SMALL SCALE MASTER PLANNED DEVELOPMENT PROCEDURE

The purpose of the Master Planned Development (M.P.D.) is to allow diversification in the relationship of various uses and structures to their sites and to permit more flexibility in the use of such sites. The application of planned unit concepts is intended to encourage good neighborhood, housing, or area design; thus, insuring substantial compliance with the intent of the district regulations and other provisions of this title relating to the public health, safety, and welfare and at the same time securing the advantages of large scale site planning for residential, commercial, or industrial developments, or a combination thereof.

SUBMITTAL DEADLINE: All required submittals must be turned in to the Midvale City Planning Department at least three weeks prior to the public hearing before the Planning and Zoning Commission.

MEETING DATES: The Midvale City Planning and Zoning Commission meets on the second Wednesday of the month at 7pm. Please contact the Midvale City Planning Department regarding date assignments.

ITEMS TO BE SUBMITTED: All required documents must be submitted with the application. Drawings shall be prepared on a 24" x 36" format at a scale of no less than one-inch equals one hundred feet (1" = 40’). Incomplete applications will not be accepted.

- Fee and application.
- Property owner’s affidavit or agent’s authorization.
- Provide legal description of the subject property.
- Provide a time schedule including any proposed development phase schedules.
- Detailed statement indicating how the proposed M.P.D. adheres to the intent of the ordinance and applicable Large Scale Master Plan and Development Agreement (if applicable).
- Quantitative data to include the following:
  - Total acreage of the subject property;
  - Total number and type of dwelling units or building square footage;
  - Proposed residential density;
  - Total open space and/or landscape area calculations; and
  - Information regarding any nonresidential development proposed as part of the M.P.D.
- Professionally drawn preliminary site plans, building elevations, and supporting maps showing the following:
  - Property dimensions;
  - North arrow, scale, and date;
  - Location, dimensions and uses of all proposed buildings and/or structures; indicate building square footage by use (i.e. retail, office, warehouse, etc.);
  - Location, height and type/style of all existing, and proposed fencing;
  - Show all distances from property lines to exterior walls and roof eaves;
  - Location of proposed and existing fire hydrants (within 100’ of the proposed development);
  - Show all parking areas including parking stall and aisle dimensions;
  - Pedestrian walkways, trails, sidewalks;
  - Location and dimensions of all common open spaces;
  - Indicate location and height of existing and proposed exterior lighting standards and/or fixtures;
  - Show location of sewer, storm drain, water, gas, and electrical lines;
  - Topography of the area to be developed, including a 200’ wide are around the proposed site. Two (2) foot contours shall be shown except in areas where the ground slope is less than 5%, where five (5) foot contours will be acceptable;
  - Provide building elevations for new construction or exterior modifications of existing buildings, denote all colors and building materials (providing a materials and color board, if requested);

* For more detailed information regarding the M.P.D. process, please refer to Chapter 17-3-6 of the Midvale City Zoning Ordinance.
If the property to be developed is part of a larger development or adjacent to properties for which future developments are proposed, show the proposed street systems and development schemes of the other properties;

- The location, width and other dimensions of all existing or platted streets and other important features, such as railroad lines, water courses, exceptional topography and buildings within the tract and within a 200-foot-wide area around the boundary of the development; and

- Show size and location of existing sanitary sewers, storm drains, subsurface drains, culinary water supply mains and culverts within the tract or within 200 feet thereof, including a statement as to the proposed connection point to each of the above;

- General landscaping plan; and

- General streetscape plan indicating general concepts such as street lighting, park strips, medians, signage, etc.;

- Two (2) 24” x 36” copies, one (1) 11” x 17” copy, and one (1) PDF version on a flash drive of the preliminary site plan and building elevations.

- In conjunction with the approval for any project larger than 5 acres in size, the owner shall execute a development agreement that complies with the provisions and security for all on and off-site improvements associated with M.P.D.

DEPARTMENT CONTACTS:

Midvale City Planning and Zoning Department
7505 South Holden Street, Midvale, Utah 84047
Lesley Burns, City Planner – 801-567-7229
Alex Murphy, Associate Planner – 801-567-7231
Jana Ward, Planner I – 801-567-7233

Midvale City Fire Department
607 East 7200 South, Midvale, Utah 84047
Christen Yee, Area Fire Inspector - 801-743-7228 or 801-750-9476

Midvale City Engineering Department
7505 South Holden Street, Midvale, Utah 84047
Keith Ludwig, City Engineer – 801-256-2574
**SMALL SCALE MASTER PLAN APPLICATION**

<table>
<thead>
<tr>
<th><strong>Applicant Information</strong></th>
<th><strong>For Office Use Only</strong></th>
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<tbody>
<tr>
<td>Name:</td>
<td>MPD:</td>
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<tr>
<td>Mailing Address:</td>
<td>Fee:</td>
</tr>
<tr>
<td>City, State, Zip:</td>
<td>Date Accepted:</td>
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<td>Daytime Phone: Email:</td>
<td>Planner:</td>
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<tr>
<th><strong>Property Owner Information</strong></th>
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<tbody>
<tr>
<td>Owner Name <em>(if different)</em>:</td>
<td>Daytime Phone:</td>
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<tr>
<td>Mailing Address:</td>
<td>City, State, Zip:</td>
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<th><strong>Project Information</strong></th>
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<tr>
<td>Subdivision Name:</td>
<td></td>
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<tr>
<td>Location or Address of Property:</td>
<td>Sidwell No.:</td>
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<tr>
<td>Number of Proposed Lots:</td>
<td>Zoning Classification:</td>
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<tr>
<th><strong>Application Fees</strong></th>
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<tr>
<td>$850 for 1 – 3 acres</td>
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<tr>
<td>$950 for 3 – 6 acres</td>
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<td>$1,050 for 6 or more acres</td>
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Fees are in addition to Engineering and Fire Department review fees *(if applicable)*.

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<th><strong>Authorized Signature</strong></th>
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<td>I certify that the submitted information is true and correct to the best of my knowledge. I am aware that only complete applications will be accepted for processing. <em>(Complete application requirements are attached.)</em></td>
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<td>Authorized Signature:</td>
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**For Office Use Only**

- **Planning and Zoning Department:**
  - Approved
  - Not Approved
  - Signed: Date:

- **Engineering Department:**
  - Approved
  - Not Approved
  - Signed: Date:

- **Fire Department:**
  - Approved
  - Not Approved
  - Signed: Date:

- **Planning and Zoning Commission (if applicable):**
  - Approved
  - Not Approved
  - Approved with Conditions *(see attached)*
  - Date:
OWNER’S AFFIDAVIT

I, (We) ____________________________________________ hereby declare under the penalty of perjury that I (we) am (are) the owner(s) of the property involved in this request, or if the owner is a corporation or other entity, that I (we) am (are) duly authorized to execute this affidavit on behalf of said corporations or entity. I (we) further declare that the foregoing statements and the information submitted herewith are true and correct.

PROPERTY OWNER’S INFORMATION

OWNER(S) NAME(S)

OWNER(S) SIGNATURE(S)

ADDRESS

CITY, STATE, ZIP CODE

TELEPHONE

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL(S)
☐ PARTNER(S)
☐ TRUSTEE(S)
☐ CORPORATE OFFICER(S)
☐ ATTORNEY-IN-FACT
☐ OTHER

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

AGENT/TENANT AUTHORIZATION (if applicable)

I (we) hereby authorize ________________________________ (Applicant’s Name) to apply for ________________________________ (application type: CUP, ACUP, MPD, etc.) requesting ________________________________ (Type of activity)

(Property Owner)

(Property Owner)

Dated this ___ day of ______________, _____, personally appear before me ________________________, the signer(s) of the above affidavit who duly acknowledged to me that they executed the same.

_____________________________ (Notary)

Residing in ________________________________

My commission expires: ________________________________