



Salt Lake County Public Works Department
Planning and Development Services Division
 2001 S. State Street #N-3600, Salt Lake City, UT 84190-4050
 Phone 385-468-6700 FAX: 385-468-6674
 Visit our web site: <http://www.pwpds.slco.org>

Form 2011_07_01_v3
 PUD

File #

Land Use & Development Application

- FCOZ RCOZ DWSP Watershed Over Pressure Magna Main
 Natural Hazards Other _____

Zone: _____ Community Council: _____ Planner: _____
 Parent File # _____ Date: _____

Property Address: _____ Parcel #: _____

Name of Project: _____ Property Acreage: _____

Please describe your request:

<p><u>New Development:</u></p> <input type="checkbox"/> Use and / or Site Plan Approval <input type="checkbox"/> Subdivision # lots: _____ <input checked="" type="checkbox"/> PUD #lots: _____	<p><u>Modify an Existing Development:</u></p> <input type="checkbox"/> Change Conditions of Approval <input type="checkbox"/> Change the Site Plan <input type="checkbox"/> Change the Use <input type="checkbox"/> Condo Conversion <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Mobile Store <input type="checkbox"/> Signs	<p><u>Other:</u></p> <input type="checkbox"/> Board of Adjustment Review <input type="checkbox"/> Exception Request <input type="checkbox"/> Non-Conforming <input type="checkbox"/> RCOZ Appeal (Option C) <input type="checkbox"/> Research or GRAMA Request <input type="checkbox"/> Re-zone <input type="checkbox"/> Vacate a Street
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Is a key or gate code required to access the property? Yes No If yes, code: _____ (or provide key)

Driving Directions to Property:

*note: all correspondence will be sent to the applicant's address:

Applicant(s): _____
Address: _____
City, State, Zip: _____
Phone Number(s): _____ e-mail: _____

Property Owner(s): _____
Address: _____
City, State, Zip: _____
Phone Number(s): _____ e-mail: _____

Professional(s): Engineer Architect Other

Company: _____
Contact: _____
Address: _____
Phone Number(s): _____ e-mail: _____

To facilitate Salt Lake County's land use notice and review process, the undersigned hereby authorize the County to reproduce this *application and all documents attached to the application* for staff, officials, and the interested public:

Applicants Signature

Date



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Form 2011_07_01_v3
 Affidavit

File #

AFFIDAVIT – Property Owner

STATE OF UTAH }
 } ss
 COUNTY OF SALT LAKE }

I (we) _____ being duly sworn, depose and say that

I (we) am (are) the owner(s) of the property(s) located at:

_____.

My (our) signature below attests that I (we) have reviewed the proposal by _____

requesting review and approval of _____

and that I (we) consent to the statements and information provided in the attached plans and exhibits and that all information presented is true and correct to the best of my (our) knowledge.

Property Owner _____

Property Owner _____

Subscribed and sworn to me this _____ day of _____, 20_____.

 (Notary)

Residing in Salt Lake County, Utah

My commission expires: _____

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PUD Supplemental Form

Requirement and Compliance Table

PLANNED UNIT DEVELOPMENT

The purpose of the planned unit development is to allow diversification in the relationship of various uses and structures to their sites and to permit more flexibility in the use of such sites. The application of planned unit concepts is intended to encourage good neighborhood, housing, or area design, thus ensuring substantial compliance with the intent of the district regulations and other provisions of this title related to the public health, safety and general welfare and at the same time securing the advantages of large-scale site planning for residential, commercial or industrial development, or combinations thereof. [19.78.020]

Requirement	Submittal Documents (proofs)	Reference(s)
Must show the entire development area (including future phases) <ul style="list-style-type: none"> • Each phase must be identified • Each phase must be of such size, composition and arrangement that its construction, marketing and operation is feasible as a unit independent of any subsequent phase 	Site Plan	19.78.130 19.78.090.B
Show all proposed uses.	Site Plan	
Show all Pedestrian Circulation	Site Plan	
Show all Vehicular Circulation	Site Plan	
Show all Parking and include calculations used.	Site Plan	
Show all public uses (schools, playgrounds, landscaping and other open spaces).	Site Plan	
Illustrate the general design and character of the proposed uses.	Conceptual Architectural drawings	

	Verify that the proposed density of dwelling units per acre complies with the requirements of the zone.	Site Plan and Density Calculations	19.78.040 19.78.090.C
	Requirement	Submittal Documents (proofs)	Reference(s)
	Verify compliance with the requirements of Title 19.	Site Plan Conceptual Elevations (must accurately illustrate height)	19.78.040.B.4
	Identify all anticipated [negative] impacts and the proposed method for mitigating said impacts.	Site Investigations Input from adjacent neighbors Input from Community Council Input from reviewing agencies Input from public meeting(s)	19.78.040.C.1
	Insure integration of the recommendations received from government agencies and / or affected entities	Verification of Compliance(s) Preliminary Grading Plan Preliminary Drainage Plan	19.78.040.C.2 19.78.060
	Verify the PUD contains a minimum of one acre.	Legal Description Site Plan	19.78.050
	Determine whether or not the intent is to subdivide the PUD into individual properties. If so a subdivision application will need to be submitted once the PUD has been completed.	Must be noted on the PUD application.	18.04.250 18.40.010
	Verify that the Use(s) being requested for the PUD are allowed in the zone.	Title 19	19.78.070
	Verify that the development reflects single, partnership or corporate ownership, or is under option to purchase by an individual or a corporate entity at the time of application. If the preceding does not apply, confirm that the application filed reflects a joint application by all owners of the property.	Affidavit.	19.78.080

	<p>Verify that the height and intensity of buildings and uses are arranged around the boundaries of the PUD to be compatible with existing adjacent developments or zones.</p>	<p>Site Plan Plan showing all adjacent buildings / uses Aerial Image Site investigation Conceptual Building Elevations Photos Illustration of Height Comparison</p>	<p>19.78.090.A</p>
	<p>Requirement</p>	<p>Submittal Documents (proofs)</p>	<p>Reference(s)</p>
	<p>Confirm that buildings located on the periphery of the development are limited to a maximum height of two stories. (unless site conditions warrant otherwise)</p>	<p>Site Plan Plan showing all adjacent buildings / uses Aerial Image Site investigation Building Elevations Photos Illustration of Height Comparison</p>	<p>19.78.090.A</p>
	<p>Verify that the preservation, maintenance and ownership of required open space within the development is to be accomplished through one of the following means:</p> <ul style="list-style-type: none"> A. Dedication of the land as a public park or parkway system; B. Granting to the county a permanent open space easement on or over the private open spaces to guarantee that the open space remains perpetually in recreational use with ownership and maintenance being the responsibility of the owner or an owner's association established with articles of association and bylaws which are satisfactory to the county; or 		<p>19.78.100</p>

	C. Compliance with the provisions of the Condominium Ownership Act of 1963. Title 57, Chapter 8, Utah Code Annotated (1953), as amended, which provides for the payment of common expenses for the upkeep of the common areas and facilities.				
	Verify compliance with required landscaping.		Landscape Plan Irrigation System Plan	19.77	
	Evaluate the size, location, design and nature of all proposed signs for compatibility with existing adjacent land uses and for compliance with the sign ordinance. Determine methods for mitigating [negative] impacts.		Site Plan Conceptual Building Elevations Sign Details	19.78.120 19.78.040.C.1 19.82	
	Requirement		Submittal Documents (proofs)	Reference(s)	
	Evaluate the intensity and direction of floodlighting for compatibility with existing adjacent land uses. Determine methods for mitigating [negative] impacts.		Site Plan Lighting Detail Plan Photometric Plan	19.78.120 19.78.040.C.1	
	Evaluate the proposal to ensure compliance with the requirements parking ordinance.		Site Plan Parking Calculations	19.84	
	Determine whether (why) the following are more desirable than implementation of the ordinary requirements for developments not in a PUD. Note: in addition to the plans and elevations etc. a written explanation for each item must be submitted for review.)			19.78.030	
		Same	Less Desirable		More Desirable
	Lot Coverage	Site Plan with building Footprints Written Explanation			

Proposed Open Space	Site Plan Landscape Plan Written Explanation				
Arrangement of Buildings (setbacks)	Site Plan with building Footprints Written Explanation				
Lot width	Site Plan Written Explanation				
Lot Area	Site Plan Written Explanation				
Yards	Site Plan with Building Footprints Written Explanation				
Arrangement of Uses	Site Plan Written Explanation				
Pedestrian Circulation	Site Plan Written Explanation				
Vehicular Circulation	Site Plan Written Explanation				
Parking	Site Plan Parking Calculations Written Explanation				
Landscaping	Landscape Plan Written Explanation				



Submittal Requirements for PUD's

(Planned Unit Development)

NOTE: THIS DOCUMENT IS A GENERIC CHECKLIST OF ALL POSSIBLE SUBMITTAL REQUIREMENTS. FOR A CHECKLIST WHICH IS CUSTOMIZED FOR YOUR PROJECT PLEASE CALL TO SCHEDULE A MEETING WITH THE PLANNING STAFF.

Note: These items are required for Use Approval and Preliminary Site Plan approval; additional information will be required in order to complete the technical review process.

Unless otherwise specified, the items listed below must be submitted on a minimum 24" x 36" sheet along with a reduced copy on an 11" x 17" sheet AND an electronic copy in pdf format on disc:

Cover Sheet

- Proposed name of the project on large bold font at the top of the sheet
- Name of the Township or area where the project is located (Magna, White City, Kearns, etc.)
- Sheet Index, date of drawing, applicant, developer, and design firm name and address
- Vicinity Map – legible with major street names and highlighted subject property

Preliminary Site Plan

- North arrow and scale (scale should be no smaller than 1" = 100' and no larger than 1"=10')
- Name, address, phone number of the applicant and the person who prepared the plan
- All existing and proposed property lines
- All existing and proposed public streets, private streets, drives, and right-of-ways
- Label the width of any proposed or existing right-of-ways, easements, streets or drives
- All existing curb, gutter, sidewalk, and edge of asphalt (screened or dashed line-work)
- All proposed curb, gutter, sidewalk, and edge of asphalt
- All existing structures within 50-feet of the property boundary (sheds, decks, buildings, etc.)
- All proposed structures and/or proposed additions to existing structures
- Label the square footage of all structures (existing and proposed)
- Annotate existing structures whether they are to remain or be removed
- All existing easements (utility, storm water, railroad, etc.)
- All existing fire hydrants on or within five hundred feet of the property boundary
- All existing and proposed fences; indicate type and height
- Show any construction phasing lines
- Show any existing or proposed septic tanks and leach fields (if not on public sewer)
- Identify any areas that are within an Overlay Zone(s): (RCOZ, FCOZ, Well Protection etc.)
- Legend: showing all symbols, line types, hatching & abbreviations
- Date of Drawing (and version number)
- Proposed name of the PUD
- The property address
- Tabulate the overall acreage of the project; open space area; open space percentage; building coverage; parking stalls; gross and net densities; and bonus density calculations for projects proposing increases above what is permitted within the zone

- Contour lines at vertical intervals of not more than two feet
- Show all proposed amenities
- All existing and proposed public streets, private streets, drives, right-of-ways within 200 feet of the property boundary; label with the name and the width of each
- Show phase lines for development, numbered in sequence with construction schedule
- Show areas to be reserved and developed for vehicular and pedestrian circulation, parking, public uses such as schools and playgrounds.
- Depict pedestrian and traffic circulation (show crosswalks, trails, etc.) reducing conflicts where feasible
- Show and label all parking areas

Additional Requirements for properties in the Residential Compatibility Overlay Zone (RCOZ)

- Show the RCOZ setback circle within the lot (draw the largest circle possible in the lot)
- Label the side-yard setback based upon 25% of the circle's diameter (see note 2 below)
- Show the lot coverage calculation of the home and all accessory structures
- Label the length of the roof-line and building façade (see note 3 below)
- Note which option the plan has been prepared for (A, B, or C)

Notes:

1. Plans should be prepared with the design requirements set forth in the Residential Compatibility Overlay Zone, Salt Lake County Ordinance 19.71. A detailed RCOZ design packet that may assist is available at Salt Lake County Planning & Development Services upon request.
2. No side-yard setback shall be less than 8'. Corner lots require a minimum side-yard setback of 20-feet from the property line adjacent to the street.
3. Show, at a minimum, an 18-inch break in the roof-line every 40 feet or a change in architectural elements every 40 feet.

Preliminary Landscape Plan (separate sheet or sheets)

The purpose at this point in the review process is to show the overall landscaping for the site and how it relates to the development (plan massing / distribution, proposed screening, buffers, common areas, lot typicals etc.) Some thought should be given to compliance with the plant material quantities required by the ordinance. It is not necessary to call out specific plants at this stage.

- North arrow and scale (scale should be no smaller than 1" = 100' and no larger than 1"=10')
- Proposed name of the project
- The name, address, phone number, fax, and e-mail of the applicant or authorized agent
- The landscape contractor to be used on the project, if known at the time of application
- General landscape design intent statement including the general character and location of proposed landscaping and open areas and how the proposed design meets the intent these regulations
- A legend showing all symbols, line types, hatching and abbreviations used in the plan set
- Show site boundary, property lines, and any construction phasing lines
- Show all existing significant vegetation (screened) and identify what is proposed to be removed
- Show existing and proposed buildings and structures
- Identify the limits of disturbance
- Show all proposed softscape, and hardscape areas
- Provide a tabulation of the total project area: landscaped area, impervious areas; building areas; and building coverage percentage

- Detailed landscape improvements with planting symbols clearly drawn to indicate each plant (deciduous tree or shrub, evergreen tree or shrub, groundcover, etc.)
- The name, address, telephone number, fax, and e-mail of the landscape architect, landscape designer, or other qualified professional who prepared the landscape plan

Additional Requirements for properties in the Foothills and Canyons Overlay Zone (FCOZ)

Landscape Reclamation plan (separate sheet)

- Show a limits of disturbance boundary and provide area calculation
- Identify a fire protection area

Other items that may be required

- Avalanche, debris flow, or rock fall analysis
- Geo-technical Report / Study
- Preliminary Verification of Water Availability

Building Elevations (separate sheet)

The purpose at this point in the review process is to illustrate the maximum building height and mass, and to assess other impacts such as noise from mechanical equipment or the effects of proposed lighting.

- Show all facades of each proposed building to scale
- Specify the type of building materials proposed
- Specify the color of the building materials proposed
- Show existing and proposed finished grade
- Show proposed exterior lighting, mechanical equipment, and utility meter locations
- Show proposed exterior doors, windows, and stairs
- Provide sketches, renderings, or other drawings outlining the general design and character of the proposed uses.

Additional Requirements for properties in the Residential Compatibility Overlay Zone (RCOZ)

- Provide complete elevation drawings of each side of all proposed structures
- Show the building envelope (8' vertical line from property lines then a 45 degree angle)
- Show the lot coverage calculation of the home and all accessory structures
- Label the length of the roof-line and building façade (see note 3 below)
- Identify which option the plan has been prepared for (A, B, or C)

Notes:

1. Plans should be prepared with the design requirements set forth in the Residential Compatibility Overlay Zone, Salt Lake County Ordinance 19.71. A detailed RCOZ design packet that may assist is available at Salt Lake County Planning & Development Services upon request.
2. No side-yard setback shall be less than 8'. Corner lots require a minimum side-yard setback of 20-feet from the property line adjacent to the street.
3. Show, at a minimum, an 18-inch break in the roof-line every 40 feet or a change in architectural elements every 40 feet.

Floor Plan(s) - Required for developments on Septic Systems (separate sheet)

- Provide a floor plan of each level for every proposed structure or addition
- Label each room including storage areas and closets; provide their sq. ft. & dimensions
- Show all proposed walls, doors, windows, counters, cabinets, and fixtures.
- Dimension the overall structures including any additions

Preliminary Utility and Drainage Plan (separate sheet)

- Scale and North Arrow
- Legend showing all symbols, line types, hashing and abbreviations
- Proposed name of the PUD
- Show existing and proposed roads, lots and easement lines
- Show the existing FEMA 100 year flood plain zone
- All existing canals, natural drainage channels, springs, wetlands, ponds and any open waterways, including irrigation ditches - indicate if any re-alignments are being proposed

- Show existing storm drains, manholes, inlet boxes, combination boxes, culverts and clean-outs
- Show proposed project connection(s) to the existing storm water system
- Identify proposed project discharge amount into the existing storm water system
- Show any proposed or existing detention or retention facilities
- Provide drainage arrows indicating the direction of storm water flow in proposed streets
- Show existing sanitary sewer system, culinary water system, sub surface drains, gas lines, power lines, cable lines, and phone lines within 100- feet of the project

- Indicate on the plans the location of the proposed project connection to the existing water system- include project fire flow, fire storage and demand calculations

- Indicate on the plans the location of the proposed project connection to the existing sanitary system– include project peak discharge amount

- Show the location of all wells, proposed, active and abandoned
- Show all required stream setbacks and wetlands setbacks
- Show the high-water mark of all watercourses using the same datum as contour elevations
- Show existing topography – 2 foot contour intervals
- Identify any geologic hazards: debris fields, sensitive hillsides, avalanche areas etc.

Preliminary Grading Plan (separate sheet)

- Show property lines
- Show existing contour lines in two-foot intervals (screened and dashed lines)
- Show proposed contour lines in two-foot intervals (solid lines)
- Label major contour lines in ten-foot intervals
- Show all proposed improvements (structures, drives, roads, accessory bldgs., etc.)
- Show all existing improvements (label any intended to be removed)
- Show all existing and proposed retaining walls
- Identify any known sensitive lands (30% + slopes, streams, wetlands, etc.)

Additional Requirements for properties in the Foothills and Canyons Overlay Zone (FCOZ)

Slope Analysis (separate sheet)

- Show property lines
- Show colored slopes in the following ranges: 0-25%, 25-30%, 30-35%, 35-40%, 40+
- Show all proposed improvements (structures, drives, roads, accessory bldgs., etc.)
- Show all existing improvements (label any intended to be removed)