



PARCEL SUMMARY TOOL

The Parcel Summary Tool allows you to **quickly and consistently identify many sensitive areas and other geographic features** on a property. It was created with **Sections 17.10, 17.17, and 17.18** of the Cache County Land Use Ordinance in mind. It most likely *does not* include all the topics required by other municipalities' ordinances.

USING THE TOOL

Enter a **valid parcel number** in the box labeled "Parcel" and click **Execute**. The tool should switch to the Output tab and show the progress animation while it works. Please be patient; it's checking over 20 different data sources. **It shouldn't take more than about half a minute**, unless the server is begging for mercy.

Once its finished, it will display a message and provide a link to the Parcel Summary PDF. **Click on this link** to open the file or right click to download it.

LIMITATIONS

As noted in our official disclaimer on the PDF, **we don't (and can't) guarantee the accuracy of the data presented** on this summary. We obviously do our best, but we are not geotechnical experts or fire district officials. The presence of an area in the summary means **more investigation may be needed**.

The tool is overly-cautious: it **checks for anything on the parcel itself and within 100 feet of the parcel**. This makes sure you don't miss anything that may be important to the property.

The tool checks two sources for **parcel legality**. First, it checks to see if the parcel's center is inside an established **subdivision boundary**. Second, it checks to see if the **size or configuration** has significantly changed since 8 August 2006. These checks are **not perfect**; in particular, the size or configuration of a parcel could have changed in a way consistent with County Code but the tool still flags the parcel as restricted. Cache County **planning and zoning staff** can verify the legality status.

Jurisdiction is determined by any **city boundaries that cross the parcel's borders**. If this result doesn't appear to be correct, it is possible that there is a slight mismatch between our parcel layer and the city boundary layer. **Please let us know** (435-755-1640) and we'll fix it as soon as we can.

The tool will identify any **source water protection zones** 1 or 2 on the property but **does not display them on the map**, nor are they available on the web map. Please come to the Development Services office or contact the Utah Department of Environmental Quality if you have questions.

ERRORS

Naturally, this tool will run perfectly, every time, from now to Armageddon. If cosmic rays strike and it somehow fails, it will give an error message in the Output tab. The two most common errors come from entering **an improperly formatted Parcel ID** (which should look something like 06-019-0009) or entering a **Parcel ID that does not exist**.