

SECTION 1700. AMENDMENT TO THE ZONING ORDINANCE

Subdivision 1701. Powers.

The council may on its own motion, or on request of the Planning Commission, or on petition or appeal of the affected property owners:

- 1701.1 Transfer land, or a portion thereof, from the district in which it is situated into another district, by amendment to this ordinance.
- 1701.2 Change any of the regulations of this Ordinance as to the use of land in any district, or as to the restrictions upon buildings or structures herein, by amendment to this Ordinance.

Subdivision 1702. Procedure.

- 1702.1 An application for amendment shall be filled with the Zoning Administrator in duplicate, accompanied by a fee as determined by the City Council. The Zoning Administrator shall forward one (1) copy to the Planning Commission.
- 1702.2 The Planning Commission shall take action on such application within forty (40) days and transmit its recommendations to the City Council.
- 1702.3 The Planning Commission shall give notice of the time and place of the public hearing. Notice shall be given not less than four (4) not more than twenty (20) days in advance of the hearings by publishing a notice thereof at least once in a newspaper of general circulation in the City of Baxter and by notifying by mail, at least four (4) and not more than twenty (20) days prior to the hearing, the property owners within three hundred (300) feet of the subject property. The current county auditor's transfer books shall be deemed sufficient for the location or certification of ownership of said property.
- 1702.4 All amendment concerning Floodway and Flood fringe portions of the FLOOD PLAIN DISTRICT must be submitted and approved by the Iowa Natural Resources Council prior to adoption.
- 1702.5 The City Council, upon receiving reports of the Planning Commission, and after holding a public hearing thereon, notice of which shall be published in a newspaper of general circulation in the City, at least 15 days before said hearing, may vote upon the adoption of any proposed amendment or it may refer it back to the Planning Commission for further consideration. If no recommendation is transmitted by the Planning Commission within forty (40) days after the hearing, the City Council may take action without awaiting such notifications. In consideration such recommendations, due allowance shall be made for existing conditions, for the conservation of property values, for the direction of building development to the best advantage of the entire City and