

PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE | PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060



SENSITIVE LAND OVERLAY

<i>For Office Use Only</i>		
	PROJECT PLANNER _____	APPLICATION # _____
APPROVED _____		DATE RECEIVED _____
DENIED _____		EXPIRATION _____

PROJECT INFORMATION

NAME: _____

ADDRESS: _____

TAX ID: _____ OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: _____

MAILING ADDRESS: _____

PHONE #: () - FAX #: () -
EMAIL: _____

APPLICANT REPRESENTATIVE INFORMATION

NAME: _____

PHONE #: () -
EMAIL: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org.

SUBMITTAL REQUIREMENTS – For properties within the Sensitive Land Overlay, please submit the following:

VISUAL ASSESSMENT FOR PROPOSED STRUCTURES

1. Four panoramic views of existing property showing the site from the perimeter of the property from 90-degree compass intervals (camera facing toward site). Four panoramic views showing the neighborhood taken from the perimeter of the property at 90-degree compass intervals (camera facing away from site). One aerial photograph placing the subject in a neighborhood context.
2. Streetscape elevation – including 100 feet on either side of the property along the project side of the street to indicate accurate height, width, and building or all proposed work in relation to existing surrounding and adjacent buildings, drawn at minimum 1/8 inch scale. If access to properties is limited, a photographic streetscape is allowed.
3. A 3D massing model illustrating the proposed project from designated Vantage Points (see Planning Staff to review and establish Vantage Points for the Application).
4. A rendering that superimposes the proposed project on a photo of the site and streetscape.

SLOPE/TOPOGRAPHIC MAP

- Certified boundary survey depicting contours at an interval of five feet (5') or less that identifies Very Steep Slopes (40% or greater) within fifty feet (50') of the Property boundary and highlights areas of high geologic hazard, areas subject to land sliding, and all Steep Slopes for areas with a rise of at least twenty-five feet (25') vertically and a run of at least fifty feet (50') horizontally in the following categories:
 - Greater than fifteen percent (15%), but less than or equal to thirty percent (30%) (shown in yellow)
 - Greater than thirty percent (30%) but less than or equal to forty percent (40%) (shown in orange)
 - Very Steep Slopes, greater than forty percent (40%) (shown in red)
- For properties with Steep Slopes or Very Steep Slopes within fifty feet (50') of the property, the following are also required:
 - Soil Investigation Report as outlined in LMC Section 15-2.21-3(A)(3)(a)
 - Geotechnical Report as outlined in LMC Section 15-2.1-3(A)(3)(b)
 - Slope contours depicted at an interval of two feet (2')

RIDGE LINE AREAS

- Depict the top, ridge, or Crest of Hill or Slope plus the land located within one hundred fifty feet (150') on both sides of the top, crest, or ridge.

VEGETATIVE COVER AND SIGNIFICANT VEGETATION

- Detailed map of vegetative cover, depicting deciduous trees, coniferous trees, gable oak or high scrub, and sage, grassland, and agricultural crops.

VANTAGE POINTS

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- See LMC Section 15-2.21-3(A)(6) for established Vantage Points and meet with Planning Staff to determine whether additional Vantage Points for the project are required.

WETLANDS

- As determined by the Army Corps of Engineers Wetlands Delineation Manual, as amended.

STREAM CORRIDORS, CANALS, AND IRRIGATION DITCHES

- Defined by the Ordinary High Water Mark, the line on the bank to which the high water ordinarily rises annually in season as indicated by changes in the characteristics of soil, vegetation, or other appropriate means which consider the characteristics of the surrounding Areas. Where the Ordinary High Water Mark cannot be found, the top of the channel bank shall be substituted. In braided channels, the Ordinary High Water Mark or substitute shall be measured so as to include the entire stream feature.

WILDLIFE HABITAT AREAS

- See Land Management Code Section 15-2.21-3(A)(7)

Additional submittals may be required:

FIRE PROTECTION REPORT

- See Land Management Code Section 15-2.21-3(B)(1)

HYDROLOGICAL REPORT

- See Land Management Code Section 15-2.21-3(B)(2)