

MASTER DEVELOPMENT AGREEMENT APPLICATION REQUIREMENTS



SARATOGA
SPRINGS
PLANNING

*Applications submitted before 12:00 p.m. on Tuesday will be discussed at an internal Development Review Committee (DRC) meeting on the following Tuesday.
First round of comments anticipated complete within 10-12 business days.*

REVIEW & NOTICE FEES:

GL: 103413100 DIST. CODE: 302

MASTER DEVELOPMENT AGREEMENT: \$5000

(Includes up to 4 reviews; additional reviews \$1750)

MAJOR AMENDMENT: \$2500

(Includes up to 4 reviews; additional reviews \$600)

MINOR AMENDMENT: \$1250

(Includes up to 2 reviews; additional reviews \$600)

NOTICING FEE:

NOTICING FEES TO BE DETERMINED BY PLANNING DEPT.

Mailed Notices: \$1.50 per notice (affected entities and property owners within 300') GL: 103413104 DIST. CODE: 316

CONSULTANT FEES:

If applicable, the applicant will be responsible for all consultant fees incurred.

Application Process

A Master Development Agreement may be applied for in accordance with [Chapter 19.13 of the Land Development Code](#). Nothing in these materials provided shall modify or supersede any applicable legal requirements, principles, or doctrines.

Disclaimer: Please consult current ordinances, including State and City codes, and other legal precedents for applicable law. This application will be subject to any and all valid laws in place at the time a complete application meeting all city ordinances is submitted with all application fees paid. Nothing in these materials provided shall modify or supersede any applicable legal requirements, principles, or doctrines.

STEP 1 – PREPARE APPLICATION

- Review relevant code.
- Review application checklist(s).
- Prepare application materials & plans.
- Mark included items on the application checklist(s).
- Obtain signatures on Acknowledgement & Certification page and any other required documents.

STEP 2 – APPLY

- Create an account or log in to your Cityworks Public Portal account at: cityworks.saratogasprings-ut.gov/publicaccess
- To review the Public Access Portal Guide, see www.SaratogaSprings-UT.gov/portalguide.
- To submit your application
 - a. Click **Create Application**.
 - b. Choose the **Planning** category.

- c. Choose the Application type and read the Application Help that displays. This has information to help you verify that you have chosen the correct Application type and may include additional instructions.
- d. Click **Begin Application** – add requested information. Note that the person listed as the Applicant will receive emailed invoices, status updates, and approval packets. Additional Applicants can be added if desired.
- e. Upload **and label** required and supporting documents.
 - i. This application form & included checklist(s) are a **required upload** – label as Application Checklist(s).
 - ii. The signed Acknowledgement & Certification is a **required upload** – label as Acknowledgement & Certification. Find it at www.saratogasprings-ut.gov/certification. All owners must sign. You can upload multiple copies.
 - iii. Upload and label any other supporting documents.
- f. **Tips for completing your application:**
 - i. You can type in an address, a street or intersection, or choose the exact location on the map
 - ii. Red indicates a required field
 - iii. When adding people, click “more” for additional required fields
 - iv. After uploading documents, click “Label” and choose a label. Each required label must be used.

STEP 3 – COMPLETENESS REVIEW

- Relevant departments will review your application and materials for completeness.
- Comments on incomplete applications will be available via the portal.
- Upload additional/corrected documents via the portal as requested.
- Applications are not accepted until they are deemed complete and fees are paid.

STEP 4 – PAY FEES

- After the application is deemed complete, fees can be paid using the portal via credit/debit card (3% convenience fee may apply) or e-check.
Physical checks accompanied by an invoice may be delivered to:
City of Saratoga Springs
Planning Department
319 South Saratoga Rd
Saratoga Springs, UT 84045
- After fees are paid, the application will enter formal review.
- You agree that all consultant fees will be accrued on a pass-through basis and you will be responsible for reimbursing the City within thirty days of receipt of invoice or notice.
- You understand that if you do not remain current on your fees owed to the City, all work will be suspended until the account is no longer delinquent.

STEP 5 – REVIEW

- The complete application will be routed for review the first business day after fees are paid.
- The application is now under review. You can follow the review process via the portal.
- After being routed to City staff, most applications will receive a response via the portal within 10-12 business days.
- Reviews for large projects or those with complex circumstances may require additional time; in

these instances, the City will notify the applicant of the extended review period.

- A Comment Review Meeting (CRM) may be requested after comments are sent to the applicant.

STEP 6 – PREPARE RESUBMITTAL (as needed)

- Update your plans and/or documents to incorporate staff comments/redlines.
- If any staff comments have not been addressed, the resubmittal will not be accepted.
- To resubmit for review, upload updated documents via the portal.

STEP 7 - APPROVAL

- When your application is approved, your approval letter will be uploaded to Cityworks.
- Planning Commission and/or City Council approval are required for some applications. Your Planner will assist you through that process. Applications that are not reviewed and ready for Commission/Council review will not be added to an agenda.

Questions on the application process? See the Cityworks Public Portal User Guide at www.saratogasprings-ut.gov/portalguide or contact us at 801.766.9793 x 155 or Planning@SaratogaSprings-UT.gov.

Questions about comments after staff review? Reach out to the planner – she or he is the project manager for your application. A comment review meeting (CRM) can be scheduled upon request.

Planning Checklist Items

Applicant	City Use Only	<i>Check or initial the applicable boxes to indicate the items have been included. The application will not be accepted if the checklist is incomplete.</i>
		1. Project Name: _____
		2. This application with the applicant column initialed, uploaded under the label: <i>Application Checklist(s)</i> .
		3. Signatures of the applicant and all property owners on the Acknowledgement & Certification page. Upload this document under the label: <i>Acknowledgement and Certification</i> .
		4. A draft Master Development Agreement in Word format (consult with the City Attorney to obtain a template) which should include all items below.
		5. Legal Description: A legal description of the property.

		6. Vicinity Map: A vicinity map showing the approximate location of the subject parcel with relation to the other major areas of the City
		7. General Description: A general description of the proposed development together with a map indicating the general development pattern, land uses, densities, intensities, open spaces, parks and recreation, trails, and any other important element of the project.
		8. Data Table: A data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of proposed garage parking spaces, number of proposed surface parking spaces, percentage of buildable land, percentage of open space or landscaping, and net density of dwellings by acre.
		9. Infrastructure: Existing and proposed infrastructure including proposed roadways, utility locations, and capacities.
		10. Impacts: Estimated impacts of the proposed Master Development Agreement on all public utilities including potable water, irrigation water, wastewater, transportation, storm drainage, fire protection, and solid waste.
		11. Recreation Demands: Parks and recreation demands of the proposed project.
		12. Cost Estimate: An estimate of the cost to provide off-site utilities and other public infrastructure facilities to the site.
		13. Physical Characteristics: Existing physical characteristics of the site including waterways, geological information, fault lines, general soils data, and contour data (two-foot intervals).
		14. Environmental Issues: Identification of environmental issues, if any, and how such will be protected or mitigated (e.g., wetlands, historical sites, endangered plants, etc.).
		15. Storm Drainage: Information relating to storm drainage including: 100-year 24-hour drainage flows, 10-year 24-hour storm water flows, and proposed storm drainage facilities.
		16. Streets: Major street layout with detailed traffic study prepared by a traffic Engineer.

		17. Compatibility: Statements of how the proposed development is compatible with surrounding land uses and other areas of the City and how internal compatibility will be maintained.
		18. Open Space: Statements or maps indicating how the proposed master plan will comply with the City's open space and parks and recreation regulations.