



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
 RCOZ Appeal (Option C)

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 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 checked="" 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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Handout 2011_07_01_v3
RCOZ Supplemental

File #

RCOZ “Option C” Supplemental Form

Explain the reason for your request:

Please submit detailed information and explanations which clearly establish the following:

- That the proposed residence will be in harmony with the zoning ordinance, the general plan, and any other document applicable to the area.
- That the proposed residence will be compatible with existing residential development within a reasonable distance in terms of height, mass and lot coverage, with particular focus on the proximate neighborhood.
- That the proposed residence will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance, with particular focus on the proximate neighborhood.
- That each point on the highest ridge of the structure will be no more than forty feet above the point on the original grade vertically below it (with allowances for chimneys and vent stacks).

Additional factors that the planning commission may consider in deciding whether to grant an exception under this Part include:

- a. Unusual lot shape
- b. Unusual or difficult terrain
- c. Drainage problems
- d. Situations that appear not to be clearly addressed by the provisions of Options A or B



Submittal Requirements for Residential Compatibility Overlay Zone (RCOZ)

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.

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
- Show existing or proposed septic tanks and leach fields (if not on public sewer)
- Dimension all existing and proposed improvements / structures from property lines and other structures
- Identify any areas that are within an Overlay Zone(s): (RCOZ, FCOZ, Well Protection etc.)

- 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 and 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.

Building Elevations (Separate Sheet)

- 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 grades

- Show proposed exterior lighting, mechanical equipment, and utility meter locations
- Show proposed exterior doors, windows, and stairs
- 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. 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 Plans – Required for developments on septic systems (separate sheet or sheets)

- 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 project
- Show existing and proposed roads, lots and easement lines
- Show existing topography – 2 foot contour intervals
- Show the existing FEMA 100 year flood plain zone
- Show existing channels, canals, ditches, springs, wells, wetlands, culverts, and ponds
- Show existing storm drains, manholes, inlet boxes, combination boxes, 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

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.)

GENERIC CHECKLIST