

# La Verkin City Subdivision Ordinance Update

The 2023 Utah State Legislature adopted Senate Bill 174 (SB 174), which amended various land use and development requirements for municipalities and counties, including subdivision review procedures. Therefore, it is necessary for La Verkin City to update the city's subdivision ordinance.

# Major Changes

- The La Verkin City Council can no longer participate in or approve preliminary or final plats.
- In place of council approval, an Administrative Land Use Authority (ALUA) shall be established. It is recommended that the ALUA consist of staff members appointed by the city administrator.
- If a preliminary subdivision application complies with the applicable municipal code requirements and the requirements of state code, the ALUA shall approve the preliminary subdivision application.
- Once an application is considered to be complete, a “review cycle” is initiated. The review cycle has time constraints associated with each review cycle. Only four review cycles can be utilized for preliminary and final plats.

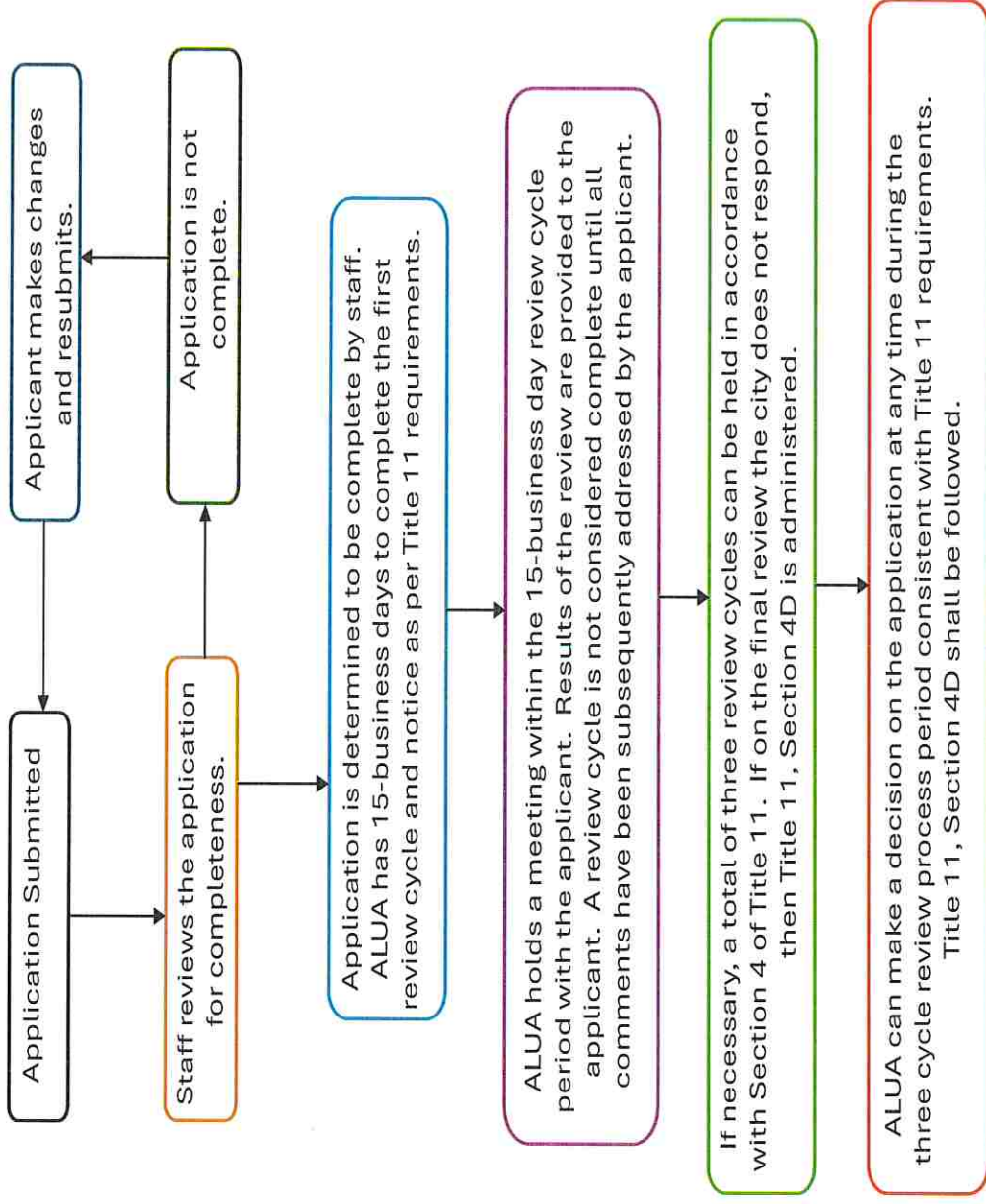
# Major Changes

- Pre-application meetings can only be recommended, not required.
- If the city requests additional information or modifications to plans, the request will be specific and include citations to all applicable city ordinances, standards, or specifications that require the modifications to plans and will be documented.

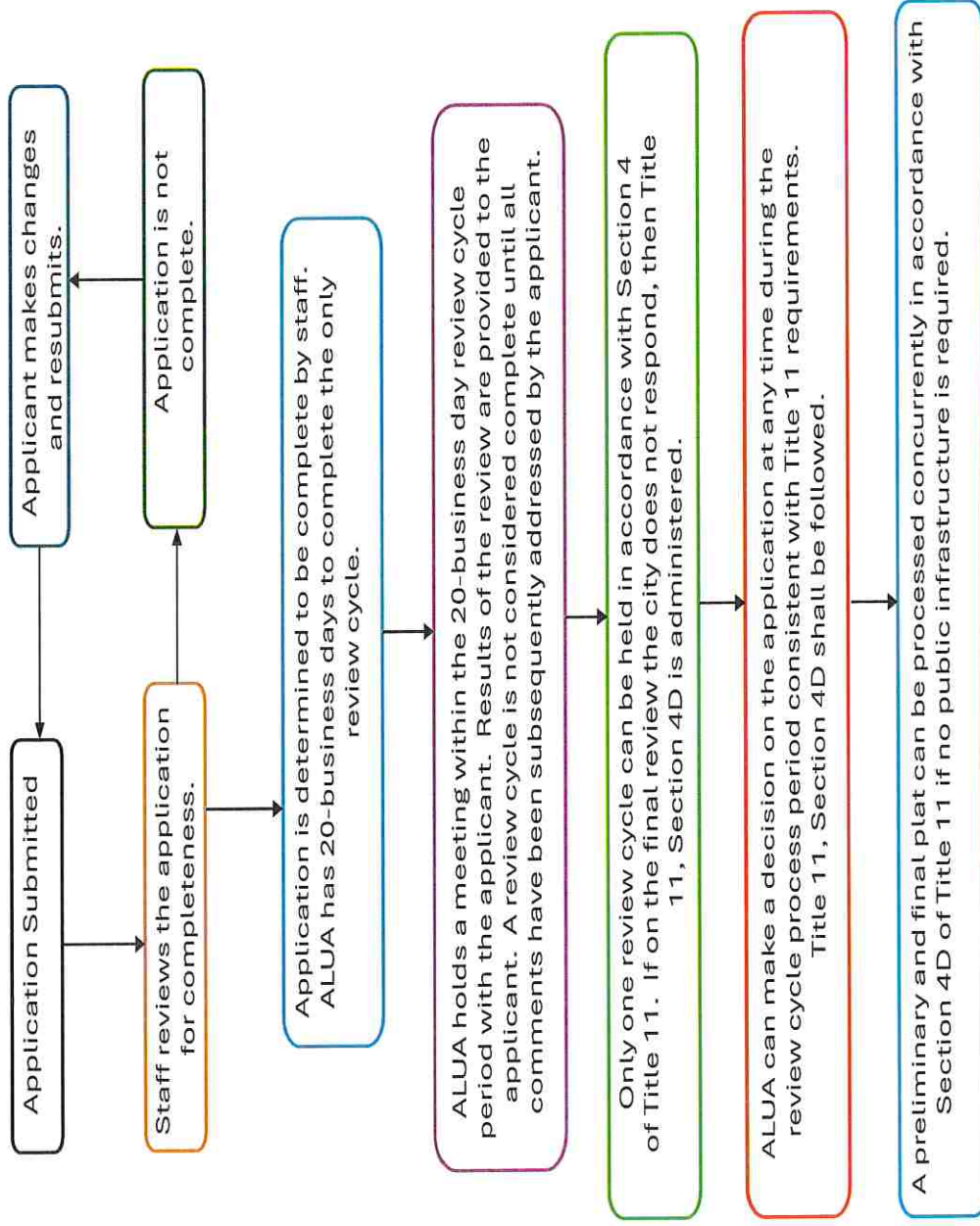
# Major Changes

- Unless a change or correction is necessitated by the applicant's adjustment to a plan set or an update to a phasing plan that adjusts the infrastructure needed for the specific development, a change or correction not addressed or referenced in the city's plan review shall be waived with regard to the review cycle.
- A dispute process is required. The dispute panel will consist of three independent licensed engineers.
- Landscape bonding requirements have changed.

# La Verkin Preliminary Plat Application Flow Chart



# La Verkin Final Plat Application Flow Chart



# Process Changes

- An application has been developed for a preliminary and final plat.
- A checklist of submittal requirements has been developed for preliminary and final plats.
- Flow charts have been developed to simply explain the process.
- The entire La Verkin Subdivision Ordinance has been rewritten to address this issue.

## Take Aways

- The city council can no longer participate in the processing of or approval of preliminary or final plats.
- The planning commission can be the ALUA, but it is not recommended due to process timing constraints. One public hearing is allowed for a preliminary plat, but not recommended. There is very little if absolutely nothing that the ALUA can do to modify any subdivision if the subdivision meets all codes and ordinance requirements.
- This new process can only apply to the processing of one-family dwellings, two-family dwellings and townhouses; however, it is recommended that commercial and industrial subdivisions follow the same process.
- An application for a preliminary and final plat being determined “complete” starts the review cycle process. As such, a complete application is an extremely important step in the process.
- Change of zone applications take on new meaning going forward. A change of zone application is the only time that the planning commission and council can make any meaningful change or decisions.

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### Section 1

#### A. Title and Authority:

Utah Code Ann. § 10-9a (Municipal Land Use, Development and Management Act) states "municipalities may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that the municipality considers necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements." Title 11 of the La Verkin Municipal Code enacts the authority provided under Utah Code Ann. § 10-9a. Adoption of this Title supersedes any and all previous La Verkin subdivision ordinances. An applicant may process applications related to subdivisions as outlined in this title. Nothing in this ordinance shall exempt applicants from the minimum requirements outlined in the Utah State Code.

#### B. Purpose:

The purpose of this chapter is to:

- Provide for the health, safety, and welfare of the residents of the city.
- Promote the prosperity of the city.
- Improve the morals, peace, good order, comfort, convenience, and aesthetics of the city for all inhabitants and businesses.
- Ensure a sound tax base and protect property values.
- Protect both urban and rural development.
- Encourage the wise use and management of natural resources in order to preserve the integrity, stability and aesthetics of the community.
- Provide fundamental fairness in land use regulation.
- Facilitate orderly growth.
- Ensure the development of economically sound and compatible neighborhoods.
- Ensure the construction of necessary improvements and utilities.
- Ensure safe and convenient circulation of vehicular and pedestrian traffic.
- Ensure development is in accordance with the requirements of the city's general plan.

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- Ensure that new development bears its fair share of the costs of providing improvements and services necessitated by, or resulting from, the development of subdivisions.

### C. General Requirements:

1. A subdivision plat recorded without the signatures required under this ordinance is void.
2. A transfer of land pursuant to a void plat is voidable by the ALUA. It shall be unlawful for any person to offer to sell or lease, to contract to sell or lease, or to sell or lease any such subdivision or any part thereof which is located in the city until a final plat thereof, which is in full compliance with the provisions of this subdivision title, has been duly recorded or filed in the office of the county recorder. (Ord. 2006-26, 8-2-2006; amd. Ord. 2008-18, 11-19-2008)
3. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring does not exempt an unapproved transaction from being a violation of or from the penalties or remedies provided in this title.
4. No building permit shall be issued until the final subdivision plat has been recorded by the city at the office of the Washington County Recorder and all public improvements have been installed and accepted by the city or assured.
5. A violation of any provision of this title shall be subject to penalty as provided in the city's municipal code. Each separate act in violation of the provisions of this ordinance shall constitute a separate offense. In addition to the possible criminal penalties provided herein, the city is authorized to seek injunctive or other relief to terminate or prevent violations hereof or otherwise enforce the provisions of this title. (Ord. 2006-26, 8-2-2006)
6. Utah State Code Section 10-9a-611 – Prohibited Acts – “If a subdivision requires a plat, an owner of any land located in a subdivision who transfers or sells any land in that subdivision before a plat of the subdivision has been approved and recorded violates this part for each lot or parcel transferred or sold.” A violation of this subsection is an infraction.
7. Derelict lots and parcels are prohibited. No subdivision plan or plat shall have the effect of creating a derelict lot or parcel. Any such lot or parcel must be attached to adjacent lots or parcels rather than allowed to remain as an independent lot or parcel. Privately owned protection or retainer strips shall not be permitted. A “derelict lot or parcel” shall be construed to mean a residual lot or parcel of land created or proposed to be created as part of a proposed subdivision design of a

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larger tract, which lot or parcel has insufficient area or dimension or possesses other condition(s) which prohibit its qualification as a zoning lot within the applicable zone.

8. Unimproved residual Lots are not permitted. No subdivision plan or plat shall have the effect of leaving a residual zoning lot for which the required subdivision improvements: a) have not been previously constructed; and, b) are not to be included as part of the required improvements for the proposed subdivision. A "residual zoning lot" shall be construed to include a parcel: a) created or modified by the proposed subdivision, but not included as a lot on the final plat, and b) which qualifies as a zoning lot, but, because of insufficient size, dimension or other limitation, is not readily capable of further division in accordance with the requirements of the applicable zoning ordinance. (Ord. 2008-18, 11-19-2008)

### **D. Definitions:**

*See Appendix A.*

## **Section 2**

### **A. Applicability**

The processing of a plat map is required for the subdivision of any land in the city.

### **B. Administrative Land Use Authority**

As per Section 10-9a-604 of the Utah State Code, the city establishes an Administrative Land Use Authority (ALUA) consisting of three individuals employed by the city in positions as determined by the City Administrator. The ALUA shall have the following powers and responsibilities:

1. Review, modify, condition any and all subdivisions (preliminary, final and amended) applications lawfully submitted to the city. This includes all residential subdivision applications, commercial subdivision applications and industrial subdivision applications. This responsibility does not apply to land use regulations adopted, approved, or agreed upon by a legislative body exercising land use authority in the review of land use applications for zoning or other land use regulation approvals.

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2. Verify and ensure that preliminary, final and amended subdivisions applications comply with all applicable municipal code requirements and state code requirements.
3. If a preliminary subdivision application complies with the applicable municipal code requirements and the requirements of state code, the ALUA shall approve the preliminary subdivision application.
4. If a final subdivision application complies with the applicable municipal code requirements and the requirements of state code, the ALUA shall approve the final subdivision application.

### Section 3

#### A. Exemptions from Plat Requirements for Agricultural Land

A lot or parcel resulting from a division of agricultural land is exempt from the plat requirements if the lot or parcel:

1. Qualifies as land in agricultural use under Utah Code Ann. § 59-2-502, and
2. Meets the minimum size requirement of the applicable zoning ordinance for agricultural uses, and
3. Is not used and will not be used for any nonagricultural purposes, including structures for dwelling purposes, and
4. The boundaries of each lot or parcel exempted under this section shall be graphically illustrated on a record of survey map that, after receiving the same approvals as are required for a plat map, shall be recorded with Washington County.

\*\*If a lot or parcel exempted under this section is used for a nonagricultural purpose, the lot or parcel shall comply with the requirements of Section 4 of this ordinance.

### Section 4

#### A. Subdivisions - Pre-Application Meeting

An applicant can request a staff level pre-application meeting for a preliminary plat. If a pre-application meeting is requested, the city shall, within 15 business days after the request, schedule the meeting to review the concept plan and give

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initial feedback. Available at the pre-application meeting or on the city's website consists of the following:

1. Copies of applicable land use regulations;
2. A complete list of standards required for the subdivision.
3. Preliminary and final application checklists.
4. Feedback on the concept plan.

A pre-application meeting is **highly recommended**.

### **B. Subdivisions – General**

The city can require the following additional information to properly assess a plat application:

1. Information to ensure compliance with the municipal code and approved standards and specifications for construction of public improvements.
2. Modifications to plans that do not meet current ordinances, applicable standards or specifications, or do not contain complete information.
3. If the city requests additional information or modifications to plans, the request will be specific and include citations to all applicable city ordinances, standards, or specifications that require the modifications to subdivision improvement plans and will be documented.

### **C. Complete Application**

After submitting an application, the city will review the submission for completeness. If the submittal is complete, the city will begin a review cycle as further described below. The city will not begin the review cycle process until an application is complete. A complete application will consist of materials defined in Section 4-D of this ordinance.

### **D. Review Cycle Process - Preliminary and Final Plat**

No later than 15 business days after the day on which an applicant submits a complete preliminary plat application, the city shall complete a review of the applicant's subdivision. The city shall complete a subdivision improvement plan review that is submitted with a complete subdivision application within 20 business

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days. The application materials for a subdivision application can be found on the city's website and at the city hall. Application materials include provisions for:

- (ii) The owner's affidavit;
- (iii) An electronic copy of all plans in PDF format;
- (iv) The preliminary subdivision plat drawings; and
- (v) A breakdown of fees due upon application.

Application materials are further defined in Section 4-D.

The city will require, if necessary, a maximum of three review cycles for a preliminary plat application and improvement plan and one review cycle for a final plat application and improvement plan.

The following is applicable to the review cycle process:

1. Unless a change or correction is necessitated by the applicant's adjustment to a subdivision improvement plan or an update to a phasing plan that adjusts the infrastructure needed for the specific development, a change or correction not addressed or referenced in the city's subdivision improvement plan review shall be waived in regard to the review cycle.
2. A modification or correction necessary to protect public health and safety or to enforce state or federal law will not be waived by the city.
3. If an applicant makes a material change to a subdivision improvement plan, the city has the discretion to restart the review process at the first review of the subdivision improvement plan, but only with respect to the portion of the subdivision improvement that the material change substantively effects.
4. If an applicant does not submit a revised subdivision improvement plan within 20 business days after the city requires a modification or correction, the city shall have an additional 20 business days to respond to the plans.
5. After the applicant has responded to the final review cycle, and the applicant has complied with each modification requested of the city's previous review cycle, the city will not require additional revisions if the applicant has not materially changed the plan, other than changes that were in response to requested modifications or corrections.
6. In addition to revised plans, an applicant shall provide a written explanation in response to the city's review comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any. The

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applicant's written explanation shall be comprehensive and specific, including citations to applicable standards and ordinances for the design and an index of requested revisions or additions for each required correction.

7. If an applicant fails to address a review comment in the response, the review cycle is not complete and the subsequent review cycle by the city will not begin until all comments are addressed.
8. If, on the fourth or final review, the city fails to respond within 20 business days, the city shall, upon request of the property owner, and within 10 business days after the day on which the request is received:
  - a. For a dispute arising from the subdivision improvement plans, assemble an appeal panel in accordance with State Code Subsection 10-9a-508(5)(d) et seq. to review and approve or deny the final revised set of plans. Unless otherwise agreed by the applicant and the municipality, the panel shall consist of the following three experts:
    - b. One licensed engineer, designated by the city;
    - c. One licensed engineer, designated by the land use applicant; and
    - d. One licensed engineer, agreed upon and designated by the two designated engineers as appointed in subsection b and c.
9. A member of the panel assembled by the city under Subsection 8 above may not have an interest in the application that is the subject of the appeal.
10. The land use applicant shall pay 50% of the cost of the panel and the city's published appeal fee, or for a dispute arising from the subdivision ordinance review the applicant shall be advised in writing of the deficiency in the application and of the right to appeal the determination to a designated appeal authority.

### **D. Preliminary Plat Application Materials**

The initiation of the review cycle process as outlined in this ordinance begins with the submittal of an application for preliminary plat. A complete application for a preliminary plat is required and consists of the following, unless certain aspects are waived by the city:

- One paper copy of the preliminary plat must be submitted, along with a copy of the plat in current electronic format, for mapping and tracking purposes. The distribution of the preliminary plat will take place by the ULA to the Joint Utility Committee made up from the following:

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- i. City of La Verkin
  - ii. City engineer
  - iii. City attorney
  - iv. Rocky Mountain Power
  - v. Phone
  - vi. Cable television
  - vii. Dominion gas
  - viii. (Ash Creek Special Service District
  - ix. Hurricane Valley Fire Special Service District
- The preliminary plat shall be clear and legible and conform to good engineering and professional drafting room practice. Size of drawings shall be twenty-four inches by thirty six inches (24" x 36").
  - Comply with construction drawings and standards published by the city.
  - Improvement plans.
  - Signatures of owner and/or applicant.
  - Current deed and letter of owner(s) authorization to proceed with development.
  - Fees being paid.
  - Completed application form.

The preliminary plat map shall be prepared and signed by a Utah licensed engineer/surveyor and include the following for an application to be considered complete:

- A subdivision name that is distinct from any subdivision name on a plat recorded in the county recorder's office;
- Title Block: The title block on the right side of each sheet shall contain:
  - a. The proposed name of the subdivision.
  - b. The location of the subdivision, including the address and the section, township and range.
  - c. The name and address of the owner and subdivider, if other than the owner.
  - d. Date of preparation and north point.
  - e. Scale shall be of sufficient size to adequately describe in legible form all required conditions of this subdivision ordinance.

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- The preliminary plat shall show:
  - a. The location of the nearest survey monument.
  - b. The boundary of the proposed subdivision and the acreage included.
  - c. The location, width and names of all existing streets within one hundred feet (100') of the subdivision and of all prior platted streets or other public ways, utility rights of way, parks and other public open spaces, permanent easements, and section and corporation lines, within and adjacent to the tract.
  - d. The location of all wells, proposed, active and abandoned, and of all reservoirs and ponds within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries.
  - e. Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries, indicating the pipe sizes, grades, manholes and exact location.
  - f. Existing fire hydrants within a distance of at least three hundred feet (300') beyond the tract boundaries.
  - g. Existing ditches, canals, natural drainage channels and open waterways and proposed realignments, including drainage and existing and future flood control alignments.
  - h. Common boundary lines of adjacent tracts within one hundred feet (100') of the proposed subdivision parcel, showing ownership where possible.
  - i. Contour at vertical intervals not greater than two feet (2') or two foot (2') elevations from the designated benchmark.
  - j. A listing of lot widths, depths, frontage and square footages.
- The preliminary plat should also contain the following which shall be indicated according to city specifications and standards:
  - a. The layout of the streets, tied to existing numbered survey monuments for identification, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements, new street locations, construction and

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compaction specifications, stop signs, streetlights and street name signs.

- b. Streets shall be designated with street numbers. Streets may also be designated by actual or proposed names.
- c. Typical street cross section and street grades pursuant to the standard drawings as outlined in standards on file in the city.
- d. Radius of all centerline curves on highways or streets.
- e. Each lot shall front a street shown in the subdivision. Flag lots are acceptable provided they meet all of the requirements of section 10-7-12 of this code.
- f. Parcels of land intended to be dedicated for public use.
- g. Easements for culinary water, irrigation, sewer, drainage, utility lines, and other purposes. The culinary water, irrigation, sewer, and drainage layouts shall be the first utilities designed.
- h. A plan or method by which the subdivider proposes to handle stormwater drainage for the subdivision.
- i. Where necessary, copies of any agreement with adjacent property owners relevant to the proposed subdivision shall be presented to the city's authorized representative and such agreement shall be noted on the plat (i.e., water, sewer easements).
- j. Phasing plan, if proposed.

- Any information requested as a result of the pre-application meeting.

### **E. Utility Service Will Serve Letters and Reports – Requirements of Preliminary Plat for a complete application.**

- The owner or applicant shall submit will serve letters or written acknowledgements of service from any utility purveyor that .
- A drainage report is required. The drainage report shall be prepared by a licensed Utah Civil Engineer.
- Health Department, water authority and sanitary sewer authority written approval may be required by the city engineer.

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### **F. Phasing of Subdivisions – Preliminary Plat**

Subdivisions may be phased. Separate phases may be recorded, and infrastructure constructed per phase subject to the following:

- Phasing shall require the submittal of a phasing plan at the time of submittal of preliminary plat approval.
- All phases shall be in conformance with the preliminary plat application requirements and the phasing plan shall provide all necessary information to fully evaluate the merits of the phasing program.
- Each phase shall stand on its own regarding public improvements, so that if subsequent phases are not recorded, pre-recorded phases can function without need of future phased development.
- Temporary public improvements may be required so that no phase is dependent upon construction of a subsequent phase.
- Assurance may be required as determined by the city for proper phasing.

### **G. Approval Time Period and Extension**

Preliminary plat approval shall remain in effect for a period of two years after ALUA approval. An extension may be considered by the ALUA prior to the expiration of the preliminary plat approval date. A preliminary plan cannot be extended beyond 5 years of the original ALUA approval date. Recordation of a phase will automatically extend a preliminary an additional 2 years for the next phase from the date of phase recordation.

### **H. Noticing Requirement**

Within 20 days after the day on which an owner of land submits to the city a complete preliminary plat subdivision land use application, the city shall mail written notice of the proposed subdivision to the facility owner of any water conveyance facility located, entirely or partially, within 100 feet of the subdivision plat, as determined using information made available to the city. A facility owner's failure to provide comments to the city in accordance with state code does not affect or impair the city's authority to approve the subdivision plat.

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### I. Final Plat Approval

Upon ALUA approval of the preliminary plat, the applicant can submit the final plat application to the city for consideration. The final plat shall contain all the information outlined in this ordinance unless waived by the city. The review cycle for a final plat map is 20 business days. Application materials can be found at city hall or on the city's website. The final plat shall also contain the following additional information for an application to be considered complete:

- All survey monument locations and related information.
- Street names with numbered lots.
- All street and easement survey data (width, centerline, curve data, etc.)
- The approval signature blocks for the owner, surveyor, City Engineer, City Attorney, County Treasurer, ALUA Chairman, County Recorder. All signatures shall be on the final plat and the owner(s) signature(s) must be notarized.
- Financial assurance, if improvements are not already constructed.
- Warranty assurance, if less than one year has passed since construction of improvements.
- Recent title report.
- Valid tax clearance showing that all taxes have been paid on the property.
- Information required for preliminary plat application unless otherwise waived by the city.
- Any other information deemed necessary by the city as a result of preliminary plat approval.
- Inclusion of any conditions of approval as a result of preliminary plat approval.

The ALUA shall not approve the final plat until all the improvements required by this title have been installed, inspected, or properly secured as required by this ordinance.

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### J. Concurrent Review

If no public infrastructure or other public improvements are required, the preliminary and final plat may be reviewed and approved by the ALUA concurrently. All applicable requirements outlined in this title shall be met prior to recordation.

### K. Recordation of Final Plat

The applicant shall have one year from date of ALUA approval to record the final plat. If the final plat has not been recorded within one year of the ALUA approval date, the final plat approval shall become null and void.

- All fees shall be paid to the city prior to recordation of the plat.
- No building permits shall be issued until the final plat has been approved and recorded.

## Section 5

### A. Improvement Completion Assurance

Before an applicant conducts any development, activity or records a plat, the applicant shall:

1. Complete any required public landscaping or infrastructure improvements, or post improvement completion assurance. If completion assurance is elected, the applicant shall provide completion assurance for:
  - Completion of 100 percent of the required public landscaping or infrastructure improvements or 100 percent of the incomplete or unaccepted landscaping and infrastructure improvements, or if the city has inspected and accepted a portion of the public landscaping improvements or infrastructure improvements, 100% of the incomplete or unaccepted public landscaping improvements or infrastructure improvements. Assurance is not required for public landscaping improvements or an infrastructure improvement that the city has previously inspected and accepted unless required under a development agreement.

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- The sum of the improvement completion assurance required may not exceed the sum of 100% of the estimated cost of the public landscaping improvements or infrastructure improvements, as evidenced by an engineer's estimate or licensed contractor's bid; and 10% of the amount of the bond to cover administrative costs incurred by the city to complete the improvements, if necessary.
- At any time before the city accepts a public landscaping improvement or infrastructure improvement, and for the duration of each improvement warranty period, the municipality may require the applicant to execute an improvement warranty for the improvement warranty period and post a cash deposit or surety bond as required by the city in the amount of up to 10% of the lesser of the:
  - (i) city engineer's original estimated cost of completion; or
  - (ii) applicant's reasonable proven cost of completion.
- Assurance does not apply if the proposed improvements are private and not essential to building code, fire code, flood or storm water management provisions, street and access requirements, or other essential necessary public safety improvements.
- As a condition for increased density or other entitlement benefit not currently available under an existing zone, the city may require a completion assurance bond for landscaped amenities and common area that are dedicated to and maintained by a homeowner's association. Any agreement regarding a completion assurance bond between the applicant and the city shall be memorialized in a development agreement.
- The city will not require a completion assurance bond or dictate who installs or is responsible for the landscaping of residential lots or the equivalent open space surrounding single-family attached homes, whether platted as lots or common area.
- When the city accepts an improvement completion assurance for public landscaping improvements or infrastructure improvements for a development the city will not deny an applicant a building permit if the development meets the requirements for the issuance of a building permit under the building code and fire code.
- The provisions of this section do not supersede the terms of a valid development agreement, an adopted phasing plan, or the state construction code.

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- The city will not deny an applicant a building permit or certificate of occupancy based on the lack of completion of a landscaping improvement that is not a public landscaping improvement.
  - The city will not withhold a building permit based on the lack of completion of a portion of a public sidewalk to be constructed within a public right-of-way serving a lot where a single-family or two-family residence or town home is proposed in a building permit application if an improvement completion assurance has been posted for the incomplete portion of the public sidewalk.
  - The city will not prohibit the construction of a single-family or two-family residence or town home, withhold recording a plat, or withhold acceptance of a public landscaping improvement or an infrastructure improvement based on the lack of installation of a public sidewalk if an improvement completion assurance has been posted for the public sidewalk.
  - The city will not redeem an improvement completion assurance securing the installation of a public sidewalk sooner than 18 months after the date the improvement completion assurance is posted.
  - The city will allow an applicant to post an improvement completion assurance for a public sidewalk separate from an improvement completion assurance for: (a) another infrastructure improvement; or (b) a public landscaping improvement, as defined in State Code Section 10-9a-604.5.
  - The city may withhold a certificate of occupancy for a single-family or two-family residence or town home until the portion of the public sidewalk to be constructed within a public right-of-way and located immediately adjacent to the single-family or two-family residence or town home is completed and accepted by the municipality.
2. Completion assurance can be accepted by the city in the following forms:
- A bond with a surety company licensed to do business in the State of Utah, having a bond rating of AAA.
  - Cash deposit.

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### 3. Assurance release

- Assurance may be partially released as portions of required landscaping or infrastructure improvements are completed and accepted by the city.
- Funds held as security shall be released by the city equal to the actual cost of performing the work minus ten percent. Partial assurance release shall be subject to the city engineer's acceptance of a logical completion of infrastructure improvements required to support the subject development.

## Section 6

### A. Warranty

A one-year improvement warranty period is required. Once all improvements have been inspected and accepted by the city, the one-year improvement warranty period shall begin. At the time of improvement acceptance, any assurance accepted by the city for improvements shall be released (except ten percent). Ten percent of the assurance amount shall be held by the city to guarantee the quality of workmanship and materials during the one-year improvement warranty period. After one year has elapsed and after the city inspection reveals no quality or workmanship issues, the remainder of the assurance shall be released.

## Section 7

### A. Legal Lot of Record

Any parcel of land that existed prior to the original La Verkin Subdivision Ordinance adoption date of Date <sup>\*\*\*</sup>, which was duly recorded in the Washinton County Recorder's Office and provided with a separate parcel number by the Washington County Assessor's Office prior to Date<sup>\*\*\*\*\*</sup>, is a legal lot of record. Any parcel created after Date<sup>\*\*\*\*\*</sup>, shall have been processed, created, and approved through the subdivision process established by the City of La Verkin Need Date<sup>\*\*\*</sup>, to be a legal lot of record.

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### Section 8

#### A. Common Area Parcels

Creation of common area parcels for subdivisions is permitted subject to provisions outlined in Utah Code Ann. § 10-9a-606. Creation of any common area parcels in a proposed subdivision shall comply with this state code section.

### Section 9

#### A. Dedication of Public Streets/Public Places

A plat that is signed, dedicated, and acknowledged by each owner of record, and approved according to the procedures specified in this ordinance, operates, when recorded, as a dedication of all public streets and other public places, and vests the fee of those parcels of land in the city for the public for the uses named or intended in the plat.

The dedication established by this ordinance does not impose liability upon the municipality for public streets and other public places that are dedicated in this manner but are unimproved unless adequate financial assurance has been provided in accordance with this chapter and the city has accepted the dedication.

### Section 10

#### A. Subdivision Amendments and Lot Line Adjustments

A fee owner of land, as shown on the most up-to-date Washington County assessment roll, in a subdivision that has been laid out and platted as provided in this ordinance may file a written petition to the city to request a subdivision amendment. The amendment may consist of any vacation, alteration, or amendment in part or whole of a recorded plat map. An application for subdivision amendment does not follow the same processing timeline requirements of a preliminary or final plat.

An amended plat map provided to the city for processing shall adhere to the following requirements. It must:

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- Depict only the portion of the subdivision that is proposed to be amended.
- Include a plat name distinguishing the amended plat from the original plat.
- Describe the differences between the amended plat and the original plat and includes references to the original plat.
- Include any other pertinent information resulting from the proposed amendment that may be necessary to completely evaluate the proposed amended map application.
- Include any other information required for processing by the city or city engineer.
- Provide a revised infrastructure plan for review by the city engineer if utilities require relocation.
- Include owner signature blocks for all owners affected by revisions to the revised plat as determined by the city engineer and in accordance with Utah Code Ann. § 10-9a-603. All affected owners shall sign the amended plat or follow requirements below.
- Identify and preserve any easement owned by a culinary water authority and sanitary sewer authority for existing facilities located within the subdivision if necessary.

### **B. Amendment Process and Noticing Requirement**

- The city shall provide notice of the plat amendment application by mail, email, or other effective means to each affected entity that provides a service to an owner of record of the portion of the plat that is being vacated or amended at least 10 calendar days before the ALUA may consider the application for a subdivision amendment in accordance with Utah Code Ann. § 10-9a-207. Additional noticing is required for any amendment that affects public improvements as outlined in Utah Code Ann. § 10-9a-207.
- The ALUA shall review and decide upon the application.
- Within 45 days of receiving the proposed amendment application, the ALUA shall conduct a public hearing in accordance with Utah Code Ann. § 10-9a-208 if the following exists:
  - a. Any owner within the plat notifies the city of the owner's objection within 10 days of mailed notification.
  - b. All owners in the subdivision have not signed the revised plat.

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## LA VERKIN SUBDIVISION ORDINANCE

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- If the following exist, the public hearing requirement does not apply and the city may conduct a public meeting for a subdivision amendment:
  - a. Joining of two or more of the applicant's fee owner's contiguous lots.
  - b. Adjusting the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties are applicants, regardless of whether the properties are located in the same subdivision.
  - c. On a lot owned in fee by the applicant to adjust an internal lot restriction imposed by the city, county or state, or on a lot owned in fee to adjust an internal lot restriction imposed by the city, county or state, or to alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not owned by the applicant, or designated as a common area and notice has been given to adjoining property owners in accordance with city ordinance.

### C. Application Requirements

An application that contains a request to amend an entire plat or a portion of a plat shall include:

- (a) The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition; and
- (b) The signature of each owner described in who consents to the application.
- (c) The owners of record of adjoining properties where one or more of the properties is a lot may exchange title to portions of those properties if the exchange of title is approved by the land use authority as a lot line adjustment in accordance with 5b above.
- (d) Any other information determined necessary by the city to properly assess the application.

An application that contains a request to amend an entire plat or a portion of a plat shall include:

- (a) The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition and the signature of each owner who consents to the petition.

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- (b) Any other information determined necessary by the city to properly assess the application.

### D. Exchange of Title/Recordation/Assurance

- The owners of record of adjoining properties where one or more of the properties is a lot may exchange title to portions of those properties if the exchange of title is approved by the ALUA as a lot line adjustment. The ALUA shall approve a lot line adjustment if the exchange of title will not result in a violation of any land use ordinance. Exchange of title is permitted in accordance with Utah Code Ann. § 10-9a-608.5
- If a lot line adjustment is approved a notice of lot line adjustment approval shall be recorded in the office of the county recorder which has been approved by the ALUA and recites the legal descriptions of both the original properties and the properties resulting from the exchange of title and a document of conveyance shall be recorded in the office of the county recorder.
- A recorded notice of approval does not act as a conveyance of title to real property and is not required in order to record a document conveying title to real property.
- The name of a recorded subdivision may be changed by recording an amended plat making that change, as provided in this ordinance.
- The surveyor preparing the amended plat shall certify that the surveyor holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act; has completed a survey of the property described on the plat in and has verified all measurements; or has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and has placed monuments as represented on the plat.
- An owner of land may not submit for recording an amended plat that gives the subdivision described in the amended plat the same name as a subdivision in a plat already recorded in the county recorder's office.
- The recording of a declaration or other document that purports to change the name of a recorded plat is void unless approved by the city.

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- Assurance may be required as recommended by the city engineer depending upon improvement requirements of amended plat.

### C. Required Findings

The ALUA may approve the vacation or amendment of a plat if the ALUA makes the following findings:

- There is good cause for the vacation or amendment.
- No public street or municipal utility easement has been vacated or amended without city approval.
- The vacation or amendment meets the requirements of the city's zoning and subdivision ordinances.
- No additional lot is being created.

## Section 11

### A. Recordation - General

A person may not submit a subdivision plat to the Washington County Recorder's office for recording unless:

- (a) The person has complied with the requirements of State Code Subsection 10-9a-603(6)(a);
- (b) The plat has been approved by ALUA and other officers that are designated to sign plans in this ordinance;
- (c) All approvals described in this ordinance are entered in writing on the plat by the designated officers; and
- (d) If the person submitting the plat intends the plat to be or if the plat is part of a community association subject to Title 57, Chapter 8a, Community Association Act of state code, the plat includes language conveying to the association, as that term is defined in Section 57-8a-102 of state code, all common areas, as that term is defined in Section 57-8a-102 of state code.

### B. Recordation – Amended Plats

The ALUA shall ensure that the amended plat showing the vacation or amendment is recorded in the Washington County Recorder's Office. If the amended plat is

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approved and recorded in accordance with this ordinance, the recorded plat shall vacate, supersede, and replace any contrary provision in a previously recorded plat of the same land.

The city may vacate a subdivision or a portion of a subdivision by recording in the county recorder's office an ordinance describing the subdivision or the portion being vacated. The recorded vacating ordinance shall replace a previously recorded plat described in the vacating ordinance. An amended plat may not be submitted to the county recorder for recording unless it is:

- (a) Signed by the ALUA; and
- (b) Signed, acknowledged, and dedicated by each owner of record of the portion of the plat that is amended.

### Section 10

#### A. Vacating Public Streets

Public streets may be vacated in accordance with provisions outlined in Utah Code Ann. § 10-9a-609.5. Noticing shall be in accordance with Utah Code Ann. § 10-9a-208.

### Section 11

#### A. Licensed Contractor Required

All public improvements required under this subdivision ordinance shall be installed by a contractor or subcontractor licensed by the State of Utah. Such license must be the work performed and the contractor and sub-contractors must provide copies of such licenses.

### Section 12

#### A. Boundary Line Agreement/Property Boundary Adjustment

Boundary line agreements/boundary adjustments are allowed and shall comply with Utah Code Ann. § 10-9a-523 and Utah Code Ann. § 10-9a-524. If any of the property subject to the boundary line agreement is a lot created by the final plat process, the subdivision ordinance shall be adhered to prior to executing the boundary line agreement.

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## LA VERKIN SUBDIVISION ORDINANCE

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### Section 13

#### A. Specifications and Design Standards

City specifications and design standards exist and are located at city hall and online. Applicants are required to adhere to city specifications and design standards unless otherwise waived by the city.

#### Appendix A: Definitions

- 1) **"Administrative land use authority - ALUA"** means a board, appointed or employed by the City of La Verkin.
- 2) **"Administrative land use authority"** does not include the La Verkin City Council or a member of the City Council.
- 3) **"Appeal Authority"** Means the person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of a land use application or a variance. Unless otherwise stated in this title, the board of adjustment shall function as the appeal authority.
- 4) **"Applicant"** means a property owner, or the property owner's designee, who submits a land use application regarding the property owner's land.
- 5) **"Authorized Representative"** Means the building official, public works director or any other city employee or official who has been designated to represent the city in carrying out its functions as set forth in this subdivision title.
- 6) **"City"** Means the City of La Vekin.
- 7) **"City Engineer"** Means an engineer or his authorized representative, which has been duly employed or retained by the city.
- 8) **"Commercial Subdivision"** Means any subdivision done in a commercial zone.
- 9) **"Conceptual Plan"** Means a sketch plan provided by the developer to illustrate the basic design of the subdivision showing measurements and neighboring property lines. The primary purpose of the conceptual plan is to inform the city of the proposed development, and to allow the city to make changes without expense to the developer.
- 10) **"Construction Drawings"** Means a formal plat engineered with all improvements, easements, structures, rights of way, grading, and utilities existing and proposed as outlined in this title. The required copies should be given to city staff to allow review by all affected and interested entities after approval of the preliminary plat. These plats are the working plats, where changes are made, and errors corrected before the final plat

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## LA VERKIN SUBDIVISION ORDINANCE

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phase. The construction drawings are a series of maps with the detailed information required.

- 11) **"Culinary Water Authority"** Means the department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property. The city presently functions as its own culinary water authority.
- 12) **"Development Activity"** means:
  - a) Any construction or expansion of a building, structure, or use that creates additional demand and need for public facilities;
  - b) Any change in use of a building or structure that creates additional demand and need for public facilities; or
  - c) Any change in the use of land that creates additional demand and need for public facilities.
- 13) **"Drawings of Record"** Means that after the final inspection, the contractor shall provide a complete set of drawings of record that includes all items listed in the construction drawings and all changes from said construction drawings as they were actually constructed in the field. The drawings shall be submitted on twenty four inch by thirty six inch (24" x 36") sheets. No bond retainer shall be released until drawings of record are received. A submittal of drawings of record shall include a transmittal letter, in duplicate, containing: submittal date, project title, and signature of contractor or contractor's authorized representative. The transmittal letter shall also include certification by a professional engineer, licensed in the State of Utah, that each drawing of record is complete and accurate.
- 14) **"Easement"** means that portion of a lot or lots reserved or granted for the present or future use by a person or agency other than the legal owner or owners of said properties. The easement may be for use under, on, or above said lots.
- 15) **"Right-of-way"** means a right-of-way that has been established by either deed, conveyance or court order.
- 16) **"Final plat"** means a formal, engineered, and surveyed plat, showing the design and infrastructure of a proposed subdivision, including lots, streets, common areas, utilities and other features, as set forth by state code and required by this title.
- 17) **"Flag Lot"** means a lot being landlocked from public right-of-way, except for a narrow tract of land of less width than required under assigned zoning.
- 18) **"General Plan"** means a document that the city adopted that sets forth general guidelines for proposed future development of the land within the city.
- 19) **"Improvement completion assurance or assurances"** means a surety bond or cash required to guaranty the proper completion of landscaping or an infrastructure improvement.

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## LA VERKIN SUBDIVISION ORDINANCE

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- 20) **"Improvement warranty"** means an applicant's unconditional warranty that the applicants installed and accepted landscaping or infrastructure improvement:
- a) Complies with the city's written standards for design, materials, and workmanship; and,
  - b) Will not fail in any material respect, as a result of poor workmanship or materials, within the improvement warranty period.
- 21) **"Improvement warranty period"** means a period no later than one year after the city's acceptance of required infrastructure or landscaping.
- 22) **"Infrastructure improvement"** means permanent infrastructure that is essential for the public health and safety or that:
- a) Is required for human occupation; and
  - b) An applicant must install:
    - i) In accordance with published installation and inspection specifications for public improvements; and
    - ii) Whether the improvement is public or private, as a condition of:
      - (1) recording a subdivision plat;
      - (2) obtaining a building permit; or
      - (3) development of a commercial, industrial, mixed use, condominium, or multifamily project.
- 23) **"Land Use Application"** means an application required by the city's land use ordinance and this title.
- 24) **"Land Use Authority"** means the person, board, commission, agency, or other body designated by the local legislative body to act upon a land use application.
- 25) **"Land Use Ordinance"** A planning, zoning, development, or subdivision ordinance of the city, but does not include the general plan.
- 26) **"Land in agricultural use"** means:
- a) land devoted to the raising of useful plants and animals with a reasonable expectation of profit, including:
    - i) Forages and sod crops;
    - ii) Grains and feed crops;
    - iii) Livestock as defined in Section 59-2-102 of the Utah State Code;
    - iv) Trees and fruits; or
    - v) Vegetables, nursery, floral, and ornamental stock; or
    - vi) Land devoted to and meeting the requirements and qualifications for payments or other compensation under a crop-land retirement program with an agency of the state or federal government.
- 27) **"Lot"** means a tract of land, regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the office of the county recorder.

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- 28) **"Lot line adjustment"** means a relocation of a lot line boundary between adjoining lots or between a lot and adjoining parcels with the consent of the owners of record.
- 29) **"Municipal utility easement"** means an easement that:
- a) Is created or depicted on a plat recorded in a county recorder's office and is described as a municipal utility easement granted for public use;
  - b) Is not a protected utility easement or a public utility easement as defined in Section 54-3-27 of Utah State Code;
  - c) The city or the city's affiliated governmental entity uses and occupies to provide a utility service, including sanitary sewer, culinary water, electrical, storm water, or communications or data lines;
  - d) Is used or occupied with the consent of the city in accordance with an authorized franchise or other agreement;
  - e) Is used or occupied by a specified public utility in accordance with an authorized franchise or other agreement; and is located in a utility easement granted for public use; or is described in Section 10-9a-529 of the Utah State Code and is used by a specified public utility.
- 30) **"May"** means can be done or allowed, optional.
- 31) **"Parcel"** means any real property that is not a lot.
- 32) **"Phasing"** means the orderly and logical division of a preliminary plat map/subdivision map to provide for recordation of portions of a plat map/subdivision map at differing time periods.
- 33) **"Plat"** means an instrument subdividing property into lots as depicted on a map or other graphical representation of lands that a licensed professional land surveyor makes and prepares in accordance with the La Verkin Municipal Code and state code.
- 34) **"Preliminary plat"** means a map or maps of a proposed subdivision and specified supporting materials, drawn and submitted in accordance with this title and state code, to permit the evaluation of the proposal prior to detailed engineering and design.
- 35) **"Project Engineer"** means the engineer or surveyor engaged by the subdivider to prepare the preliminary plat, construction drawings and final plat or to compile such data as may be required in connection therewith, in accordance with the provisions of this subdivision title.
- 36) **"Public hearing"** means a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.
- 37) **"Public Landscaping Improvement"** means landscaping that an applicant is required to install to comply with published installation and inspection specifications for public improvements that will be dedicated to and maintained by the municipality; or are associated with and proximate to trail improvements that connect to planned or existing public infrastructure.

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- 38) **"Public meeting"** means a meeting that is required to be open to the public that the public can attend.
- 39) **"Public street"** means a public right-of-way, including a public highway, public avenue, public boulevard, public parkway, public road, public lane, public alley, public viaduct, public subway, public tunnel, public bridge, public byway, other public transportation easement, or other public way.
- 40) **"Record of survey map"** means a map of a survey of land prepared in accordance with Section 10-9a-603, 17-23-17, 17-27a-603, or 57-8-13 of Utah State Code.
- 41) **"Review cycle"** means the occurrence of:
- i) The applicant's submittal of a complete subdivision application;
  - ii) The City of La Verkin's review of that subdivision application;
  - iii) The City of La Verkin's response to the subdivision application, in accordance with this ordinance; and
  - (iv) The applicant's reply to the City of La Verkin's response that addresses each of the city's required modifications or requests for additional information.
  - (v) A review cycle for a preliminary plat consists of 15 business days and the review cycle for a final plat consist of 20 business days.
- 42) **"Sanitary Sewer Authority"** Means the department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer services or on site wastewater systems. Ash Creek special service district presently functions as the sanitary sewer authority for the city.
- 43) **"Shall"** means must, mandatory, required to be done.
- 44) **"Specified Public Utility"** means an electrical corporation, gas corporation, or telephone corporation, as those terms are defined in Utah State Code.
- 45) **"State"** includes any department, division, or agency of the state.
- 46) **"Subdivision"** means any land that is divided, re-subdivided, or proposed to be divided into two or more lots or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.
- 47) **"Subdivision amendment"** means an amendment to a recorded subdivision in accordance with Manila Subdivision Code and Section 10-9a-608 of Utah State Code that:
- a) vacates all or a portion of the subdivision;
  - b) alters the outside boundary of the subdivision;
  - c) reduces the number of lots within the subdivision;
  - d) alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or
  - e) alters a common area or other common amenity within the subdivision.

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- 48) **"Subdivision improvement plans"** means the civil engineering plans associated with required infrastructure improvements and La Verkin controlled utilities required for a subdivision.
- 49) **"Subdivision ordinance review"** means review by the City of La Verkin to verify that a subdivision application meets the criteria of La Verkin's ordinances.
- 50) **"Subdivision plan review"** means a review of the applicant's subdivision improvement plans and other aspects of the subdivision application to verify that the application complies with La Verkin Municipal Code and applicable standards and specifications.
- 51) **"Will"** means shall.

**End of definitions.**



## LAVERKIN CITY PRELIMINARY AND FINAL PLAT CHECKLIST

The following is a checklist of requirements associated with the application for a preliminary or final plat. The application process and checklist applies to any property being subdivided in the city.

### **Pre-application Meeting**

An applicant can request a staff level pre-application meeting for a preliminary plat. If a pre-application meeting is requested, the city shall, within 15 business days after the request, schedule the meeting to review the concept plan and give initial feedback. Available at the pre-application meeting or on the city's website consists of the following:

1. Copies of applicable land use regulations.
2. A complete list of standards required for the subdivision.
3. Preliminary and final application checklist.
4. Feedback on the concept plan – once review is completed.

**A pre-application meeting is highly recommended.**

### **Preliminary Plat Submittal Checklist**

- ✓ Submit the City of La Verkin's preliminary plat subdivision application that adheres to application requirements. The city can require the following additional information to properly assess a plat application:
  1. Information to ensure compliance with the municipal code and approved standards and specifications for construction of public improvements.
  2. Modifications to plans that do not meet current ordinances, applicable standards or specifications, or do not contain complete information.
  3. If the city requests additional information or modifications to plans, the request will be specific and include citations to all applicable city ordinances, standards, or specifications that require the modifications to plans, and will be documented.
- ✓ Pay the required application fees and any other state, county or environmental fees.
- ✓ Prepare preliminary plat following the requirements contained in the City of La Verkin's subdivision application.
- ✓ Full set of construction drawings in electronic form.

After submitting a preliminary plat application, the city will review the submission for completeness. If the submittal is complete, the city will begin a review cycle. The city will not begin a review cycle process until an application is determined to be complete.

Once the application is determined to be complete, no later than 15 business days after the day on which an applicant submits a complete preliminary plat application, the city shall complete a review of the applicant's subdivision. The city will require, if necessary, a maximum of three review cycles for a preliminary plat application.

Preliminary plat approval shall remain in effect for a period of two years after Administrative Land Use Authority (ALUA) approval. An extension may be considered by the ALUA prior to



the expiration of the preliminary plat approval date. A preliminary plan cannot be extended beyond 5 years of the original ALUA approval date.

### **Final Plat Submittal Checklist**

- ✓ Submit the application for a final plat that adheres to application requirements.
- ✓ Ensure that the final plat meets subdivision requirements outlined in the preliminary plat and final applications.
- ✓ Pay the required application fee and any other state, county, impact fees or environmental applicable fees.
- ✓ Submit a title report to city attorney for review and approval.
- ✓ Make any changes to the plat as recommended by the ALUA at the preliminary plat stage of review.
- ✓ No Mylar shall be released for recording until all fees and charges have been paid to LaVerkin City.
- ✓ Either have all improvements installed and accepted by the city and provide warranty, or provide assurance as per municipal and state code requirements.

After submitting the final plat application, the city will review the submission for completeness. If the submittal is complete, the city will begin the one review cycle process. The city will not begin the review cycle process until an application is determined to be complete. The review cycle for a final plat map is 20 business days.

If no public infrastructure or other public improvements are required, the preliminary and final plat may be reviewed and approved by the ALUA concurrently. All applicable requirements outlined in Title 11 of the municipal code shall be met prior to recordation.

All engineering must be submitted on CD in PDF and CAD formats at each phase, including preliminary plat, construction drawings, and final plat.





# City of La Verkin

## Preliminary and Final Plat Application

Date:
Applicant's Name:
Company Name:
Address/City/State/Zip Code:
Phone Number and Email:

Property Owner Information:
Owner Name:
Address/City/State/Zip Code:
Contact Name:
Phone Number and Email:

Engineering Firm:
Address/City/State/Zip Code:
Contact Name:
Phone Number and Email:



Project Description (Acreage, number of lots):
Project Location:
Project Address or APN Number:
Other Pertinent Project Information:

Zoning Designation:
Current Land Use:

**Authorization & Indemnification**

To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of La Verkin and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of La Verkin, whether such approval, decision or other action was by its ALUA, director, official, officer, employee, volunteer or agent. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.

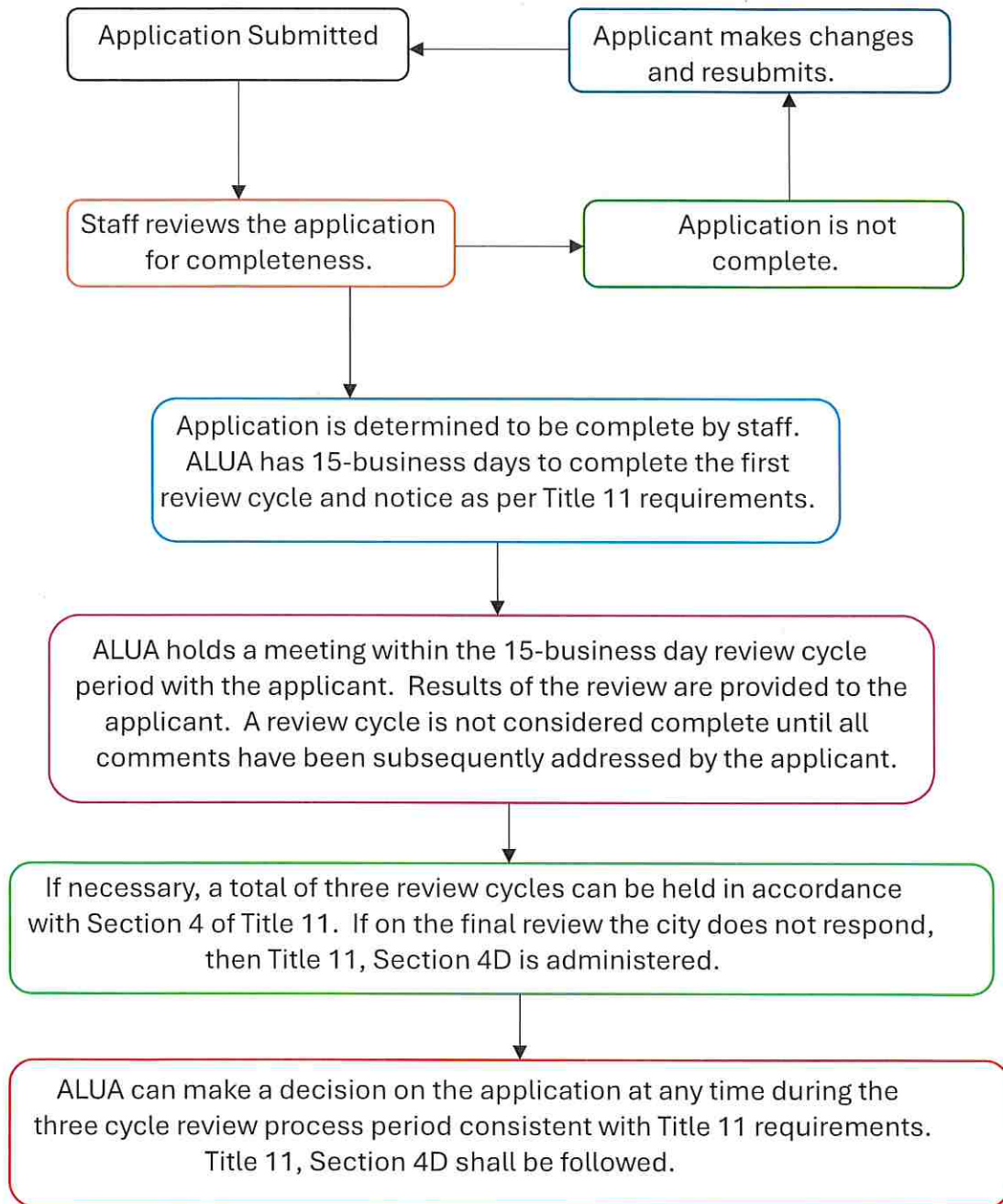


Applicant Name (Print):
Applicant Signature:
Date:
Property Owner Name (Print):
Property Owner Signature:
Date:

"I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge".



# La Verkin Preliminary Plat Application Flow Chart





# La Verkin Final Plat Application Flow Chart

