



***Oneida County
Planning & Zoning
Zone Map Amendment Application***

Property Owner Name _____ Phone _____

Owner Address _____

Tax Parcel Number(s) _____

Applicant Name – If the same as owner, check the box and move on to the next section

Applicant Address _____ Phone _____

Relationship to Owner _____

Existing Zone Designation _____ Proposed Zone Designation _____

Total Acreage for Proposed Zone Change _____

Proposed Use if Zone Amendment is Approved _____

Zone Designations of the surrounding properties and existing uses:

North _____

South _____

East _____

West _____

Existing Utilities within proximity of the property (within 1/3 of a mile):

Electricity – Distance to nearest connection point: _____

Community Water – Distance to nearest connection point: _____

Community Sewer - Distance to nearest connection point: _____

Cable - Distance to nearest connection point: _____

Fiber Optic - Distance to nearest connection point: _____

Phone - Distance to nearest connection point: _____

Emergency Services & Public Facilities:

Traveled Road Distance to nearest Ambulance garage: _____

Traveled Road Distance to nearest fire station: _____

Traveled Road Distance to nearest school: _____

Traveled Road Distance to nearest Law Enforcement Office: _____



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Zone Map Amendment Application**

The following Must be attached to this application:

	Legal Description and map of the proposed area of zone amendment.
	Statement addressing how the amendment conforms with the comprehensive plan and compatibility with the surrounding area and existing uses. (see Conformance with Comprehensive Plan form)
	A copy of the Deed
	Affidavit of Legal Intrest (see Oneida County Website)
	Proof of Property Taxes Paid (see Oneida County Website)

*Applications are due by **9:30 am, the 1st day of the month.** If the 1st falls on the weekend, they are due the **Thursday before at 4:00 pm.** Failure to turn the application in by the 1st will result in a delay. If you are submitting this application on behalf of the landowner, then there must be a "Unified Application Affidavit" submitted with this application. A copy of this form is available through the Planning & Zoning Office.*

By signing below, you acknowledge that you have the legal authority to submit the requested property previously described and agree to the above-outlined terms. Additionally, you recognize that there is no guarantee for approval of your request.

Signature of Applicant _____ Date _____

OFFICE USE ONLY

Date Application Received: _____

Date Fees Paid: _____

Application Received by: _____

P&Z Public Hearing Date: _____

Commissioners Public Hearing Date: _____

Notice Published Date: _____

Notices Mailed Date: _____



Conformance with Comprehensive Plan (2017 Plan)

The Planning and Zoning Commission may grant a rezone if it makes affirmative findings of fact on each of the following Policies:

1. Property Rights

- A. Does this action prevent adverse effects on adjacent property rights?

Applicant response:

- B. Does this action prevent the taking of the parcel owner's rights (does not constitute a denial of existing property rights)?

Applicant's response:

2. Citizen Participation –

Applicant's response:

3. Comprehensive Plan Management –

Applicant's response:

4. Natural Resources

- A. Does this action protect the underground aquifer from depletion and contamination?

Applicant Response:

- B. Does this action protect surface water quality (runoff and soil erosion control, wetlands protection, stream, and reservoir setbacks)?

Applicant Response:

- C. Does this action successfully mitigate natural hazards (accelerated soil erosion, flooding, slope failure, or wildfire)?

Applicant Response:

- D. Does this action protect the existing forest and other vegetation through open space or preservation areas?

Applicant Response:

- E. Is this action sensitive to the needs of wildlife?

Applicant Response:

- F. Does this action protect scenic views?

Applicant Response:

5. Land Use – (Is this action compatible with adjacent land uses)?

1. Agriculture – Does this action preserve agricultural land and or is it compatible with ag land?

- A. Have water rights been transferred to another parcel or is a central irrigation system provided?

Applicant Response:

- B. Have provisions been included to protect existing irrigation facilities?

Applicant Response:

- C. Does this action minimize friction between rural residential development and existing ag operations, and has a Resource Management Agreement been signed? (Rural residential only.)

Applicant Response:

- D. Does this land action prevent adverse impacts on nearby developments or dwellings?

Applicant Response:

- E. Does this land action prevent adverse impacts on existing agricultural industries?

Applicant Response:

2. Commercial – Is the commercial development within areas that can be served by existing water and sewer facilities?

- A. Does this action mitigate potential nuisances (noise, glare, building height and bulk, activity levels, and other potential nuisances)?

Applicant response:

- B. Are home occupations compatible with neighboring uses?

Applicant response:

- C. Does this action encourage cooperative site planning, (including shared access drives and parking, and shared buffers and open space)?

Applicant response:

3. Mineral Extraction – Does this action not adversely affect neighboring use or water quality?

Applicant response:

4. Industrial – Is industrial development adjacent to existing transportation systems (railroad spur and interstate highways)?

- A. Does this action mitigate potential nuisances (noise, glare, building height and bulk, activity levels, dust, and other potential nuisances)?

Applicant response:

- B. Was the State Land Use Code used to determine industrial classification?

Applicant response:

5. Recreational – Does this action maintain the natural assets and meet the requirements of policy number 4?

- A. Does this action have an adverse effect on water quality (individual wells or central water system)?

Applicant response:

- B. Has an adequate fire protection plan been provided?

Applicant response:

- C. Does this action prevent adverse impacts to visually sensitive areas (forest, waterfront, riverside, streamside, etc.)?

Applicant response:

- D. Is the proposed use compatible with neighboring uses (commercial, home occupations, isolated lodges, and stores)?

Applicant response:

- E. Does this action follow the policy of preventing industrial development in recreational areas?

Applicant response:

- F. Is the proposed use compatible with recreational uses (building height, environmental factors, proposed uses, activity levels, etc.)?

Applicant response:

- G. Does this action encourage cooperative site planning, (including shared access drives and parking, and shared buffers and open space)?

Applicant response:

6. Development – Does this action adhere to density for the site, and the area’s rural character, discourage conversion of productive cropland, respect environmental limitations, and provide open space? Since Oneida County cannot subsidize or provide infrastructure for new, expanded, or changed-use developments, does this protect the general taxpayers and future occupants by providing safe, adequate roads and other essential facilities?

A. Has an adequate water system been provided (state-approved central, individual wells, fire flows)?

Applicant response:

B. Do on-site sewage disposal systems comply with applicable state standards?

Applicant response:

C. Have utilities been provided (power, telephone, and other private utilities)?

Applicant response:

D. Are there sufficient areas to prevent local traffic congestion (off-street parking and loading areas)?

Applicant response:

E. Are safe and adequate roads constructed to county standards provided as part of the development?

Applicant response:

F. Has existing access to public lands and waters been perpetuated?

Applicant response:

G. Have Oneida County Fire Protection District building heights been maintained?

Applicant response:

H. Does development prevent adverse effects on the Oneida County School District?

Applicant response:

7. County Road Systems – Does this action protect the efficient function of existing roads, limit access where necessary, protect rights-of-way from unnecessary encroachments, and ensure that utility work and other necessary encroachments do not create safety hazards or result in added maintenance costs?

A. Is there safe, adequate access to the new development?

Applicant Response:

B. Have provisions been made to prevent encroachments into the required right-of-way and have appropriate permits been obtained from the Road & Bridge Department?

Applicant Response:

C. Is development compatible with road classification?

Applicant response

8. Airports - Does this action adversely affect local airports?

Applicant response:

9. Manufactured Homes – Does development meet the requirements for manufactured homes and/or manufactured parks?

Applicant response:

10. National Emergency Program – Is the development in the flood plain and if so has the appropriate design meet the flood plain policy?

Applicant response:

Staff Recommendation For The Rezone:

Based upon the information provided to staff to date, if the rezone from A (Agricultural) to R-R (Rural Residential) is approved, staff recommends the following conditions to be placed within a development agreement:

- 3.1 Owner will develop the Property subject to the conditions and limitations set forth in this Development Agreement. Further, the Owner will submit such applications regarding preliminary and final plat reviews, and/or any conditional use permits, if applicable, and any other applicable applications as may be required by the Oneida County Development Code, which shall comply with the Oneida County Development Code, as it exists at the time such applications are made except as otherwise provided with this Agreement.
- 3.2 The Concept Plan (Exhibit B) represents the Owner's current concept for completion of the project. As the Concept Plan evolves, the County understands and agrees that certain changes in that concept may occur. If the County determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, a public hearing shall be held on any proposed changes in the Concept Plan, notice shall be provided as may be required by the County.
- 3.3 Owner shall comply with all requirements of the Oneida County Road and Bridge Department.