

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



APPEAL OF A LAND USE DETERMINATION

For Office Use Only

BOARD REVIEW

APPROVED _____

DENIED _____

PROJECT PLANNER _____

APPLICATION # _____

DATE _____

RECEIVED _____

EXPIRATION _____

PROJECT BEING APPEALED

PROJECT NAME: _____

ADDRESS: _____

LAND USE AUTHORITY
BEING APPEALED: _____

DATE OF FINAL
ACTION: _____

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 team at (435) 615-5060 or visit us online at www.parkcity.gov.

SUBMITTAL REQUIREMENTS – All of the following items must be included for the Planning Department to take the application.

1. Completed and signed application form.
2. Application Fee: \$500.00
3. Appeals must (a) be by letter or petition, and contain the name, address, and telephone number of the petitioner, their relationship to the project or subject Property, and (b) must contain a comprehensive statement of all the reasons for the appeal, including specific provisions of the law, if known, that are alleged to be violated by the action taken
4. Any additional information that will assist in clearly understanding the nature of the appeal.
5. An electronic Excel spreadsheet with property owner, Summit County Assessor Parcel Number, and mailing address for all parties who received mailed notice for the action being appealed. Template is available through <https://www.parkcity.org/departments/planning>.
6. One (1) electronic copy of the required materials in PDF format.

PLEASE NOTE:

Land Management Code 15-1-18 Appeals

STANDING TO APPEAL: The following has standing to appeal a Final Action:

1. A Land Use Applicant: a property owner, or the property owner's designee, who submits a Land Use Application regarding the property owner's land;
2. An Adversely Affected Party: a person other than a Land Use Applicant who:
 - a. owns Property within three hundred feet (300') of the boundary of the subject site; or
 - b. will suffer a damage different in kind than, or an injury distinct from, that of the general community as a result of the Land Use Decision.
3. A Property Owner, Business Owner, or Resident Who Commented: a person who submitted written comment or testified on a proposal before the Planning Department, Historic Preservation Board, or Planning Commission and is also either:
 - a. a person who owns real property within Park City municipal boundaries; or
 - b. a person who owns a business that operates within Park City municipal boundaries; or
 - c. a person who is a resident of Park City. A resident is a person who is registered to vote in the Park City municipal boundaries and who resides within Park City municipal boundaries at the time the comment is submitted.

TIMING: All appeals must be made within ten (10) calendar days of the Final Action except for an appeal from a decision by the historic preservation authority which is Staff regarding the Design Guidelines for Historic Districts and Historic Sites or a decision by the Historic Preservation Board regarding a land use application, the applicant may appeal the decision within thirty (30) days after the day on which the historic preservation authority issues a written decision. The reviewing body, with the consultation of the appellant, shall set a date for the appeal. All appeals shall be heard by the reviewing body within forty-five (45) days of the date that the appellant files an appeal unless all parties, including the City, stipulate otherwise.

FORM OF APPEALS: Appeals to the Planning Commission, Board of Adjustment, or Historic Preservation Board must be filed with the Planning Department. Appeals must be by letter or petition, and must contain the name, address, and telephone number of the petitioner; his or her relationship to the project or subject Property; and must have a comprehensive statement of all the reasons for the appeal, including specific provisions of the law, if known, that are alleged to be violated by the action taken. The Appellant shall pay the applicable fee established by resolution when filing the appeal. The Appellant shall present to the appeal authority every theory of relief that it can raise in district court.

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ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: _____

Name of Applicant: _____

PRINTED

Mailing Address: _____

Phone: _____ Fax: _____

Email: _____

Type of Application: _____

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