



Application for a Concept Plan Review

Overview:

A concept review is a very basic “birds eye” review of a development plan for one or more lots/parcels on which is shown the proposed conditions of the lot/parcel, including, vegetation, wetlands and waterways: landscaping and open space: walkways; means of ingress and egress; circulation; structures and buildings; buffers, and screening devices; and any other information that reasonably may be acquired in order that informed feedback is given by the City.

The concept review process is designed to ensure that any proposed development or land use will generally comply with current city ordinances as well as the goals and objectives stated within the Murray City General Plan. This application process is not any type of approval and merely provides information to the applicant.

Application Submittal:

Applications for a concept plan review may be submitted to the Murray City Community & Economic Development Department, located at 10 East 4800 South Suite 260. Planning staff will review the application and obtain payment after the application has been deemed complete. Planning staff has up to fifteen (15) business days to determine if the application is complete. Applicants will be notified in writing of an incomplete application with information required to correct any deficiencies. This may delay processing of the application and, if required, subsequent scheduling of public hearings.

- Take Note.** If there is an existing building on the property that is proposed to be demolished or remodeled, and the building is over 50 years old, it may require review by the Historic Preservation Board. Please contact Lori Edmunds at (801) 264-2620 for additional information.

Application Fee (non-refundable):

- Concept Plan Review fee: \$75.00

Application Process:

Step 1. Contact the Planning Division: Meet informally with a member of the planning staff to discuss your proposal and review the issues, procedures and fees associated with the application.

Step 2. Submit Application: For all concept plan applications, the planning division requests that the following information be submitted, ensuring each item is either checked off or marked ‘NA’ if not applicable. For each ‘plan’ submitted, include at least one (1) 11x17 copy (or larger if requested by staff) and a digital PDF.

Required for all applications:

- ____ 1. Completed concept plan review application form.
- ____ 2. Payment of application fee.
- ____ 3. Site Plan. The site plan should include the following information:
 - ____ a. Include the project name and exact street address.
 - ____ b. Accurate dimensions of the subject property, drawn to scale (i.e. 1"=10', 1"=30', etc.), with north arrow and date of drawing.
 - ____ c. Property lines, adjoining streets, right-of ways, waterways, easements, etc. with dimensions.

- d. Location and dimension of existing and proposed buildings, entries and exits, driveways, parking areas, landscape areas, sidewalks, retaining walls, fences, exterior lighting, dumpster enclosures, etc.
- e. Location of existing property features such as streets, canals, ditches, waterways, hillsides, wetlands, flood plain, etc.

4. Floorplans. Include both existing and proposed floor plans. Indicate the scale (i.e. 1/8"=1', 1/4"=1', etc.) used on the plans.

Suggested for new buildings and site improvements:

- 1. Grading and Drainage Plan. A preliminary grading and drainage plan is required showing the road and lot layout; topography at two-foot contour intervals; north arrow; subdivision name; areas of substantial earth moving with erosion control plan; location of existing water courses, canals, ditches, springs, culverts, and storm drains; location of any 100-year flood plain designated by FEMA; show water flow directions, inlets, outlets, catch basins, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities; existing wetlands;
- 2. Utility Plan. A preliminary utility plan may be required showing the road and lot layout; north arrow; subdivision name; show all existing and proposed utilities including sewer, water, fire hydrants, storm drains; subsurface drains, gas lines, power lines (existing only); street lights, location and dimensions of all utility easements;
- 3. Building elevations. These must be dimensioned to show an accurate representation of the proposed building. Provide a summary of the type of building materials which will be used for all structures. Indicate the scale (i.e. 1/8"-1', 1/4"=1', etc.) used on the elevation.
- 4. Preliminary Landscape Plan. This must include:
 - a. Areas to be planted in lawn;
 - b. Specific locations for each existing and proposed shade, evergreen, ornamental or fruit tree;
 - c. Ten (10) feet of landscaping is required along all frontage areas not occupied by drive access.

Additional Information:

The applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, market considerations, and any other information which may be needed in order to render a proper decision.

All plans submitted with the application will not be returned to the applicant and are the property of Murray City.

Step 3. Murray City Department Review: The application is routed to various departments and divisions within Murray City who provide insight or information to the applicant to help make towards submitting a formal application. If there are unique circumstances that require additional information, a meeting may be requested by the City to be held in person on Tuesday's at 9 am. The applicant will be notified ahead of time if attendance is required.

Step 4. Planning Staff Letter: Approximately fifteen (15) business days after the application is sent to be reviewed by Murray City Departments (Step 3) planning staff will issue a Concept Review letter that includes the various city department comments. Please be advised that this letter does not grant any type of approval or permission to proceed without a full review, appropriate approvals, buildings permits and compliance with all applicable city codes.

CONCEPT PLAN REVIEW APPLICATION

Type of Application(check one): New Construction Remodel
 Land Use Change Addition

Application Information

Project Name: _____

Project Address: _____

Parcel Identification (Sidwell) Number: _____

Parcel Area(acres): _____ Current Use: _____ Proposed: _____

Floor Area(square feet): _____ Zoning District: _____ Land Use Code: _____

Applicant Information

Name: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Phone #: _____ Fax #: _____ Email Address: _____

Property Owner's Information (If different)

Name: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Phone #: _____ Fax #: _____ Email Address: _____

Describe the request in detail (use additional pages, or attach narrative if necessary):

Authorized Signature: _____ Date: _____

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____