



**MPDR SKETCH PLAN
APPLICATION
(Steps 1 & 2)**

NOTE: Please read the Morgan County Land Use Management Code (LUMC) as well as any other pertinent sections of the General Plan/Area Plan in detail before submitting any type of Subdivision Application. Applicant should realize there is no typical time frame for subdivision approval due to the complexity of the issues and preparedness of the applicant. A Sketch Plan application does not vest any rights of development.

MPDR SUBDIVISION NAME: _____

Name of Owner(s): _____

Address: _____

Mailing Address (if different): _____

Phone # (____) _____ Fax # (____) _____ E-Mail _____

Name of Applicant or Authorized Agent(s): _____

Agent Address: _____

Agent Mailing Address (if different): _____

Phone # (____) _____ Fax # (____) _____ E-Mail _____

Owners Signature of Authorization to file:(may attach) _____

Describe financial or ownership interest in property: _____

What zone is the property? (See official zone map) _____

General Description of Project: _____

Provide the following information if known at this time:

Engineer: _____ Phone #: _____ E-Mail _____

Surveyor: _____ Phone #: _____ E-Mail _____

Subdivision General Contractor: _____ Phone # _____

List all other approvals given by the County on the property described in this application (re-zone, variance, past subdivision approval(s), building permits, demolition permits, or other):

List all approvals being sought from the County in conjunction with this application on the property described (re-zone, variance, subdivision approval(s), master planned development approval, building permits, demolition permits, or other):

Pre-Application Conference Date: _____

Attach to the MPDR Sketch Plan Application all necessary documentation and requirements as per the following Review Process check list.

Missing information may be cause for denial of application and/or Sketch Plan. Other information may be required by the LUMC.

Initial by staff or Planning Commission if completed, cross out and sign by chairman of Planning Commission if waived or not applicable to approval process:

- (a)_____ Five (5) copies of the Concept Plan (24x36; minimum 1:50 scale). One (1) copy, 11x17.
- (b)_____ Include a legal description of the property and all contiguous holdings of the owner with an indication of the portion which is proposed to be developed, accompanied by an affidavit of ownership, which shall include the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the County Recorder's Office.
- (c)_____ Review fee in accordance with the adopted Fee Schedule.
- (d)_____ List of property owners within three hundred (1,000) feet of the proposed MPDR boundary and self addressed stamped envelopes to each property owner.
- (e)_____ A general written and graphic representation of the proposed project and any other information the applicant believes necessary to present to the Planning Commission or County Staff.

The sketch plan shall include the following items:

1. Name and address, including telephone number, of legal owner or agent of property, and citation of last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantor, grantee, date, and land records reference.
2. Location of property lines, existing easements, burial grounds, existing rights-of-way, trails, watercourses, existing wooded areas, and all other vegetation areas; location, width, and names of all existing or platted roads or other public ways within or immediately adjacent to the tract.
3. Location, sizes, elevations, and slopes of existing sewers, water mains, culverts, and other underground structures within the tract and immediately adjacent thereto; existing permanent building and utility poles on or immediately adjacent to the site and utility rights-of-way.
4. Existing site topography. A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10, 10-20, 20-30, and slopes greater than 30 percent, including a tabulation of the number of acres in each slope percentage.
5. Geologic Hazards. Geologic hazards include any kind of slope instability (landslides, rock-fall, mudflows) or ground subsidence that may result from natural or man-made conditions and also any kind of seismic activity.
6. Avalanche Tracks.
7. Flood plains. All areas within a 100-year flood plain as mapped for the Federal Flood Insurance program, or as calculated by a qualified engineer, or where the prevailing or potential natural vegetation is riparian are declared to be critical to the maintenance of the County's hydrologic systems, fisheries and wildlife habitat.
8. Wetlands.
9. The approximate location and widths of all proposed roads.
10. Concept proposals for water and sewage disposal.
11. Conceptual provisions for collecting and discharging surface water drainage.
12. The Sketch Plan shall contain enough information, in graphic and text form, to adequately describe the applicant's intentions with regard to proposed uses, site layout, including the approximate location and dimensions of all lot and/or buildings, building design concepts, open Space, and other primary features that will comprise the development plan.
13. Concepts for complying with all applicable provisions of the Morgan County Development Density Potential, section 16-15-030. The information provided shall, among other things, describe measures that will promote "sound land use planning principles," and the type of densities proposed in exchange for "community benefits" described in the Morgan County Development Density Potential, section 16-15-030. The sketch plan also shall describe or illustrate how the proposed development will comply with the General Plan.

- (f)_____ Physical Constraints Analysis in accordance with LUMC Section 16-02-770(a).

Upon approval, the applicant may proceed to prepare a MPDR Rezone and Plan Application (step 3) as per the Land Use Management Code.

- (1) Planning Commission Review Date:_____

APPLICANT CERTIFICATION:

I certify under penalty of perjury that this application and all information submitted as part of this application is true, complete and accurate to the best of my knowledge. I also acknowledge that I have reviewed the Land Use Management Code/General Plan/Area Plan 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. I agree also to comply with any and all applicable County development codes in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Morgan County may rescind any approval, or take any other legal or appropriate action. I also agree to allow the Planning Commission, County Council or appointed agent(s) of the County to enter the subject property to make any necessary inspections thereof.

Signature_____ Date_____