

**Town of Dutch John**



PO Box 235  
 Dutch John, UT 84023  
[www.dutchjohn.org](http://www.dutchjohn.org)

*For Office Use Only:*

Date Received: \_\_\_\_\_ Fee: \_\_\_\_\_  
 Received By: \_\_\_\_\_ Cash/Check/CC: \_\_\_\_\_  
 Assigned To: \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Date Reviewed: \_\_\_\_\_ File No. \_\_\_\_\_  
 Information Complete      YES      NO

**Planned Unit Development  
 Application**

CHOOSE ONLY ONE;

CONCEPTUAL       PRELIMINARY       FINAL

Name of Project / Development:		Owner Name:	
Address:			
Business Phone:		Mobile Phone:	
Email:		Name of Corporation:	
Representative Name:		Email:	
Address:			
Business Phone:		Mobile Phone:	

PROPERTY LOCATION / DESCRIPTION			
Mark / Lot:	Section:	Township / Block	Range / Addition
Street Address:			
ZONING		LAND USE	
Current:	Proposed:	Current:	Proposed:

I (We), the undersigned, understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (We) further understand that public hearing notice requirements and associated costs for land development projects are my (our) responsibility. I (We) further understand that other fees may be applicable per Town Ordinances. I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

\_\_\_\_\_  
**Property Owner's Signature:** **Date:**

\_\_\_\_\_  
**Representative's Signature:** **Date:**

<b>SUMMARY OF PUD PROCESS</b>			
<b>Stage</b>	<b>Procedure</b>	<b>Action</b>	<b>Expiration</b>
<b>Conceptual</b>	<b>Pre-Application</b> 1. Town Staff 2. P&Z Regular/Work Session 3. TC meeting (If required)	<b>Review of concept and respond to applicant.</b>	<b>None</b>
<b>Preliminary</b>	<b>PUD Qualification</b> 1. Master Plan review 2. P&Z review (Chapter 11 of Ordinance)	<b>P&amp;Z recommendation to Town Council. Town Council approval.</b>	<b>1 Year</b>
<b>Final</b>	<b>Final PUD</b> 1. P&Z Review 2. Town Council Review	<b>P&amp;Z recommendation to Town Council. Town Council approval.</b>	<b>1 Year or as allowed</b>

## **Planned Unit Development Application Checklist**

A complete Planned Unit Development (PUD) Application shall include but is not limited to the requirements listed in Table 1 below. Additional information may be required prior to a Planned Unit Development Application being deemed complete.

<b>Table 1: Application Requirements</b>		<b>Appl.</b>	<b>Staff</b>
PUD Application	Complete basic applicant and project information included in Development Application. Dutch John Planning & Zoning Ordinance Chapter 11.		
Application Fee	Non-refundable Planned Unit Development application fee		
Complete Site Plan (Conceptual Review)	The requirements of a complete Planned Unit Development application site plan as stated in Chapter 11, Section 1107 are listed in Table 2 below. Certain requirements may be waived by a planner in a pre-application meeting if deemed not applicable to the application.		
Complete Site Plan (Preliminary Review)	The requirements of a complete Planned Unit Development application site plan as stated in Chapter 11, Section 1108 are listed in Table 3 below. Table 2 must be complete and included. Certain requirements may be waived by a planner in a pre-application meeting if deemed not applicable to the application.		
Complete Site Plan (Final Review)	The requirements of a complete Planned Unit Development application site plan as stated in Chapter 11, Section 1109 are listed in Table 4 below. Tables 2 and 3 must be complete and included. Certain requirements may be waived by a planner in a pre-application meeting if deemed not applicable to the application.		
Tax and Utility Status (Conceptual Review)	Chapter 11, Section 1105 (1) (c), requires that all taxes and utilities be current as well as being in good standing on all debts secured by the property.		
Ownership (Conceptual Review)	Chapter 11, Section 1102 (3) requires that all lien holders on the property will be submitted with the application for the final PUD plat.		
Required Contributions (Conceptual Review)	Chapter 11, Section 1104 allows the Planning and Zoning Commission to require the applicant to make reasonable contributions.		

## Planned Unit Development “Conceptual” Site Plan Requirements

Table 2, below, contains the requirements for a “Conceptual” Planned Unit Development application site plan. The requirement must be submitted unless waived by a planner at a pre-submittal meeting. City Staff will place an X in the box for all required submittal items. Applicant will complete the checklist by placing an X in the App. box of each item to indicate that it has been submitted.

### Concept Plan Review: Table 2

<b>Site Plan Requirements</b>		<b>Appl.</b>	<b>Staff</b>
Project Information	a) Project Name b) Developer and Landowners Names	<input type="checkbox"/>	<input type="checkbox"/>
Survey Information	a) Acreage of subject parcel b) North arrow c) Graphic scale d) Legal description e) Property’s boundary	<input type="checkbox"/>	<input type="checkbox"/>
Project Development Information	a) Land use summary table by density/intensity and acreage b) Existing Easement/rights-of-way (location, width, purpose, To whom or what use they are dedicated) c) Common areas/conservancy areas (location, purpose, ownership) d) No build/alteration zones, if any	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Information</b>			
Site Features (Existing and Proposed)	a) Wetlands b) Woodlands c) Wildlife habitat, including any critical wildlife habitat d) Environmentally sensitive features e) Water resources (rivers, ponds, etc.) f) Floodplains g) Stormwater canals (including any diversions, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
Landscape and Hardscape features (existing and proposed)	a) Trees/shrubs to be retained b) Fences, buffers, and berms	<input type="checkbox"/>	<input type="checkbox"/>
Transportation Facilities (existing and proposed)	a) Roads (Existing or proposed names, ownership, etc.) b) Driveways and road access onto public and private roads c) Sidewalks/trails	<input type="checkbox"/>	<input type="checkbox"/>
Buildings/structures (footprint, use, etc.)	a) Existing and proposed within project	<input type="checkbox"/>	<input type="checkbox"/>

## Development Narrative Submittal Requirements

The intent of the PUD is to encourage comprehensively planned developments that are superior to that accomplished through conventional zoning districts. A PUD is expected to provide innovative, compatible, and sustainable developments that create a sense of place. PUD requests create this environment through modification of the provisions set forth in the Planning & Zoning Ordinance.

<b>General Information</b>		<b>Appl.</b>	<b>Staff</b>
Cover Page	a) Project Name	<input type="checkbox"/>	<input type="checkbox"/>

	b) Date of Submission c) Revision Dates		
Principles and Development Team	a) List of contact information of persons involved in development proposal, including names, addresses, phones, faxes and emails.	<input type="checkbox"/>	<input type="checkbox"/>
Table of Contents		<input type="checkbox"/>	<input type="checkbox"/>
List of Exhibits		<input type="checkbox"/>	<input type="checkbox"/>
<b>Narrative Elements</b>			
Purposed and Intent	a) Project overview and goals b) Overall design concept to include, use categories, themes or other significant features.	<input type="checkbox"/>	<input type="checkbox"/>
Land Use Plan	a) Description of proposed land use categories, include acreages and location if more than one land use category is proposed. b) Brief discussion of the Conceptual Site Plan. c) Complies with the Dutch John Master Plan and Ordinance?	<input type="checkbox"/>	<input type="checkbox"/>
Site Conditions and Location	a) Acreage b) Location in relation to major intersections or areas of regional significance. c) Topography and natural features	<input type="checkbox"/>	<input type="checkbox"/>
Zoning and Land Use Compatibility	a) Describe existing zoning on and adjacent to site, to include conformance with the objectives, policies, design guidelines, and planned land uses and intensities of all applicable planning areas. b) Describe existing land uses on and adjacent to site.	<input type="checkbox"/>	<input type="checkbox"/>
List of Uses	Check Applicable Boxes a) Permitted Uses <input type="checkbox"/> b) Temporary Uses <input type="checkbox"/> c) Accessory Uses <input type="checkbox"/> d) Conditional Uses <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Phase Plan	a) If no phase planning is proposed, state that there is no Phasing Plan.	<input type="checkbox"/>	<input type="checkbox"/>
Exhibits	a) Area Vicinity Map b) Aerial Map a) Zoning Map (existing/proposed) c) Land Use Plan d) Conceptual Site Plan e) Other as necessary to support or explain the PUD proposal	<input type="checkbox"/>	<input type="checkbox"/>

### **Preliminary Development Plan Review: Table 3**

**In addition to Table 2 include the following.**

<b>Site Plan Requirements</b>		<b>Appl.</b>	<b>Staff</b>
Project Information	a) Preparation date b) Name of preparer	<input type="checkbox"/>	<input type="checkbox"/>

Project Development Information	a) Dedication for public use (boundaries, area, purpose) b) No ingress/egress zones, if any	<input type="checkbox"/>	<input type="checkbox"/>
Setting	a) Property boundaries within 150' of subject parcel b) Names of property owners within 150' of subject parcel c) Adjacent land uses within 150' of subject parcel d) Municipal boundaries, if applicable	<input type="checkbox"/>	<input type="checkbox"/>
<b>General Information</b>			
Site Features (Existing and Proposed)	a) Ground contours when the average slopes exceed 10 percent b) Other hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, high-pressure natural gas lines, and others as appropriate.	<input type="checkbox"/>	<input type="checkbox"/>
Landscape and Hardscape feature (Existing and Proposed)	a) Pervious and impervious surface by type b) Site amenities (benches, fountains, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor lighting (Existing and Proposed)	a) Location	<input type="checkbox"/>	<input type="checkbox"/>
Utilities (Existing and Proposed)	a) Location b) Type (sewer, telephone, etc. buried or overhead, if applicable) c) Size/capacity, if applicable	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Facilities (Existing and Proposed)	a) Location	<input type="checkbox"/>	<input type="checkbox"/>
Transportation Facilities (Existing and Proposed)	a) Clear visibility triangles (location and dimensions) b) Traffic control signs (type, locations)	<input type="checkbox"/>	<input type="checkbox"/>
Buildings/Structures (Footprint, use, etc.)	a) Existing within 150' of the project	<input type="checkbox"/>	<input type="checkbox"/>

## Development Narrative Submittal Requirements

The intent of the PUD is to encourage comprehensively planned developments that are superior to that accomplished through conventional zoning districts. A PUD is expected to provide innovative, compatible, and sustainable developments that create a sense of place. PUD requests create this environment through modification of the provisions set forth in the Ordinance.

<b>General Information</b>		<b>Appl.</b>	<b>Staff</b>
Principles and Development Team	a) List of contact information of persons involved in the development proposal, including names, addresses, phones, faxes, and emails. This includes owner and potential buyers of record and members of development team. If a partnership or limited partnership is involved, list the general partners and limited partners with more than 10% interest.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Narrative Elements</b>			
Zoning and Land Use Compatibility	a) Describe existing and adjacent character	<input type="checkbox"/>	<input type="checkbox"/>
Development Standards	a) Density and number of dwelling units b) Minimum lot width/depth c) Building setbacks/build to lines d) Landscape setbacks	<input type="checkbox"/>	<input type="checkbox"/>

	e) Building separation f) Height g) Lot coverage h) Division of Uses		
Design Guidelines	a) The Guidelines for Design Review section of the Zoning Ordinance establishes minimum design guidelines for development. The PUD Narrative is expected to exceed these standards by meeting the objectives outlined in the Ordinance, Chapter 11.	<input type="checkbox"/>	<input type="checkbox"/>
Signs	a) Location b) Size	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure	a) Circulation System (Streets, pedestrian circulation, trails, etc.) b) Grading and drainage c) Water and Wastewater Services	<input type="checkbox"/>	<input type="checkbox"/>
Exhibits	b) Comparative Zoning Standards Table (to include applicable existing and proposed zoning standards) Legal Description. c) Site Plan d) Elevation Plan e) Landscape Plan f) Thematic Street Cross Sections g) Circulation Plan h) Sign Plan i) Color Palette j) Phasing Plan k) Traffic Study or Statement (as applicable)	<input type="checkbox"/>	<input type="checkbox"/>

## **Final Development Plan Review: Table 4**

**In addition to Tables 2 and 3 include the following.**

<b>General Information</b>			
Landscape and Hardscape feature (Existing and Proposed)	a) Grading and drainage plan b) General pedestrian movement plan c) Internal driveway and fire protection plan	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor lighting (Existing and Proposed)	a) Detailed specifications for each fixture including type, height above grade, color rendering index (CRI), initial lumen rating, total wattage, shielding type, and any other factor considered during the review process.	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Facilities (Existing and Proposed)	a) Detailed specifications for each facility, including type, size/capacity, design features, placement, considerations, supporting calculations, and any other factor considered during the review process.		<input type="checkbox"/>

## **Supplemental Information Required**

The following information is required by the Planning and Zoning commission to provide understanding, or to full fill the requirements of the Ordinance.

<b>Information Required</b>		<b>Appl.</b>	<b>Staff</b>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
<b>Fee Schedule (Non-refundable)</b>			
<b>Conceptual</b>			<b>\$ 300.00</b>
<b>Preliminary</b>			<b>\$ 600.00</b>
<b>Final</b>			<b>\$ 800.00</b>