



# Wasatch County

Planning Department  
55 S 500 East Heber City, UT 84032  
(435) 657-3205  
planning@wasatch.utah.gov

Application #:	
Zone:	
Tax ID Number:	
Date Received:	
Received By:	
Reviewed By:	
Date Completed:	

## Application for Subdivision – Preliminary – Jordanelle Development (JBOZ)

Application Fee: \$300 + \$100 per lot /unit / ERU + Costs (Cost may include Out-of-Pocket account, legal noticing or mailings)

Note: Applicant must check off each item and provide the attached checklist with the application or it will not be processed.

### Owner(s) of Record

Full Name: \_\_\_\_\_ Date: \_\_\_\_\_

Last First M.I.

Address: \_\_\_\_\_

Street Address Apartment/Unit #

City State ZIP Code

Phone: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

### Applicant or Authorized Representative (if other than above owner) to Whom All Correspondence Is To Be Sent

Full Name: \_\_\_\_\_

Last First M.I.

Address: \_\_\_\_\_

Street Address Apartment/Unit #

City State ZIP Code

Phone: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

### Project Information

Project Name: \_\_\_\_\_

Project Location: \_\_\_\_\_

Street Address Subdivision/City

Parcel Number(s) Section(s) Township(s) Range(s)

Project Description: (Including number of lots or units, acreage and/or building square footage)

Prior Approvals: (list any prior county approval/permits issued for the subject property)

Please indicate the area of application requested. Submittal information can be found in the Jordanelle Basin Land Use Plan or the Jordanelle Basin Overlay Zone (JBOZ). (Circle One)

Area "A" Area "B" Area "C" Other \_\_\_\_\_

**The below checklist must be included with your application with all items checked off as complete or your application will not be processed.**

## **Jordanelle Development Application Checklist - Preliminary**

### **Preliminary Plans:**

- Two (2) copies of D-size sheets (24"x36")
- One (1) copy of 11"x17"
- Provide a CD containing 'pdf' files of entire application / all documents;**
- One (1) copy electronic file: DWG, DXF File format in either State Plane Central Zone NAD 27 or 83 or UTM NAD 27 or 83 (in feet or meters) coordinate system (please specify which format).

**Please note: It is important for the applicant to provide the electronic file in the proper coordinate system, otherwise the applicant will be assessed a cost of \$65.00 per hour for the Wasatch County GIS department to make the conversion.**

- Project name and address.
- North point, scale (Scale $\geq$ 1" =100'), date.
- Survey.
- Architectural Plans. All product types, representative renderings, materials and colors.
- Names, addresses, telephone numbers of developer, engineer, & current and prospective owners.
- Nearest section corner tie, township(s) & range(s).
- Acreage, property dimensions, project perimeter, legal description.
- All proposed phases of the development.
- Location of entire development in relation to surrounding neighborhoods & developments.
- Existing topography with a contour interval of 2 feet.
- UDOT approval for access off state roads.
- Temporary construction erosion control plan.
- Lighting Plan.
- Grading plans illustrating cut and fill limits and limits of disturbance and landscaping plans including topographic lines, and evidencing conformance with the Jordanelle Master Drainage Plan.
- Existing and proposed lot lines, easements, walkways, streets and rights-of-way (public and private), including widths, names, and numbers, on subject and surrounding areas; proposed dedications of public use areas; existing and proposed curb, gutter, and sidewalk. Sidewalks may not be required in all residential areas, but should be noted on the plans if proposed by the developer or if required by the County after initial review. Commercial or mixed use areas will require sidewalks.
- Existing waterways (including irrigation), significant vegetation, and natural features of the land.
- Sensitive lands in the JBOZ noted including the following:
  - Slopes between 25% and 30%;
  - Slopes 30% or greater;
  - Landslide areas;
  - Fault line set-back areas;
  - Wetlands;
  - High water table areas;
  - Alluvial fan;
  - Flood debris flow or collapsible soil hazard areas;
  - Shallow ground-water areas;
  - Stream or drainage corridor set-back areas;
  - Flood hazard areas;
  - Springs, seeps or surface water areas;
  - Established road and utility corridors;
  - Ridge line areas;
  - Geologic hazards.
- Soil testing and geotechnical analysis.
- Existing and proposed infrastructure including all fire hydrants, water and sewer lines, storm sewer system, and all utilities, including but not limited to electricity, natural gas, telephone, cable television.
- Proposed layout of all public and private streets, if any, including profiles (same scale as site plan) and cross-sections (same as County standards, at an interval of one hundred (100) feet or as determined by the County Planner/Engineer).
- Location and elevation drawings of existing and proposed signs, dumpster and utility enclosures, fences and other structures.

- ❑ For commercial or mixed use projects, a landscaping plan illustrating evergreen/deciduous plant massing, planting materials, irrigation plans, revegetation areas, limits of disturbance, etc. For all Jordanelle Basin projects the following will be required:
  - ❑ A calculation of the amount of water that will be needed on the land for landscaping purposes;
  - ❑ A plant materials list;
  - ❑ An irrigation, sprinkling system design plan;
  - ❑ A plan for the revegetation of cuts and fills;
  - ❑ A letter from the Jordanelle Basin Architectural Review Committee evidencing their review and recommendations.
- ❑ Drainage plans including the following, in compliance with Appendix E of the Wasatch County “Guide for Erosion and Sediment Control”:
  - ❑ Site Description;
  - ❑ Development Plan;
  - ❑ Drainage Assessment;
  - ❑ Storm Water Pollution Prevention Plan.
  - ❑ Detention, retention and conveyance system
- ❑ Parking, access and loading plan, including required bus pull-outs and/or other proposed mass transit plans.
- ❑ Traffic impact analysis.
- ❑ Unit configuration footprints and typical architectural elevations
- ❑ Tabulation of the following:
 

<ul style="list-style-type: none"> <li>❑ Projected ERUs as described in the plan;</li> <li>❑ Number of housing units by type with the number of bedrooms;</li> <li>❑ Parking stalls provided,</li> <li>❑ Building square footage;</li> </ul>	<ul style="list-style-type: none"> <li>❑ Parking tabulation by use;</li> <li>❑ Building footprint square footage;</li> <li>❑ Open space acreage and percentage;</li> <li>❑ Landscape acreage and percentage;</li> <li>❑ Hard surface acreage and percentage;</li> </ul>
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- ❑ Provide a Will-serve letter from each of the following:
  - ❑ Gas Company;
  - ❑ Electric Company (Heber Light & Power, Rocky Mountain Power or others);
  - ❑ Special Service District approval indicating water shares, storage, source, capacity, treatment, availability of infrastructure and fire flow;
  - ❑ Special Service District approval indicating sewer service capacity and availability of infrastructure;
- ❑ Ridgeline / View shed analysis illustrating existing and proposed views from area view points as outlined in county code 16.15.24 and 16.27.22.
- ❑ Acknowledgement that the project will not consist of any development on the following constrained areas:
  - ❑ Slopes over 25% grade; If any development will occur on slopes over 25% the developer must disclose this fact since special geotechnical studies may be required, but in no event may any development occur on slopes over 30%;
  - ❑ Any fault line set-back areas;
  - ❑ Any wetland areas;
  - ❑ Any landslide hazard areas;
  - ❑ Any flood hazard area;
  - ❑ Any areas which contain alluvial fan, flood debris flow or collapsible soil hazard areas;
  - ❑ Any shallow-ground water hazard areas, stream or drainage corridor setbacks, areas of springs or seeps or surface water areas;
  - ❑ Any development within any areas that are recommended locations for detention basins or established road and utility corridors;☒
  - ❑ Avoid any development which will protrude above any ridgelines. If any development will protrude above ridgelines, the developer must disclose this fact and receive special approval of the Planning Commission.
- ❑ Set up Out-of-Pocket Account to pay for noticing and Engineer Review consulting fees. The amount, for this interest bearing account, is to be set and administered by Wasatch County.
- ❑ Any additional information which the County Planner and /or Planning Commission may require. \_\_\_\_\_

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**Preliminary Documentation:** The Preliminary Documentation shall include the following documents which shall be prepared in accordance with Wasatch County standards and shall be submitted in accordance with the requirements of this Code, or any amendment thereto, with the required application fees. These documents shall be a draft copy of each document, which shall be reviewed and the final copies will be submitted with the Final Documentation when application is made for Final Approval.

- Draft copy of Articles of Incorporation and Bylaws of the Property Owners Association
- Draft copy of Declaration of Covenants, Conditions, Restrictions, and Management Policies
- A letter from the Developer indicating where they presently intend to put the affordable housing for purposes of determining the awarding of any density bonuses for affordable housing
- Fiscal Analysis Data regarding proposed development.

**Please Read And Sign Before Application Submittal**

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. I also certify that I have fully completed the application and provided all of the above listed items other than those specifically deemed not necessary by the Planning Department. As the applicant for this proposal, I understand that applications will be reviewed for completeness by planning department staff. If complete, the application will be vested under laws and ordinances in place at the time the application was submitted. Incomplete applications will be returned to the applicant. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time, considering the work load of the Planning Department.

Signature of  
Owner/ Agent: \_\_\_\_\_ Date: \_\_\_\_\_

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**IMPORTANT:**

**Your application cannot be processed until determined complete by the Planning Staff. An application shall be considered complete when all applicable fees (such as: Special Service District, fire, out-of-pocket expenses, etc.) are paid and all items listed on the application and included checklist are provided or considered not applicable by the Planning Office. All application fees are non-refundable.**