New Cabin Approval Form
Pine Creek Ranch Subdivisions

Approval Section:

Lot Owner Name: ___________________________________________ 

Phone Number(s): (home) ________________________ (cell) ____________

Subdivision Name: __________________________ Lot #: ______

General Contractor’s Name: _________________________________________

Phone Number(s): (home) ________________________ (cell) ____________

Anticipated Start Date: __________________________ Property Owner’s Signature

By signing above the land owner agrees to comply with the criteria as listed below on page 1 & 2.

PCR’s Board of Directors, ______________________, has reviewed and approved the cabin plans submitted for above property as noted below. Construction on the building project must begin within 1 year of obtaining this approval or it must be applied for again.

Comments:________________________________________________________________________________
__________________________________________________________________________________________
__________________________________________________________________________________________
__________________________________________________________________________________________
__________________________________________________________________________________________
__________________________________________________________________________________________
__________________________________________________________________________________________
__________________________________________________________________________________________

Date _____________________________ Board Member’s Signature
Requirements of Property Owner(s)/Contractor(s)

Per the CC&R’s work must be completed on the exterior of the structure and the surrounding landscape must be returned to a reasonable appearance within eighteen months from starting date of construction. This limit can be extended for the days the lot is not accessible in winter, if needed. Please contact the Board for extension.

1. Water Lines: Connecting to PCR water main will be done by the Association. A $2,500.00 fee will be charged to: 1) bring ¾” CTS HDPE water line from the PCR main line to 10’ off road and 2) install a water meter assembly at location determined by PCR, extension to cabin is owner responsibility. Owner must install expansion tank on the cold-water line connected to the water heater to allow for water pressure variations.

2. Impact Fee: A non-refundable new cabin construction impact fee of $1,500.00 is required to be paid with the application of this form. The impact fee is used to cover costs associated with wear and tear on PCR roads from heavy equipment access such as excavators, dump trucks, concrete trucks, delivery vehicles, contractors, etc. Construction of garages, out-buildings, and other similar structures are accessory to a cabin are exempt from this impact fee.

3. Survey: Property owner is responsible to obtain a certified survey of all property corners and have them clearly marked and also submit the following: complete architectural plans including detailed site plan showing road(s), driveway, proposed cabin or other improvements, property lines and corners, clearly dimensioned set back from all property lines, septic tank and drain field location, etc., as well as, slope of lot including details of retaining walls as required by Sanpete County. No construction work is to commence in any form until the Pine Creek Ranch Board Member over Architectural Review has completed a site visit with property owner and approved the plan submission and property owner has received a building permit from Sanpete County.

3. Damages: Property owner(s)/contractor(s) are liable for damages to Pine Creek Ranch property caused by workers and/or their equipment during the construction process. If the property owner does not make appropriate repairs to all damages within a reasonable time period, the Association will complete the repairs. The property owner will be charged for all expenses incurred including labor, equipment used, and materials required.

4. Restroom Facilities: A portable rental toilet must be available on-site for workers during all phases of preparation and construction. When restroom facilities inside the cabin are connected, working, and are available for construction workers, the rental toilet is no longer required.

5. Defensible Space: Property owner should create defensible space around their proposed structure(s), (i.e. cabin, shed, garage & property in general). Defensible space is the area near structures where vegetation is modified to reduce the threat of a wildfire burning those structure(s). This space is from 20 ft. to 100 ft. from the structure, depending on the steepness of the ground slope. Roadway defensible space should also be modified for 30 ft. from the center of the road. Refer to pinecreekranchpoa.com defensible space page for more information. Your defensible space must be approved by the Sanpete County Building Dept.

6. Sanpete County and Health Dept. Permits: In order to build a cabin on property in Pine Creek Ranch, a Sanpete County Building Permit must be obtained. Before the Permit can be given, a septic tank permit must be obtained from Central Utah Public Health Dept., 20 South 100 West, Mt. Pleasant, Utah, 435-462-2449. This completed form, the Septic tank permit, and your engineered building plans must be submitted to Sanpete County Building Department in order to obtain the building permit. Sanpete County Building Department is located at 160 N. Main St., Manti, Utah, 435-835-2113.

(Revised November 2019)