

Proposed UDC Amendments- Clean Version

Sec. 21.4.3. Notice Requirements.

- A. *Published Notice.* Whenever published notice of a public hearing before a Board, Commission, Committee or the City Council is required, the City Manager or his/her designee shall cause notice to be published in an official newspaper or a newspaper of general circulation in the City before the fifteenth (15th) day before the date set for the required hearing. Said notice shall set forth the date, time, place and purpose of the hearing.
- B. *Written Notice.* Whenever written notice of a public hearing before a Board, Commission, -or the City Council is required, before the tenth (10th) day before the hearing date, the City Manager or his/her designee shall cause written notice to be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the exterior boundary of the property in question. Said notice shall set forth the date, time, place and purpose of the hearing as required under LGC section 211.007(c). The notice may be served by its deposit, properly addressed with postage paid, in the United States mail. If the property within 200 feet of the property in question is located in territory within the City and is not included on the most recently approved municipal tax roll, notice to such owners shall be given by one (1) publication in an official newspaper or a newspaper of general circulation in the municipality at least fifteen (15) days before the date of the hearing. Failure of owners to receive notice of hearing shall in no way affect the validity of the action taken.
- C. *Posted Notice.* Whenever posted notice of a public hearing is required, notification signs shall be posted by the applicant not later than the 10th day before the scheduled public hearing and shall remain posted during the course of the public hearings, until such time that final action has been taken on the ~~permit~~ application. Signs shall be posted on the subject property and/or along public right-of-way in accordance with LGC section 211.0073 and the Development Manual.
 - 1. The notice sign must be at least 24 inches long by 48 inches wide.
- D. It shall be the responsibility of the applicant to periodically check sign locations to verify that signs remain in place and have not been vandalized or removed. The applicant shall replace any missing or defective signs.
- E. It is unlawful for a person to alter any notification signs, or to remove it while the case is pending. Removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements of this section.