

Chapter 16.15 JBOZ JORDANELLE BASIN OVERLAY ZONE

Section 16.15.24 Development Application Process.

(1) GIS Data. All spacial data shall be obtained through the Wasatch County Geographic Information Services (hereinafter referred to as “GIS”) Department, including, but not limited to ownership boundaries, topographical data, service district boundaries, slope, aspect, solar radiation, gross vegetative analysis, public lands survey coordinates, water courses, water bodies, land use designations and other pertinent data. Such information may be obtained, for which a fee will be charged. If it is not possible for the developer to use the resources, actual printouts of the information may be obtained from the GIS Department. However, the developer should be aware that it will take additional time and effort on the part of the GIS Department to produce such printouts. There will be a wait for such documents and a charge for the GIS Department Staff and equipment to produce such documents.

(2) Concept Plan. A Concept Plan shall be prepared for all proposed developments. The Concept Plan shall conform to the goals of the Plan and the Wasatch County Code relating to the JBOZ. As used in this process the term “Concept Plan” refers to a preliminarily engineered sketch plan drawn to illustrate initial thoughts about the layout for open space lands, development sites, public trails, and street alignments, etc. This plan should be prepared using the spacial data available through the GIS Department and any other sources available to the Developer, as a guide to areas of the property, which will not support development due to constraints. This is the stage where drawings are tentatively illustrated, before heavy engineering costs are incurred in the design of any proposed development, but after consideration of the spacial data. The Concept Plan will be checked against the Land Use Plan and the overall vision of the Plan. These drawings shall be prepared by a team that is headed up by a landscape architect and includes a civil engineer, and an attorney and architect if appropriate.

After preparation, an appointment should be made with the Planning Office to have the plan reviewed. The Planning Staff will issue a written response to their review indicating where the Concept Plan is not in compliance with the Plan, the JBOZ and the Wasatch County Code. The staff will issue recommendations which the developer may use to bring the plan into compliance. If the developer disagrees with the recommendations and wishes to proceed without making the recommended changes, he may apply for Preliminary approval at which time the Planning Commission and County Legislative Body will determine if any of the recommendations of the Planning Department may be varied or waived.

(3) Preliminary Plans. The Preliminary Application Package shall contain a submittal of the application for the JBOZ in a form which complies with the Wasatch County Policy. The Preliminary Plans shall be drawn to a scale not smaller than one inch equals one hundred feet (1" = 100'), and shall show the following:

- (a) Project name and address;
- (b) North point, scale, date;
- (c) A copy of the Record of Survey filed with the Wasatch County Surveyors office. In the event that the development has multiple phases, the proposed plat shall show the recorded file number of the Record of Survey and/or paper copy of the survey;
- (d) A copy of the closure sheet which shall show the following:
 - (i) The courses and distance of the proposed development/subdivision boundary and the error of closure;
 - (ii) The area of each lot in square feet and acres, and the error of closure for each lot within the plat;
- (e) All open spaces and roadways are to be considered as individual parcels and treated as such.
- (f) Names, addresses, and telephone numbers of developer, engineer, and current and prospective owners;
- (g) Nearest section corner tie, township(s) and range(s);
- (h) Acreage, property dimensions, project perimeter, legal description;
- (i) Jordanelle Land Use Plan information from Wasatch County GIS;

- (j) All proposed phases of the development, numbered and defined, with approximate timetable for development;
- (k) Location of entire development in relation to surrounding neighborhoods and developments (include names of adjacent subdivisions and developments, adjacent property owners' names and addresses, and adjacent land uses and buildings);
- (l) Existing topography with a contour interval of two (2) feet;
- (m) 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;
- (n) 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;
- (o) Existing waterways (including irrigation), significant vegetation, and natural features of the land;
- (p) Sensitive lands in the JBOZ, including slopes over twenty five (25) percent, flood hazard areas, fault line set-back areas, wetlands, high water table areas, landslide areas, alluvial fan, flood debris flow, or collapsible soil hazard areas, shallow ground-water areas, stream or drainage corridor set-back areas, springs, seeps or surface water areas, detention basin areas, established road and utility corridors, ridge line areas and geologic hazards;
- (q) Soils testing and geotechnical analysis as required by the County;
- (r) 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;
- (s) 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));
- (t) Location and elevation drawings of existing and proposed buildings, signs, dumpster and utility enclosures, fences and other structures;
- (u) 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 residential single-family projects the following will be required:
 - (i) A calculation of the amount of water that will be needed on the land for landscaping purposes;
 - (ii) A plant materials list;
 - (iii) An irrigation, sprinkling system design plan;
 - (iv) A plan for the revegetation of cuts and fills;
 - (v) A letter from the Jordanelle Basin Architectural Review Committee evidencing their review and recommendations;
- (v) Drainage plans illustrating that the development as planned does not impose adverse impacts to the drainage system or increase the sediment contribution to receiving waters. The Drainage Plan will illustrate methods of controlling runoff, directing flow and detaining or retaining water. Methods in preparing the necessary items to be contained in the Drainage Plan are described in *A Guide for Erosion and Sediment Control for Wasatch County*. The Drainage Plan shall include the following:
 - (i) Site Description;
 - (ii) Development Plan;
 - (iii) Drainage Assessment; and
 - (iv) Storm Water Pollution Prevention Plan.
- (w) Parking, access and loading plan, including required bus pullouts and/or other proposed mass transit plans;
- (x) Unit configuration footprints and typical architectural elevations;

(y) Tabulation of projected ERUs, as described in the Plan, number of housing units by type with the number of bedrooms, parking stalls provided, building square footage, building footprint square footage, open space acreage and percentage, landscape acreage and percentage, hard surface acreage and percentage;

(z) View shed analysis illustrating existing and proposed views from selected vantage points. The County has identified eight (8) vantage points within the Jordanelle Basin which the applicant may be required to prepare a view shed analysis. Compatibility to the surrounding environment and development, along with color, scale, and massing will be key elements evaluated. Any combination of the following vantage points may be required to be analyzed:

(i) From the Mayflower Interchange or from the visitor's center at Hailstone State Park;

(ii) From the viewpoint overlooking the dam along the road to Francis (SR-32) located on the south side of the Jordanelle Reservoir;

(iii) From the viewpoint along the road to Kamas (SR 248) located on the north east side of the Jordanelle Reservoir;

(iv) From the intersection of SR 248 and old US Highway;

(v) From the viewpoints along Highway 32 at Mile Markers 5, 6 and 8;

(vi) From the viewpoint at 7487 East Highway 32;

(vii) From the Peoa/Oakley turn off on SR 248;

(viii) From the water near the middle of the north arm of the Jordanelle Reservoir; and

(ix) Visual assessments (from relevant designated vantage points as directed by the Wasatch County Planner) depicting conditions before and after the proposed development. These shall include the proposed location, size, design, landscaping, and other visual features of the project to assist in analyzing the potential aesthetic impact and most advantageous location of structures and other improvements to reduce any adverse impacts. The visual assessment shall be conducted using techniques as approved by the County Planner, including but not limited to sketches, models, hand-enhanced photographs, and computerized images. Selection of the appropriate technique will depend on the size of the development and the visual sensitivity of the proposed development site.

(a-1) Any additional information which the County Planner and/or Planning Commission may reasonably require in a specific instance. Where a developer owns or controls more land than he or she wishes to develop immediately, the County may require that a preliminary plan of the whole area be submitted, in which case the developer shall indicate the portion to be developed immediately and the portion to be held for future development.

(4) Developer's Statement. Although a full Environmental Impact Statement is not required for development under this plan, the developer must closely inspect his property and make a written representation to the Planning Department as follows:

(a) That the project will not consist of any development on natural or manmade slopes over twenty five (25) percent grade; If any development will occur on slopes over twenty five (25) percent the developer must disclose this fact since special geotechnical studies may be required, but in no event may any development occur on slopes over thirty (30) percent;

(b) That the project will not consist of any development within any fault line setback areas;

(c) That the project will not consist of any development or disturbance of any wetland areas;

(d) That the project will not consist of any development within any landslide hazard areas;

(e) That the project will not consist of any development within any flood hazard area;

(f) That the project will not consist of any development within any areas that contain alluvial fan, flood debris flow or collapsible soil hazard areas;

(g) That the project will not consist of any development within any shallow-ground water hazard areas, stream or drainage corridor setbacks, areas of springs or seeps or surface water areas;

(h) That the project will not consist of any development within any areas that are recommended locations for detention basins or established road and utility corridors;

(i) That the project will avoid any development that will protrude above any ridgelines. If any development will protrude above ridgelines, the developer must disclose this fact. In that event the Planning Staff shall investigate and find ways to relocate the building to an area that does not violate the Ridgeline Protection regulations, or the building site will not be approved.

(5) Incomplete or Incorrect Developer's Statement. If a full and complete representation, as described in item #4 (a through i) above, cannot not be produced by the developer, or if any evidence later discovered indicates that such representation has not been made after a full inspection, or there has been any change in circumstances indicating the likelihood of a failure to be able to meet the standards of the above section, the County may require that certain site specific reports be prepared. Any and all such reports that the County determines to be necessary may be required as part of the Preliminary Process.

(6) 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. A sample of many of such documents may be obtained through the Planning Office, if requested. 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.

- (a) Draft copy of Articles of Incorporation and Bylaws of the Property Owners Association;
- (b) Draft copy of Declaration of covenants, conditions, restrictions and management policies;
- (c) A will-serve letter from any Special Service District and/or other appropriate agency, indicating the availability of water, water service, sewer service, extended fire, extended police, schools, garbage collection and disposal, roads maintenance, trails maintenance, open space management, storm water detention, telephone service, electric service, natural gas, and other municipal type services;
- (d) A form of certification for each of the following (these are proposed certifications of what is intended to be placed on the plat, a sample of which may be obtained from the Planning office):
 - (i) Owner's dedications;
 - (ii) Surveyors certificate of accuracy of survey;
 - (iii) County Surveyor's approval;
 - (iv) Planning Commission approval;
 - (v) Special Service District and Special Improvement District approval;
 - (vi) County Manager approval of the plat and the acceptance of dedications of public lands, streets and easements;
 - (vii) County Fire Marshall's approval;
 - (viii) County Attorney's approval as to form;
 - (ix) Health Department approval;
 - (x) Weed Board approval;
 - (xi) Recreation District approval;
 - (xii) Public Works approval; and
 - (xiii) County Planning Office approval;

(7) Preliminary Procedures

- (a) Public Notice as required by Wasatch County Standards.
- (b) Hearing before the Planning Commission: The Public hearing before the Planning Commission will be held, and comments requested from the public at that time. If, after such hearing the Planning Commission approves the project, a recommendation will be issued to the County Legislative Body. If any conditions are set forth in the recommendation which require them to be completed prior to placement on the County

Legislative Body agenda, such conditions shall be completed.

(c) The Planning office will then request that the matter be placed on the next available County Legislative Body agenda.

(d) Public Notice of the County Legislative Body hearing shall be given as required by the Wasatch County Standards for Public Notice.

(e) Hearing before the County Legislative Body: The hearing before the County Legislative Body will be held, and comments requested from the public at that time. If, after such hearing the County Legislative Body approves the project, the project may then proceed to apply for Final Approval, provided however if any conditions are set forth by the County Legislative Body, all such conditions must be met prior to application for Final Approval unless otherwise required by the County Legislative Body.

(8) Final Plans. The Final Plans must first evidence how the Final Plans conform to the Preliminary Plans and any conditions for Preliminary Approval and such plans must include but not limited to the following:

- (a) Project name and address;
- (b) North point, scale (not smaller than 1" = 100'), date;
- (c) Development phase number, if a phased project;
- (d) Names, addresses, and telephone numbers of developer, engineer, and current owners;
- (e) Nearest section corner tie, township(s), and range(s);
- (f) Lot lines, dimensions and area; adjacent lots and phases;
- (g) Existing and proposed easements, walkways, streets, and rights-of-way (public and private), and trails, including widths, names, and numbers; proposed dedications of public use areas; existing and proposed curb, gutter and sidewalk (public and private);
- (h) Existing waterways (including irrigation and piping);
- (i) Topography (contours at 2-foot intervals) and site drainage plan which illustrate existing and proposed conditions;
- (j) Existing vegetation to remain on development and natural features of the land;
- (k) Sensitive lands including, but not limited to slopes over twenty five (25) percent, flood hazard boundary, wetlands, high water table areas and geologic hazards;
- (l) Soils testing and analysis. Geotechnical studies as required by the County;
- (m) UDOT approval for access off state roads; approval of Wasatch County Flood Control; approval of Army Corps of Engineers in wetlands or high water table areas; approvals of power, gas, telephone and cable companies where easements are proposed and service is required;
- (n) Final grading plans illustrating cut and fill limits and limits of disturbance;
- (o) Temporary construction erosion control plan;
- (p) Final drainage plan illustrating methods of controlling runoff, directing water flow, and detention / retention areas;
- (q) Existing and proposed utilities including, fire hydrants, water and sewer lines, and storm sewer system;
- (r) Location and elevation drawings of existing and proposed buildings, signs, dumpster and utility enclosures, fences and other structures including materials and colors;
- (s) Landscaping plan with irrigation system and plant species and sizes;
- (t) Parking, access, and loading plan;
- (u) Lighting plan;
- (v) Signage plans to comply with the Wasatch County Sign Regulations;
- (w) Architectural plans;
- (x) Tabulation of ERUs, as defined by the Plan, number of housing units by type and square footage, with the number of bedrooms, parking stalls provided, building square footage, building footprint square footage, open space acreage and percentage, landscape acreage and percentage, hard

surface acreage and percentage;

(y) Jordanelle Special Service District approval; and

(z) Mitigating measures (to conform with Wasatch County Development Code and design standards as found in this document).

(9) Final Documentation. The following official documents prepared in a manner that will fully present information called for on forms provided by the County:

(a) Articles of Incorporation and Bylaws of the Association;

(b) Declaration of covenants, conditions, restrictions, and management policies;

(c) Maintenance agreement between the developers, Property Owners Association, Jordanelle SSD, and the County, providing for the establishment of an impound account as a means of assuring proper maintenance of the development;

(d) Open space agreement acceptable to the County;

(e) Affordable housing agreement approved by County;

(f) Schools and civic agreement approved by County;

(g) An information brochure (prepared in accordance with County standards) for use in the sales program to inform all home buyers in simple terms about the Homeowners Association and the rights and obligations of lot owners;

(h) Itemized estimates of the cost of constructing all required improvements to be constructed in the development. The developer shall also submit a report to the County Planning Commission pertaining to the source or sources of the construction funds:

(i) A statement from the State Health Department, through the County Health Department, granting engineering approval of the development pertaining to water and sewerage facilities;

(j) A final form of certification for each of the following (these are the certifications intended to be placed on the plat):

(i) Owner' s dedications;

(ii) Surveyors certificate of accuracy of survey;

(iii) County Surveyor' s approval;

(iv) Planning Commission approval;

(v) Jordanelle Special Service District approval and Jordanelle Special Improvement District approval;

(vi) County Manager approval of the plat and the acceptance of dedications of public lands, streets and easements;

(vii) County Fire Marshall' s approval;

(viii) County Attorney' s approval as to form;

(ix) Health Department approval;

(x) Weed Board approval;

(xi) Recreation District approval;

(xii) Public Works approval;

(xiii) County Planning Office approval;

(xiv) County Engineer approval;

(xv) County Sheriff' s Department;

(xvi) Jordanelle Architectural Advisory Board; and

(xvii) Notary Public's acknowledgement

(10) Procedures for Final.

(a) Public Notice as required by the Wasatch County Code.

(b) Hearing before the Planning Commission: The Public hearing before the Planning Commission will be held, and comments requested from the public at that time. If, after such hearing the Planning Commission approves the project, the County Manager may sign the approved plat.

(11) Final Plat Recordation. A final plat shall be prepared on a reproducible mylar drawn in accordance with County standards at a scale not smaller than one inch equals one hundred feet (1" = 100'), and shall show the following:

- (a) Boundaries of the development and location of all required survey monuments;
- (b) Location of all lot lines;
- (c) Location and extent of all street and other parcels of land to be dedicated to the public and to be retained in private ownership;
- (d) Location and extent of all easements; and
- (e) The certifications previously proposed and approved as part of the Final Documentation provided.

(2005-23, Amended, 03/07/2006, [Prior Text](#); 2005-23, Renumbered, 03/07/2006; 16.15.23(9)(g), Amended, 03/01/2006, As per M. Stephens 10/28/05, [Prior Text](#); 2004-26, Amended, 11/17/2004, [Prior Text](#); 2003-22, Renumbered, 11/24/2003)