

3. Pre-Application Review, Sketch Plan Application and Review (Step 1).

a. Prior to submitting an application for a MPDR Zone District and MPDR plan, an applicant shall first submit a Sketch Plan and pay the applicable fee for the review thereof, in order to determine compliance with the General Plan, Land Use Maps and other applicable provisions of the "Code". The Planning Department shall establish standards for and determine the adequacy of the Sketch Plan in fulfilling its intended purpose. More information may be required for potentially complex developments.

b. Sketch Plan Information Requirements. The following information and data are required to be submitted with a sketch plan. Certain other information may be required, if necessary, to adequately describe the project conceptual plan to the Planning Commission. A sketch plan is not a completed application for purposes of vesting under Utah law.

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; names of adjoining property owners from the latest assessment rolls within one thousand (1,000) feet of any perimeter boundary of the subdivision.
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.
 - i. 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.
 - ii. A delineation of all Critical Areas. Development within Critical Areas as defined in Subsections A through E below is prohibited. All structures, buildings, impervious surfaces and other development on the property to be developed shall be clustered on areas that do not contain Critical Areas.

A. Geologic Hazards. The development layout and design shall avoid areas, which may be adversely affected by geologic hazards. A variance from this prohibition may be obtained from the Governing Body in cases where the developer demonstrates that the geologic hazard is fully mitigated by appropriate design and construction techniques. 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.

B. Avalanche Tracks. The development layout and design shall avoid areas, which may be adversely affected by avalanche tracks. All known avalanche tracks are declared to be critical areas because of the high probability that development in such hazardous areas will result in property damage, damage to public utilities and roads serving the development, and, possibly, injury or loss of life to occupants.

C. Critical Slopes. Development layout and design shall be prohibited in areas, which include slopes greater than thirty (30) percent greater. Slopes greater than thirty (30) percent are declared to be critical areas because there is a high probability that on-site and down-slope property damage and water quality, fisheries and wildlife habitat deterioration will result from their development. Re-vegetation difficulties are compounded by the Morgan County's short growing season, making the reclamation of disturbed slopes very costly. Development on slopes over fifteen percent (15) and less than or equal to thirty percent (30) shall be regulated as follows:

- a. The arrangement and location of structures and impervious surfaces shall minimize the potential of instability, rapidly accelerated storm-water runoff, erosion, and soil loss.
- b. Submission of a professionally prepared Grading and Conservation Plan which specifies all measures taken to assure slope stability and to prevent accelerated runoff and erosion is required. The design of all structural elements (such as permanent and temporary access roads) included in such a plan shall be certified by a licensed professional with demonstrated experience in slope stabilization.