



## MIDVALE CITY

Department of Community Development  
7505 South Holden Street, Midvale City, Utah 84047  
Phone: 801.567.7231 \* [www.midvalecity.org](http://www.midvalecity.org)

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# LARGE SCALE MASTER PLANNED DEVELOPMENT PROCEDURE

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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 and fourth Wednesdays of the month at 7pm. Please contact the Midvale City Planning Department regarding date assignments.

**MINIMUM AREA:** The minimum area for any Large Scale M.P.D. in Midvale City is any project over five (5) acres in area.

**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" = 100'). Incomplete applications will not be accepted.

- Fee and application.
- Property owner's affidavit or agent's authorization.
- List of all property owners and one set of mailing labels for all property owners within 300 feet of the subject property along with applicable postage. Property ownership information is available at the Salt Lake County Recorder's office located at 2001 South State Street, Room N1600. **No hand written labels please.**
- 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.
- A draft or outline of the declaration of covenants.
- Quantitative data to include the following:
  - Total acreage of the subject property;
  - Total number and type of dwelling units;
  - Proposed residential density;
  - Total open space calculations; and
  - Information regarding any nonresidential development proposed as part of the M.P.D.
- Professionally drawn site plans, building elevations, and supporting maps showing the following:
  - The use(s), dimensions, and locations of all proposed structures;
  - Pedestrian and vehicular circulation schemes;
  - Areas reserved for guest parking;
  - Location and dimensions of all common open spaces;
  - General landscaping plan;
  - General streetscape plan indicating general concepts such as street lighting, park strips, medians, signage, etc.;
  - Building elevations showing all exterior building materials;
  - Location, style, and height of all peripheral and interior fencing; and
  - Materials and color boards, if requested.
- In conjunction with the approval for any large scale M.P.D., the owner shall execute a development agreement in that complies with the provisions and security for all on and off-site improvements associated with M.P.D.

\* For more detailed information regarding the Large Scale M.P.D. process, please refer to Chapter 17-3-5 of the Midvale City Zoning Ordinance.



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## LARGE SCALE MASTER PLANNED DEVELOPMENT APPLICATION

### Applicant Information

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### For Office Use Only

MPD- \_\_\_\_\_  
Fee: \_\_\_\_\_  
Date Accepted: \_\_\_\_\_  
Planner: \_\_\_\_\_

### Property Owner Information

Owner Name (if different): \_\_\_\_\_ Daytime Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

### Project Information

Subdivision Name: \_\_\_\_\_  
Location or Address of Property: \_\_\_\_\_ Sidwell No.: \_\_\_\_\_  
Number of Proposed Lots: \_\_\_\_\_ Zoning Classification: \_\_\_\_\_

### Application Fees

\$730 for 1 – 3 acres      \$780 for 3 – 6 acres      \$830 for 6 or more acres  
Fees are in addition to Engineering and Fire Department review fees (if applicable).

### Authorized Signature

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. (Complete application requirements are attached.)

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### 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: \_\_\_\_\_

**AFFIDAVIT**

**PROPERTY OWNER**

STATE OF UTAH                }  
                                          }SS  
COUNTY OF SALT LAKE    }

I (we), \_\_\_\_\_, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I (we) have received written instructions regarding the process for which I (we) am (are) applying and the Midvale City Planning Staff have indicated they are available to assist me (us) in making this application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
(Notary)  
Residing in Salt Lake County, Utah  
My commission expires: \_\_\_\_\_

**AGENT AUTHORIZATION**

I (we), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)  
Residing in Salt Lake County, Utah  
My commission expires: \_\_\_\_\_