

# MASTER DEVELOPMENT PLAN APPLICATION

## REQUIREMENTS/CHECKLIST

- LEGAL DESCRIPTION: A legal description of the property in both electronic and hard copy formats.
- VICINITY MAP: A vicinity map showing the approximate location of the subject parcel with relation to the other major areas of the City (may be incorporated into one of the other required maps.)
- TRAFFIC PLAN: Two copies of a plan showing the major street layout with a detailed traffic study prepared by a traffic engineer.
- PUBLIC NOTICE FEE: \$1 per mailed notice, calculated and prepared by City Staff, shall be paid in full prior to a Planning Commission Date being assigned. (Master Development Plans require multiple public hearings requiring additional notices )
- FEE: A processing fee of \$6,000 for Master Development Plan applications shall be paid in full.
- UTILITY NOTIFICATION FORM: A completed utility notification form signed by Questar Gas, Rocky Mountain Power, and Direct Communications.
- LAND USE PLANS: Master development plans that are required to submit a land use plan shall submit the following in addition to the items identified in the general requirements.
  - Existing Conditions. A map showing the existing physical characteristics of the site including waterways, geological information, fault lines, general soil data and contour data at two (2) foot intervals. Show the results of a slope analysis that indicates, in color, areas of both 15% slope & 25+% slope.
  - Compatibility Statements. A statement explaining how the proposed development is compatible with surrounding land uses and other areas of the City and how internal compatibility will be maintained.
  - Environmental Impact Report. One (1) environmental impact report and an electronic copy in an acceptable format detailing potential impacts of the proposal on existing vegetation and wildlife, water courses, sources of water, waste generation, noise, etc. Sensitive lands, historical sites and endangered plants should be identified. The Planning Director shall establish a format for this submission and identify those areas requiring specific attention.
  - Land Use Map. A color map together with a general description of the proposed development indicating the general development pattern, land uses, proposed densities, open spaces, parks and recreation, trails and any other important elements of the project. Please include the following:
    - Total acreage of overall project
    - Total acreage of "unbuildable land" within the development (see definition of "unbuildable land" within Title 1, Chapter 2)
    - Total acreage of areas within Base Density, Tier I, Tier II, etc.
    - Total acreage of "Improved Open Space" within the development (see definition of "Improved Open Space" within Title 1, Chapter 2)
    - Total acreage of undeveloped open space
  - Zoning Districts. A compatibility statement that demonstrates compliance with the zoning district that exists on the subject property or the zoning district that is being proposed for the subject

- property. This statement must include an explanation of how the proposed development will be in compliance with the Bonus Density portion of the Development Code (state which elements of the Bonus Density amenities will be provided to earn the proposed development density).
- Parks and Open Space Map and Statement of Explanation. A Parks & Open Space Map indicating the approximate locations and acreage of the areas of Improved and Unimproved Open Space. An explanation should accompany this map which explains the following: (1) How you propose to meet the Community Improvement/Amenities requirement and (2) An explanation of what unique and large-scale amenities will be provided and where they will be located.
- **UTILITY PLANS.** Master Development Plans that require a utility plan shall submit the following items in addition to the items identified in the general requirements.
- **Grading, Drainage, and Erosion Plan.** A grading, drainage and erosion plan showing the existing roadways, drainage ways, vegetation and hydrological conditions of a ten (10) year twenty-four (24) hour event and a one hundred (100) year twenty-four (24) hour event.
    - The major basin descriptions referencing all major drainage reports such as FEMA, major drainage planning reports or flood insurance maps and the basin characteristics and planned land uses.
    - The sub-basin description showing the historical drainage pattern and offsite drainage patterns both upstream and downstream of the property.
    - A general discussion of how the proposed system conforms to existing drainage patterns and offsite upstream drainage will be collected to protect development.
    - The water quality evaluation showing the water quality shall not be degraded from existing storm water quality including how solids are collected and not allowed to be discharge into downstream waters and how oils and greases are separated from stormwater.
  - **Infrastructure Map.** A map showing the existing and proposed infrastructure including proposed roadways, utility locations and capacities and the estimated impacts of the proposed Master Development Plan on all public utilities including potable water, irrigation water, wastewater, transportation, fire protection, solid waste and parks/recreation demands of the proposed project.
- **ECONOMIC ANALYSIS.** Master Development Plans that require an economic analysis plan shall submit the following item in addition to the items identified in the general requirements.
- **Financing Infrastructure.** A financing infrastructure report describing in reasonable planning level detail the cost of all infrastructures required to serve the area of the proposed plan. Engineering estimates of construction costs, based upon recent expenses incurred for similar facilities in the area. The financial element may suggest the use of Assessment Areas with privately funded reserve funds or the use of other financial methods requiring the cooperation of the City or the use of public finance authorization legally and practically available to the City. The plan shall include the use of property collateral of the development proponent to assure the City that the proposal will not unduly burden the City, adjoining landowners who will not voluntarily participate in the project, or other property owners in the City. The plan must show that the required infrastructure can be constructed by the developer or jointly by the City and the developer using the funding provided by the developer sponsored by publicly authorized financial methods proposed in the plan.