



Subdivision Concept Plan Application

Syracuse City Community Development

1979 West 1900 South, Syracuse, UT 84075

Phone: (801) 825-1477 ext 4

Website: www.syracuseut.com

Fax: (801) 614-9626

Email: planning@syracuseut.com

Updated 3/15/17

Subdivision Property Information					
Proposed Subdivision Name:			Current Zone:		Total Acreage:
Approximate Address:			Number of Proposed Phases:		Number of Proposed Lots (by phase):
Property Owner Contact Information (if more than two, please provide information/signatures on additional sheets as necessary)					
Name:			Name:		
Address:			Address:		
City:	State:	ZIP:	City:	State:	ZIP:
Office Phone:	Cell Phone:		Office Phone:	Cell Phone:	
Email:			Email:		
Applicant/Developer Contact Information (if different from Property Owner):					
Name:			Name:		
Address:			City:	State:	ZIP:
Office Phone:	Cell Phone:		Email:		
Engineering Firm Contact Information					
Company Name:			Engineer:		
Address:			City:	State:	ZIP:
Office Phone:	Engineer's Cell Phone:		Engineer's Email:		

I hereby certify that the requested Subdivision would comply with all required conditions and standards of the Syracuse City Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I read the Syracuse Subdivision and Land Use Ordinances and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of Syracuse City's Municipal Code. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations.

Concept Plan Guidelines and Checklist

Meeting Schedules

Wednesdays 3:00pm-5:00pm

The Community Development Department shall schedule a concept review meeting within a reasonable time in light of the complexity of the application, the number of other applications received and available staff resources. The Community Development Director shall, if a complete application is not so submitted in a timely manner, postpone scheduling until complete. Applicant, or qualified representative, shall attend all meetings held regarding the proposed Subdivision.

Concept Plan Requirements

- 3 sets @ 22"x34" and 1 set @ 11"x17"
- PDF copy emailed or submitted on CD

Required General Information

- The proposed name of the subdivision.
- The adjacent property boundaries under the control of the developer together with the boundaries of the proposed subdivision, showing all streets serving property proposed for subdividing.
- Approximate number of lots proposed and street layout indicating general scale dimensions of lots. The scale

shall not be less than one inch equals 100 feet.

- Approximate total acreage of the development as well as size of the individual lots.
- Location of all irrigation, waste water drain channels, and all existing utilities within or adjoining the proposed subdivision.
- Location of all subsurface or land drains within the boundaries of the proposed subdivision.
- Location and approximate acres of open space or parks within the subdivision.
- Vicinity map.
- Current zoning
- Feasibility report that includes:
 1. Proposed method of connecting to City utilities and proposed connection information as identified in current City ordinances
 2. Irrigation water rights conveyed to City per Ordinance 8-2-9
 3. Density calculations outlined in City's Zoning Ordinance based on location
 4. Method of meeting park land purchase impact fee requirements as identified in current City ordinances
 5. Identification of potential wetland areas within Subdivision and proposed method of management (wetland delineation study and report from US Army Corp of Engineers may be necessary if within the Sensitive Lands Overlay Zone – See Title X)
 6. Estimated number of phases and number of lots in each phase of the development
 7. Method of meeting the secondary ingress/egress required by current City ordinances

I hereby certify that the requested Subdivision would comply with all required conditions and standards of the Syracuse City Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I read the Syracuse Subdivision and Land Use Ordinances and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of Syracuse City's Municipal Code. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations.

Property Owner Signature

Date

Applicant Signature

Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #	Application and Noticing Fees:	
			\$225	Application Fee
			\$ 75	Revised Concept Fee
Payment Type: <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card <input type="checkbox"/> Check# _____				
Land Use Authority Date:			Total	
			\$ _____	