

**CHAPTER 11-03: SKETCH PLAT**

- 11-03-010. Sketch Plat.**
- 11-03-020. Staff Authority.**
- 11-03-030. Submission.**
- 11-03-040. Review.**
- 11-03-050. Expiration of Sketch Plat Approval.**

**11-03-010. Sketch Plat.**

A sketch plat shall be required of all developers. This provides the developer with an opportunity to consult with the City regarding the regulations and design requirements applicable to the subdivision of property. The sketch plat should show boundaries, general topography, important physical features, adjacent properties, and the sketch of the proposed subdivision.

**11-03-020. Staff Authority.**

The Community Development Director and all other officers and employees of the City act in advisory capacity to the City Council and have no authority to make binding decisions or to make authoritative representations, approvals or determinations other than in a purely advisory and recommending capacity.

**11-03-030. Submission.**

The developer shall submit three (3) copies of the proposed subdivision sketch plat to the Woods Cross City Community Development Department. The proposed sketch plat shall include the following items:

- (a) A vicinity plan showing significant natural and manmade features on the site and within five hundred (500) feet of any portion of it; the property boundaries of the proposed subdivision; the names of adjacent property owners; and north arrow.
- (b) A proposed lot and street layout.
- (c) Phasing and a breakdown of the number of lots in each Phase.
- (d) A description of the type of culinary and irrigation water system(s) proposed; also, documentation of water rights and secondary water shares.
- (e) A description of the size and location of sanitary sewer and stormwater drain lines and subsurface drainage.
- (f) The total acreage of the entire tract proposed for subdivision.
- (g) Proposed changes to existing zoning district boundaries or zoning classifications or conditional use permits, if any.

**11-03-040. Review.**

(a) The Woods Cross City Community Development Director, upon receipt of the complete submission, shall distribute copies of the sketch plat to members of the Development Review Committee for their review.

(b) The Development Review Committee shall review the submitted sketch plat with the developer. The Development Review Committee shall make a determination as to whether or not the sketch plat provides sufficient information to allow for the submittal of a preliminary plat , specifying any inadequacy in the information submitted, non-compliance with City regulations, questionable or undesirable design and/or engineering, and the need for any additional information which may assist them in evaluating the proposed subdivision.

(c) The Development Review Committee may require additional information, data or studies to be provided by the developer for the overall development prior to directing the developer that he may proceed with submitting a preliminary plat.