



MASTER DEVELOPMENT PLAN APPLICATION

(801) 789-6617 • 1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005 • WWW.EAGLEMOUNTAINCITY.COM

PROJECT INFORMATION		UPDATED: 7/2016
Official Project Name: _____		
General Location of the Property: _____		
Current Zone: _____ Surrounding Land Uses: _____		
Proposed Number of Dwelling Units & Units per Acre: _____ Total Acreage of the Subject Property: _____		
Future Land Use Category in the General Plan: _____		
General Description of the Proposed Master Development Plan: _____		
AUTHORIZED AGENT INFORMATION	PROPERTY OWNER INFORMATION	
Authorized Agent: _____	Property Owner: _____	
Address: _____	Address: _____	
Phone: _____ Cell: _____	Phone: _____ Cell: _____	
E-mail: _____	E-mail: _____	
ENGINEER INFORMATION	LANDSCAPE ARCHITECT INFORMATION	
Company & Contact: _____	Company & Contact: _____	
Address: _____	Address: _____	
Phone: _____ Cell: _____	Phone: _____ Cell: _____	
E-mail: _____	E-mail: _____	

****IMPORTANT:** Incomplete applications will not be accepted. In order for an application to be deemed complete, all required materials must be submitted with the application, regardless of whether they have been previously submitted to Eagle Mountain City. If any required materials are not applicable to your submittal, you must submit a letter for each required item stating the reason why it is not applicable to your application.**

SUBMITTAL REQUIREMENTS	FOR OFFICE USE ONLY	
<ul style="list-style-type: none"> ▪ 1 digital/electronic PDF copy of all plans & other required materials on a jump drive or through Dropbox. Please ensure there is only one PDF electronic file for each type of plan; do not separate the individual pages within a set of plans. Please label accordingly. Plans will not be reviewed until all digital files are received. 	Date: _____	Received by: _____
	Application Complete? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Anything Missing: _____	
	Fee: \$6,000.00	
Amount Paid: _____		

Please see Applicant Certification on the next page.

APPLICANT CERTIFICATION: I certify under penalty of perjury that this application and all information submitted as part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Eagle Mountain City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Eagle Mountain Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I acknowledge that I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this ordinance. I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Property Owner's Signature: _____ Date: _____

Documents to attach to application:

- Master Development Plan Application Requirements/Checklist
- Utility Notification Form
- Parks & Open Space Worksheet

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.

Parks & Open Space Worksheet

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.

Required Improved Open Space

Residential Lots/Units		Required Open Space (Square Feet)		Required Open Space (Acres)
0	X 1,000 =	0.00	/ 43,560 =	0.00 Acres

Park Fee-In-Lieu (if applicable)

Required Open Space (Square Feet)		Fee-in-Lieu (w/o appraised value of open space)
0.00	X \$3.75***	\$0.00

Required Amenity Points

Required Open Space (Acres)		Required Amenity Points
0.00	X 100	0.00

Parks & Improved Open Space Elements/Amenities

Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench/Picnic Table (w/ shade structure or trees)	2		0
Bicycle Rack (4+ bikes)	2		0
Trees (5) (a majority must be shade trees)	2		0
Shade Structure	4		0
Drinking Fountain	5		0
Asphalt or Concrete Trails - 8ft wide, excluding sidewalks along streets (per 100 linear feet)	6		0
Parking** (5 Stalls)	6		0
Swings (4+ Swings)	7		0
Concrete Basketball Court (1/2 Court)	20		0
Pavilion w/tables, garbage receptacles, barbeques (per 100 square feet)	4		0
Playground Equipment* <u>Per \$1,000</u>	2		0
Splash Pad* <u>Per \$1,000</u>	2		0
Pickleball court (per court)	40		0
Tennis court (6,600 sq ft or 55' x 120')	100		0
Sports court (6,600 sq ft or 55'x120')	100		0
Restroom (600+ sq ft)	100		0
Restroom (1,200+ sq ft)	200		0
Public Art	Varies		
Other:	Varies		
Other:	Varies		
Other:	Varies		
Total			0

* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than Standard Equipment. Costs for playground equipment and splash pads reflect equipment costs only.

** No more than 33% of the required amenity points may be met by a combination of trails and parking. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.

*** Plus the appraised value of the required open space being applied towards the fee-in-lieu.



UTILITY NOTIFICATION FORM

(801) 789-6617 • 1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005 • WWW.EAGLEMOUNTAINCITY.COM

Development Name: _____

Commercial / Residential / Industrial (Circle One)

Development Location: _____

Developer (Contact Person) Name: _____

Developer Business Address: _____

Developer Office# _____ Cellular# _____ Email _____

The utility companies listed need to receive plans and necessary information for the above stated development to begin the process for planning their services for this project.

Plans will not be reviewed by the City until this completed document is submitted with the associated application.

Dominion Energy

Name: _____ Title / Position: _____ Tel# _____

(Please print)

Signature: _____ Date: _____

Contact: Beverly Eldredge, Pre-Construction Specialist; 801-789-1132;

beverly.eldredge@dominionenergy.com

ROCKY MOUNTAIN POWER

Name: _____ Title / Position: _____ Tel# _____

(Please print)

Signature: _____ Date: _____

Contact: Rocky Mountain Power Builders Hotline 1-800-469-3981; Customer Service 1-888-221-7070

www.rockymtnpower.net/buildersrequest

DIRECT COMMUNICATIONS

Name: _____ Title / Position: _____ Tel# _____

(Please print)

Signature: _____ Date: _____

Contact: Chuck Mccown; chuck@directcom.com; 801-789-2800; Marjorie Clifford; Marjorie@directcom.com