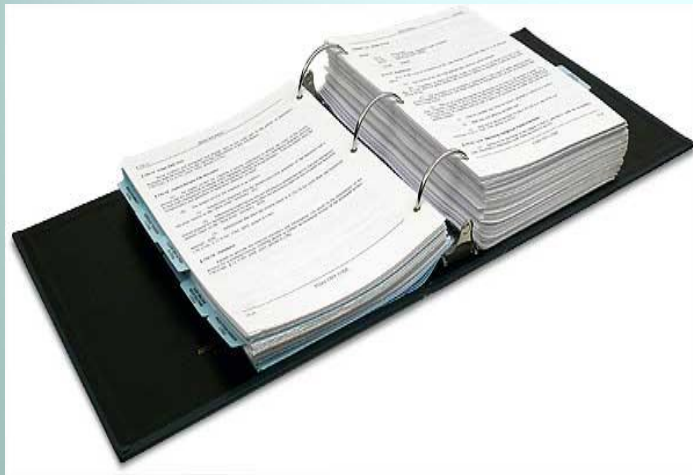


Development Entitlement through the Land Use Process



The Development Process: How does it work in Local Government?





PARK CITY GENERAL PLAN



DRAPER
CITY GENERAL PLAN

WEST SALT LAKE MASTER PLAN



Realizing the
community's vision for
Poplar Grove & Glendale!

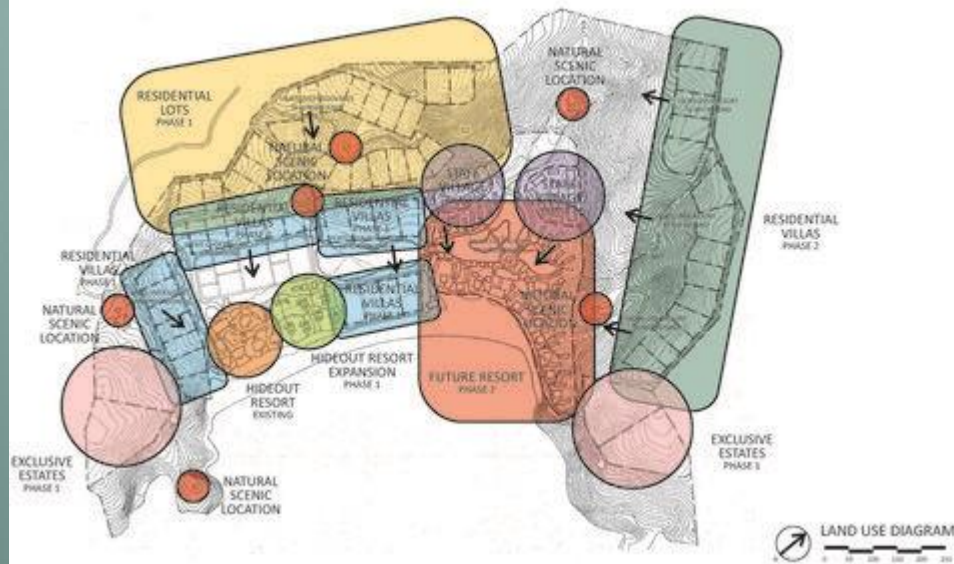


Future Land Use

- Very Low Density Residential (Less than 5 du/acre)
- Low Density Residential (5-10 du/acre)
- Medium Density Residential (9-20 du/acre)
- Medium High Density Residential (20-50 du/acre)
- Neighborhood Business
- Mixed Use - Low Intensity
- Business District Mixed Use - Neighborhood Scale
- Mixed Use - High Intensity
- Business District Mixed Use - Town Center Scale
- Parks & Open Space
- Institutional & Public Lands

Business District Future Land Uses

- Business District Mixed Use - Neighborhood Scale
- Business District Mixed Use - Town Center Scale
- Parks & Open Space
- Institutional & Public Lands
- Town Center Overlay



- Amend Plan!



- Rezone!



- Code
Amendment!



PC first

Public Hearing



Council Decides!



Referendum!!



Vested Rights

- Ability to proceed with development as proposed at a given point in time, despite changes to codes
- Utah has “liberal” vested rights rule
- Upon submission of a “complete” application, may proceed under rules in force at time

Land Use Authority





“Plain Language”

- Section 306

(1) A land use authority shall apply the **plain language** of land use regulations.

(2) If a land use regulation does not **plainly** restrict a land use application, the land use authority shall interpret and apply the land use regulation to **favor the land use application**.

Public Hearing?



No Decisions by Public Clamor!!







Appeal





