2191 East 6550 South – Uintah, Utah 84405 (801)479-4130 Office Hours M-W 9:00-5:00 Thr-Fri 9:00-1:00

Mayor Gordon Cutler
Council Members:
Michelle Roberts
Daniel Combe
Kristi Bell
Ross Patterson

UINTAH CITY COUNCIL MEETING
TUESDAY, JULY 15, 2025
6:00 PM
AGENDA

Planning – Debra Wickizer
Building Inspector-Jeff Monroe
Treasurer – Mike Ulrich
Sheriff – Lt. Slater
Fire Chief – Britt Clark

AGENDA ITEMS:

1. **MEETING CALL TO ORDER:**
   PLEDGE OF ALLEGIANCE:
   CONFLICT OF INTEREST:

2. **PUBLIC COMMENT (2 minutes per person):**
   We would like to thank those of you who take the time to comment. We will not be addressing comments, and if it is appropriate, we will have staff investigate those items and get back to you or add them as future agenda items.

3. **CONSENT AGENDA: Action Item**
   A. Approval of City Council Minutes – July 1, 2025
   B. Approval of Invoices - June
   C. Financial Reports - June

4. **PUBLIC HEARING:**
   None

5. **OLD BUSINESS:**
   None

6. **NEW BUSINESS:**
   A. ACTION/DISCUSSION ON ORDINANCE 295-25 AMENDING TITLE 10, RELATING TO SUBDIVISION REGULATIONS
   Presenter: Planning Commission Chair Deb Wickizer

7. **INFORMATIONAL ITEMS:**
   A. Planning Commission Report: Chair Deb Wickizer
   B. Public Works Report: None
   C. Sherriff's Report: None
   D. Council Reports:

8. **MEETING ADJOURNMENT:**

****NOTICE****

Uintah City does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provisions of services. If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please contact the City Clerk at (801) 479-4130 at least four working days in advance of the meeting and we will try to provide whatever assistance may be required.

Agenda items are flexible and may be moved in order, sequence, and time to meet the needs of the Council.

****CERTIFICATE OF POSTING****

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted at Uintah City Hall, on the Utah Public Notice website, and the Uintah City website.

Michelle Mortensen
Michelle Mortensen, Uintah City Recorder

7/10/25
Date

UINTAH CITY COUNCIL MEETING
TUESDAY, JULY 1, 2025
6:00 PM

MINUTES

Council Members present: Council Member Roberts, Council Member Combe, Council Member Patterson

Council Members absent: Mayor Culter, Council Member Bell

Staff Present: City Attorney Lauren Thomas, City Recorder Michelle Mortensen, Lt. Slater, Planning Commission Chair Deb Wickizer

Visitors: Ricky Hatch Weber County Elections, Don & Marilyn Pearson

AGENDA ITEMS:

1. **MEETING CALL TO ORDER:** Council Member Roberts called the meeting to order at 6:00 p.m.
   PLEDGE OF ALLEGIANCE: Led by Council Member Combe
   CONFLICT OF INTEREST: None

2. **PUBLIC COMMENT:**
   None

3. **CONSENT AGENDA: Action Item**
   A. Approval of City Council Minutes June 3, 2025, and City Council Minutes June 17, 2025
   B. Approval of Invoices - None
   C. Financial Reports – None
      - Motion made by Council Member Combe to approve the consent agenda.
      - Motion was seconded by Council Member Patterson.
      - All in favor; the motion carries.

4. **PRESENTATION BY WEBER COUNTY ELECTIONS**
   Presenter: Ricky Hatch
   - Mr. Hatch who is the Weber County Clerk and Auditor over elections came and presented an overview of Weber County Elections.
   - **Voter Records & Verification:**
     - Managed jointly by the Lt. Governor's office (audits) and county clerks (data).
     - Voter identity is verified through driver's license or Social Security number.
     - If unverifiable, no ballot is sent.
     - Checks are done for deceased voters, duplicates, and address changes.
   - **Ballot Security & Processing:**
     - Ballots remain sealed during verification; no personal or party info.
     - Each ballot has a unique control number; replacements deactivate the original.
     - Ballots pass through an envelope sorter twice; signatures are checked against up to 5 samples.
     - Challenged signatures undergo up to 3 levels of review by trained staff.
   - **Chain of Custody & Equipment:**
     - Ballots are grouped in batches with audit cards signed by workers and supervisors.
     - Ballot scanners are federally certified and security-sealed; activity is supervised and logged.
     - Machines are audited before and after elections, using hash audits to detect tampering.
   - **Voter Responsibility & Tracking:**
     - Voters must keep their address updated.
     - Ballots can be tracked via USPS or BallotTrax (ballottrax.utah.gov).
     - Ballots must be received by 8:00 p.m. on election night to count.

- **Upcoming Changes:**
  - **By 2029:**
    - Voters must opt in to vote by mail or vote in person. There is no default option.
    - Voters must include the last 4 digits of their DL or SSN for verification (signature verification will be phased out).
    - If no number is provided, photo ID is required.
- **Public Transparency:**
  - Audits are conducted before, during, and after the election which are all open to the public.
- Council Member Combe asked if any audits have failed and Mr. Hatch answered no.

5. **PUBLIC HEARING:**
None

6. **OLD BUSINESS:**
None

7. **NEW BUSINESS:**
None

8. **INFORMATIONAL ITEMS:**
A. Planning Commission Report: Chair Deb Wickizer
   - Chair Wickizer updated the council on the subdivision ordinance and explained that they are on rewrite 4.1. That will come to the city council meeting next time you meet. The commission is aware of some things that will need to be worked on after this passes, such as the lighting issue. The boundary line adjustment came in and it looks good, but there is another code that has been passed that covers more than a boundary line adjustment which will help the property owners, so she is looking into that.
   - Ziegfeld Arts Academy came to the last planning commission meeting because our current ordinance states a business license needs to go before the planning commission to be revoked by planning commission. Ms. Mortensen has taken the lead on changing the city code to change this. They Lay CUP and business license have been issued, and the Ure CUP has been issued, but she isn't sure if they have a business license yet. Council Member Combe thanked Deb for all the work she put in on this subdivision ordinance. Council Member Patterson and Council Member Roberts echoed that.

B. Public Works Report: None
C. Sherriff's Report: None
D. Council Reports:

9. **MEETING ADJOURNMENT:**
   - Motion made by Council Member Combe to adjourn the city council meeting at 6:31.
   - Motion was seconded by Council Member Patterson.
   - All in favor; the motion carries.

Michelle Mortensen, Uintah City Recorder

Date

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
06/02/2025													
1638 Christopher Allred													
JUNE 2025	1	Invoice	Prosecuter	06/01/2025	06/01/2025	250.00	Open Terms	Attorneys F		.00		06/25	10-42-310
Total JUNE 2025:						250.00							
Total 1638 Christopher Allred:						250.00							
2007 Wilson and Wilson PLLC													
JUNE2025	1	Invoice	City Attorney	06/01/2025	06/01/2025	750.00	Open Terms	Attorneys F		.00		06/25	10-43-320
Total JUNE2025:						750.00							
Total 2007 Wilson and Wilson PLLC:						750.00							
1739 Law Firm of Branden Miles, LLC.													
JUNE2025	1	Invoice	Prosecuter	06/01/2025	06/01/2025	250.00	Open Terms	Attorneys F		.00		06/25	10-35-330
Total JUNE2025:						250.00							
Total 1739 Law Firm of Branden Miles, LLC.:						250.00							
1696 Ulrich & Associates, PC													
JUNE2025	1	Invoice	Accounting	06/01/2025	06/01/2025	2,000.00	Open Terms	None		.00		06/25	10-43-310
Total JUNE2025:						2,000.00							
Total 1696 Ulrich & Associates, PC:						2,000.00							
1221 Scott Dixon													
JUNE2025	1	Invoice	PC Monthly Salary	06/02/2025	06/02/2025	30.00	Open Terms	Nonemploy		.00		06/25	10-45-110
Total JUNE2025:						30.00							
Total 1221 Scott Dixon:						30.00							
2151 Glenn, Williams													
JUNE2025	1	Invoice	planning commission	06/01/2025	06/01/2025	30.00	Open Terms	None		.00		06/25	10-45-110
Total JUNE2025:						30.00							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 2151 Glenn, Williams:						30.00							
1887 Brandon Minster													
JUNE2025	1	Invoice	planning commission	06/01/2025	06/01/2025	30.00	Open Terms	None		.00		06/25	10-45-110
Total JUNE2025:						30.00							
Total 1887 Brandon Minster:						30.00							
2100 Jake Wayman													
JUNE2025	1	Invoice	PLANNING COMMISSION	06/01/2025	06/01/2025	30.00	Open Terms	None		.00		06/25	10-45-110
Total JUNE2025:						30.00							
Total 2100 Jake Wayman:						30.00							
2150 Aaron, Stuart													
JUNE2025	1	Invoice	planning comission alternat	06/01/2025	06/01/2025	25.00	Open Terms	None		.00		06/25	10-45-110
Total JUNE2025:						25.00							
Total 2150 Aaron, Stuart:						25.00							
1016 Wilkinson Supply													
485133	1	Invoice	BLOWER KIT	05/27/2025	05/27/2025	399.20	Open Terms	None		.00		06/25	10-77-250
Total 485133:						399.20							
Total 1016 Wilkinson Supply:						399.20							
957 Durk's Plumbing													
03004160	1	Invoice	CEMETERY SUPPLIES	05/28/2025	05/28/2025	77.02	Open Terms	None		.00		06/25	10-77-250
Total 03004160:						77.02							
Total 957 Durk's Plumbing:						77.02							
390 Enbridge Gas													
7721JUNE20	1	Invoice	Utilities-shop acct#772150	06/11/2025	06/11/2025	78.65	Open Terms	None		.00		06/25	10-43-270

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 7721JUNE2025:						78.65							
Total 390 Enbridge Gas:						78.65							
390 Enbridge Gas													
7721JUNE20	2	Invoice	Utilities-shop acct#772150	06/11/2025	06/11/2025	50.34	Open Terms	None		.00		06/25	51-40-270
Total 7721JUNE2025:						50.34							
Total 390 Enbridge Gas:						50.34							
390 Enbridge Gas													
7721JUNE20	3	Invoice	Utilities-shop acct#772150	06/11/2025	06/11/2025	28.31	Open Terms	None		.00		06/25	52-40-270
Total 7721JUNE2025:						28.31							
Total 390 Enbridge Gas:						28.31							
390 Enbridge Gas													
5321JUNE20	1	Invoice	Utilities-office acct#532150	06/11/2025	06/11/2025	13.93	Open Terms	None		.00		06/25	10-43-270
Total 5321JUNE2025:						13.93							
Total 390 Enbridge Gas:						13.93							
390 Enbridge Gas													
3650JUNE20	1	Invoice	Utilities-New Office acct# 3	06/01/2025	06/01/2025	38.97	Open Terms	None		.00		06/25	10-43-270
Total 3650JUNE2025:						38.97							
Total 390 Enbridge Gas:						38.97							
1942 Legacy Pest Control													
11620	1	Invoice	Pest Control	05/29/2025	05/29/2025	178.00	Open Terms	None		.00		06/25	10-43-250
Total 11620:						178.00							
Total 1942 Legacy Pest Control:						178.00							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
2149 Quality Fire Protection, Inc.													
25882	1	Invoice	annual fire alarm monitorin	05/22/2025	05/22/2025	290.00	Open Terms	None		.00		06/25	10-51-250
Total 25882:						290.00							
Total 2149 Quality Fire Protection, Inc.:						290.00							
2052 Weber County Corporation													
63413	1	Invoice	Weber County Sheriffs Apri	06/29/2025	06/29/2025	54,012.00	Open Terms	None		.00		06/25	10-42-620
Total 63413:						54,012.00							
Total 2052 Weber County Corporation:						54,012.00							
2053 Jeff Monroe													
MAY2025	1	Invoice	inspections	06/01/2025	06/01/2025	2,295.00	Open Terms	Nonemploy		.00		06/25	10-47-310
Total MAY2025:						2,295.00							
Total 2053 Jeff Monroe:						2,295.00							
1691 Sam's Club MC/SYNCB													
JUNE2025	1	Invoice	office supplies	06/01/2025	06/01/2025	78.64	Open Terms	None		.00		06/25	10-43-610
Total JUNE2025:						78.64							
Total 1691 Sam's Club MC/SYNCB:						78.64							
1691 Sam's Club MC/SYNCB													
JUNE2025	2	Invoice	office supplies	06/01/2025	06/01/2025	136.70	Open Terms	None		.00		06/25	10-43-250
Total JUNE2025:						136.70							
Total 1691 Sam's Club MC/SYNCB:						136.70							
1691 Sam's Club MC/SYNCB													
JUNE2025	3	Invoice	supplies	06/01/2025	06/01/2025	111.12	Open Terms	None		.00		06/25	10-51-250
Total JUNE2025:						111.12							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 1691 Sam's Club MC/SYNCB:						111.12							
1691 Sam's Club MC/SYNCB													
JUNE2025	4	Invoice	HATS	06/01/2025	06/01/2025	456.56	Open Terms	None		.00		06/25	51-40-290
Total JUNE2025:						456.56							
Total 1691 Sam's Club MC/SYNCB:						456.56							
845 Utah State Treasurer													
MAY2025	1	Invoice	Court Surcharge	06/01/2025	06/01/2025	1,457.95	Open Terms	None		.00		06/25	10-42-415
Total MAY2025:						1,457.95							
Total 845 Utah State Treasurer:						1,457.95							
1737 Huntsville Town													
JUNE2025	1	Invoice	Fine-Misdemeanors	06/01/2025	06/01/2025	611.33	Open Terms	None		.00		06/25	10-42-420
Total JUNE2025:						611.33							
Total 1737 Huntsville Town:						611.33							
Total 06/02/2025:						63,708.72							

6/2/2025 GL Period Summary

GL Period	Amount
06/25	63,708.72
Grand Totals:	63,708.72

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
06/09/2025													
220 Jones & Associates													
22889	1	Invoice	miscellanious	04/30/2025	05/30/2025	577.50	Open Terms	None		.00		06/25	10-45-320
Total 22889:						577.50							
Total 220 Jones & Associates:						577.50							
220 Jones & Associates													
22889	2	Invoice	STREETS	04/30/2025	05/30/2025	577.50	Open Terms	None		.00		06/25	51-40-310
Total 22889:						577.50							
Total 220 Jones & Associates:						577.50							
220 Jones & Associates													
22889	3	Invoice	STORM DRAIN	04/30/2025	05/30/2025	123.75	Open Terms	None		.00		06/25	53-40-310
Total 22889:						123.75							
Total 220 Jones & Associates:						123.75							
220 Jones & Associates													
22889	4	Invoice	Development Reviews	04/30/2025	05/30/2025	165.00	Open Terms	None		.00		06/25	10-45-320
Total 22889:						165.00							
Total 220 Jones & Associates:						165.00							
220 Jones & Associates													
22889	5	Invoice	mapping CEMETERY	04/30/2025	05/30/2025	238.00	Open Terms	None		.00		06/25	53-40-310
Total 22889:						238.00							
Total 220 Jones & Associates:						238.00							
220 Jones & Associates													
22889	6	Invoice	mapping GENERAL	04/30/2025	05/30/2025	82.50	Open Terms	None		.00		06/25	10-47-310
Total 22889:						82.50							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 220 Jones & Associates:						82.50							
1594 Les Olson Company													
EA1554085	1	Invoice	1 YEAR #4 GMS OGDEN	05/27/2025	05/27/2025	798.30	Open Terms	None		.00		06/25	10-43-310
Total EA1554085:						798.30							
Total 1594 Les Olson Company:						798.30							
842 Rocky Mtn Power													
0023JUNE20	1	Invoice	Power #43565236-0023	06/02/2025	06/24/2025	690.39	Open Terms	None		.00		06/25	10-60-275
Total 0023JUNE2025:						690.39							
Total 842 Rocky Mtn Power:						690.39							
842 Rocky Mtn Power													
0029JUNE20	1	Invoice	Office #48068966-0029	06/02/2025	06/24/2025	14.50	Open Terms	None		.00		06/25	51-40-270
Total 0029JUNE2025:						14.50							
Total 842 Rocky Mtn Power:						14.50							
842 Rocky Mtn Power													
0015JUNE20	1	Invoice	Office #43565236-0015	06/04/2025	06/24/2025	96.11	Open Terms	None		.00		06/25	10-43-270
Total 0015JUNE2025:						96.11							
Total 842 Rocky Mtn Power:						96.11							
842 Rocky Mtn Power													
0014JUNE20	1	Invoice	Cemetery-#48997096-001	06/04/2025	06/26/2025	14.83	Open Terms	None		.00		06/25	10-77-270
Total 0014JUNE2025:						14.83							
Total 842 Rocky Mtn Power:						14.83							
842 Rocky Mtn Power													
0011JUNE20	1	Invoice	Power 48068966-0011	06/04/2025	06/26/2025	113.84	Open Terms	None		.00		06/25	10-43-270

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 0011JUNE2025:						113.84							
Total 842 Rocky Mtn Power:						113.84							
842 Rocky Mtn Power													
0031JUNE20	1	Invoice	975 E 6600 W Wtr Vault	06/04/2025	06/26/2025	18.15	Open Terms	None		.00		06/25	10-60-275
Total 0031JUNE2025:						18.15							
Total 842 Rocky Mtn Power:						18.15							
842 Rocky Mtn Power													
0037JUNE20	1	Invoice	Office #48068966-0037	06/04/2025	06/26/2025	217.95	Open Terms	None		.00		06/25	10-43-270
Total 0037JUNE2025:						217.95							
Total 842 Rocky Mtn Power:						217.95							
2157 Gibson Woodbury													
JUNEHELP	1	Invoice	office help for uday	06/09/2025	06/09/2025	20.00	Open Terms	None		.00		06/25	51-40-310
Total JUNEHELP:						20.00							
Total 2157 Gibson Woodbury:						20.00							
2190 CONROCK													
25-113507	1	Invoice	natural rock	06/04/2025	06/04/2025	363.42	Open Terms	None		.00		06/25	10-70-250
Total 25-113507:						363.42							
Total 2190 CONROCK:						363.42							
1016 Wilkinson Supply													
484054	1	Invoice	supplies	05/16/2025	05/16/2025	129.59	Open Terms	None		.00		06/25	10-77-250
Total 484054:						129.59							
Total 1016 Wilkinson Supply:						129.59							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
957 Durk's Plumbing													
02984765	1	Invoice	park supplies	04/28/2025	04/28/2025	78.17	Open Terms	None		.00		06/25	10-70-250
Total 02984765:						78.17							
Total 957 Durk's Plumbing:						78.17							
957 Durk's Plumbing													
03010247	1	Invoice	CEMETERY SUPPLIES	06/06/2025	06/06/2025	115.24	Open Terms	None		.00		06/25	10-77-250
Total 03010247:						115.24							
Total 957 Durk's Plumbing:						115.24							
1704 O'Reilly Automotive, Inc.													
3596-131087	1	Invoice	Brakes and rotors	06/05/2025	06/05/2025	144.99	Open Terms	None		.00		06/25	10-60-250
Total 3596-131087:						144.99							
Total 1704 O'Reilly Automotive, Inc.:						144.99							
1627 Jason Gonzales													
106	1	Invoice	u day 2025	06/09/2025	06/09/2025	300.00	Open Terms	None		.00		06/25	10-70-360
Total 106:						300.00							
Total 1627 Jason Gonzales:						300.00							
2130 Upper Case Printing, Ink													
3204	1	Invoice	Newsletters	06/06/2025	06/06/2025	20.44	Open Terms	None		.00		06/25	51-40-240
Total 3204:						20.44							
Total 2130 Upper Case Printing, Ink:						20.44							
2130 Upper Case Printing, Ink													
3204	2	Invoice	Newsletters	06/06/2025	06/06/2025	7.35	Open Terms	None		.00		06/25	53-40-240
Total 3204:						7.35							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 2130 Upper Case Printing, Ink:						7.35							
2130 Upper Case Printing, Ink													
3204	3	Invoice	Newsletters	06/06/2025	06/06/2025	13.09	Open Terms	None		.00		06/25	52-40-240
Total 3204:						13.09							
Total 2130 Upper Case Printing, Ink:						13.09							
1582 Petty Cash													
105	1	Invoice	U-Day Cash	06/09/2025	06/09/2025	350.00	Open Terms	None		.00		06/25	10-70-360
Total 105:						350.00							
Total 1582 Petty Cash:						350.00							
2123 Freedom Mailing Services, Inc.													
50605	1	Invoice	Utility bill processing	06/07/2025	06/07/2025	152.81	Open Terms	None		.00		06/25	51-40-240
Total 50605:						152.81							
Total 2123 Freedom Mailing Services, Inc.:						152.81							
2123 Freedom Mailing Services, Inc.													
50605	2	Invoice	Utility bill porcessing	06/07/2025	06/07/2025	97.80	Open Terms	None		.00		06/25	52-40-240
Total 50605:						97.80							
Total 2123 Freedom Mailing Services, Inc.:						97.80							
2123 Freedom Mailing Services, Inc.													
50605	3	Invoice	Utility bill processing	06/07/2025	06/07/2025	55.01	Open Terms	None		.00		06/25	53-40-240
Total 50605:						55.01							
Total 2123 Freedom Mailing Services, Inc.:						55.01							
200 Weber Basin Water													
0081294	1	Invoice	Water Samples	06/06/2025	06/06/2025	24.00	Open Terms	None		.00		06/25	51-40-630

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 0081294:						24.00							
Total 200 Weber Basin Water:						24.00							
Total 06/09/2025:						5,600.23							

6/9/2025 GL Period Summary

GL Period	Amount
06/25	5,600.23
Grand Totals:	5,600.23

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
06/16/2025													
2163 Sadie Burkholder													
6162025	1	Invoice	office work	06/16/2025	06/16/2025	380.00	Open Terms	None		.00		06/25	51-40-310
Total 6162025:						380.00							
Total 2163 Sadie Burkholder:						380.00							
1567 Bankcard Center													
JUNE2025	1	Invoice	Comcast firestation	06/16/2025	06/25/2025	101.39	Open Terms	None		.00		06/25	10-57-280
Total JUNE2025:						101.39							
Total 1567 Bankcard Center:						101.39							
1567 Bankcard Center													
JUNE2025	2	Invoice	WASTE MANAGEMENT G	06/16/2025	06/25/2025	6,715.74	Open Terms	None		.00		06/25	52-40-420
Total JUNE2025:						6,715.74							
Total 1567 Bankcard Center:						6,715.74							
1567 Bankcard Center													
JUNE2025	3	Invoice	WASTE MANAGEMENT R	06/16/2025	06/25/2025	3,553.59	Open Terms	None		.00		06/25	52-40-410
Total JUNE2025:						3,553.59							
Total 1567 Bankcard Center:						3,553.59							
1567 Bankcard Center													
JUNE2025	4	Invoice	Receipt books	06/16/2025	06/25/2025	145.72	Open Terms	None		.00		06/25	10-77-250
Total JUNE2025:						145.72							
Total 1567 Bankcard Center:						145.72							
1567 Bankcard Center													
JUNE2025	5	Invoice	bell Printing	06/16/2025	06/25/2025	209.14	Open Terms	None		.00		06/25	10-70-360
Total JUNE2025:						209.14							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 1567 Bankcard Center:						209.14							
1567 Bankcard Center													
JUNE2025	6	Invoice	office supplies	06/16/2025	06/25/2025	85.28	Open Terms	None		.00		06/25	10-43-610
Total JUNE2025:						85.28							
Total 1567 Bankcard Center:						85.28							
1567 Bankcard Center													
JUNE2025	7	Invoice	oven cleaner scout hous	06/16/2025	06/25/2025	8.21	Open Terms	None		.00		06/25	10-70-250
Total JUNE2025:						8.21							
Total 1567 Bankcard Center:						8.21							
1567 Bankcard Center													
JUNE2025	8	Invoice	health department	06/16/2025	06/25/2025	65.00	Open Terms	None		.00		06/25	10-70-350
Total JUNE2025:						65.00							
Total 1567 Bankcard Center:						65.00							
1567 Bankcard Center													
JUNE2025	9	Invoice	birthday gift cards	06/16/2025	06/25/2025	50.00	Open Terms	None		.00		06/25	10-43-610
Total JUNE2025:						50.00							
Total 1567 Bankcard Center:						50.00							
1567 Bankcard Center													
JUNE2025	10	Invoice	uday prizes	06/16/2025	06/25/2025	17.15	Open Terms	None		.00		06/25	10-70-360
Total JUNE2025:						17.15							
Total 1567 Bankcard Center:						17.15							
1567 Bankcard Center													
JUNE2025	11	Invoice	seven brothers bday gift ca	06/16/2025	06/25/2025	25.00	Open Terms	None		.00		06/25	10-43-610

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total JUNE2025:						25.00							
Total 1567 Bankcard Center:						25.00							
1567 Bankcard Center													
JUNE2025	12	Invoice	uday prizes	06/16/2025	06/25/2025	62.08	Open Terms	None		.00		06/25	10-70-360
Total JUNE2025:						62.08							
Total 1567 Bankcard Center:						62.08							
1567 Bankcard Center													
JUNE2025	13	Invoice	Chip	06/16/2025	06/25/2025	30.00	Open Terms	None		.00		06/25	10-43-610
Total JUNE2025:						30.00							
Total 1567 Bankcard Center:						30.00							
1567 Bankcard Center													
JUNE2025	14	Invoice	salmon bake supplies	06/16/2025	06/25/2025	24.19	Open Terms	None		.00		06/25	10-70-350
Total JUNE2025:						24.19							
Total 1567 Bankcard Center:						24.19							
1567 Bankcard Center													
JUNE2025	15	Invoice	office supplies	06/16/2025	06/25/2025	166.10	Open Terms	None		.00		06/25	10-42-240
Total JUNE2025:						166.10							
Total 1567 Bankcard Center:						166.10							
1567 Bankcard Center													
JUNE2025	16	Invoice	office supplies	06/16/2025	06/25/2025	62.97	Open Terms	None		.00		06/25	10-42-240
Total JUNE2025:						62.97							
Total 1567 Bankcard Center:						62.97							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
1567 Bankcard Center													
JUNE2025	17	Invoice	Crown trophy	06/16/2025	06/25/2025	33.00	Open Terms	None		.00		06/25	10-42-240
Total JUNE2025:						33.00							
Total 1567 Bankcard Center:						33.00							
1567 Bankcard Center													
JUNE2025	18	Invoice	spirit of uintah name plates	06/16/2025	06/25/2025	43.00	Open Terms	None		.00		06/25	10-43-610
Total JUNE2025:						43.00							
Total 1567 Bankcard Center:						43.00							
1567 Bankcard Center													
JUNE2025	19	Invoice	soda	06/16/2025	06/25/2025	23.81	Open Terms	None		.00		06/25	10-43-610
Total JUNE2025:						23.81							
Total 1567 Bankcard Center:						23.81							
1567 Bankcard Center													
JUNE2025	20	Invoice	data privacy conference	06/16/2025	06/25/2025	132.24	Open Terms	None		.00		06/25	10-43-230
Total JUNE2025:						132.24							
Total 1567 Bankcard Center:						132.24							
1567 Bankcard Center													
JUNE2025	21	Invoice	IFA spray for cemetery	06/16/2025	06/25/2025	81.50	Open Terms	None		.00		06/25	10-70-250
Total JUNE2025:						81.50							
Total 1567 Bankcard Center:						81.50							
1567 Bankcard Center													
JUNE2025	22	Invoice	IFA spray for park	06/16/2025	06/25/2025	81.50	Open Terms	None		.00		06/25	10-70-250
Total JUNE2025:						81.50							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 1567 Bankcard Center:						81.50							
1567 Bankcard Center													
JUNE2025	23	Invoice	Maverick GAs	06/16/2025	06/25/2025	26.80	Open Terms	None		.00		06/25	10-77-140
Total JUNE2025:						26.80							
Total 1567 Bankcard Center:						26.80							
1567 Bankcard Center													
JUNE2025	24	Invoice	Maverick GAS	06/16/2025	06/25/2025	133.01	Open Terms	None		.00		06/25	10-77-140
Total JUNE2025:						133.01							
Total 1567 Bankcard Center:						133.01							
1567 Bankcard Center													
JUNE2025	25	Invoice	Maverick GAS	06/16/2025	06/25/2025	19.81	Open Terms	None		.00		06/25	10-77-140
Total JUNE2025:						19.81							
Total 1567 Bankcard Center:						19.81							
1567 Bankcard Center													
JUNE2025	26	Invoice	Maverick GAS	06/16/2025	06/25/2025	95.37	Open Terms	None		.00		06/25	10-60-490
Total JUNE2025:						95.37							
Total 1567 Bankcard Center:						95.37							
1567 Bankcard Center													
JUNE2025	27	Invoice	home depot supplies	06/16/2025	06/25/2025	29.68	Open Terms	None		.00		06/25	10-51-250
Total JUNE2025:						29.68							
Total 1567 Bankcard Center:						29.68							
1567 Bankcard Center													
JUNE2025	28	Invoice	drive belts	06/16/2025	06/25/2025	107.24	Open Terms	None		.00		06/25	10-60-250

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total JUNE2025:						107.24							
Total 1567 Bankcard Center:						107.24							
1567 Bankcard Center													
JUNE2025	29	Invoice	Maverick GAS	06/16/2025	06/25/2025	99.75	Open Terms	None		.00		06/25	10-60-490
Total JUNE2025:						99.75							
Total 1567 Bankcard Center:						99.75							
1567 Bankcard Center													
JUNE2025	30	Invoice	home depot	06/16/2025	06/25/2025	5.34	Open Terms	None		.00		06/25	10-51-250
Total JUNE2025:						5.34							
Total 1567 Bankcard Center:						5.34							
1567 Bankcard Center													
JUNE2025	31	Invoice	Maverick GAS	06/16/2025	06/25/2025	86.59	Open Terms	None		.00		06/25	10-60-490
Total JUNE2025:						86.59							
Total 1567 Bankcard Center:						86.59							
1567 Bankcard Center													
JUNE2025	32	Invoice	IFA supplies	06/16/2025	06/25/2025	154.93	Open Terms	None		.00		06/25	51-40-250
Total JUNE2025:						154.93							
Total 1567 Bankcard Center:						154.93							
1567 Bankcard Center													
JUNE2025	33	Invoice	home depot supplies	06/16/2025	06/25/2025	26.83	Open Terms	None		.00		06/25	10-77-250
Total JUNE2025:						26.83							
Total 1567 Bankcard Center:						26.83							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
1567 Bankcard Center													
JUNE2025	34	Invoice	Maverick GAS	06/16/2025	06/25/2025	39.06	Open Terms	None		.00		06/25	10-70-140
Total JUNE2025:						39.06							
Total 1567 Bankcard Center:						39.06							
1567 Bankcard Center													
JUNE2025	35	Invoice	Valley Nursery	06/16/2025	06/25/2025	127.84	Open Terms	None		.00		06/25	10-70-250
Total JUNE2025:						127.84							
Total 1567 Bankcard Center:						127.84							
1567 Bankcard Center													
JUNE2025	36	Invoice	Maverick GAS	06/16/2025	06/25/2025	87.41	Open Terms	None		.00		06/25	10-60-490
Total JUNE2025:						87.41							
Total 1567 Bankcard Center:						87.41							
1567 Bankcard Center													
JUNE2025	37	Invoice	home depot	06/16/2025	06/25/2025	187.53	Open Terms	None		.00		06/25	10-70-250
Total JUNE2025:						187.53							
Total 1567 Bankcard Center:						187.53							
1567 Bankcard Center													
JUNE2025	38	Invoice	USPS stamps	06/16/2025	06/25/2025	148.55	Open Terms	None		.00		06/25	10-42-138
Total JUNE2025:						148.55							
Total 1567 Bankcard Center:						148.55							
1567 Bankcard Center													
JUNE2025	39	Invoice	Crown troph	06/16/2025	06/25/2025	53.00	Open Terms	None		.00		06/25	10-45-240
Total JUNE2025:						53.00							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 1567 Bankcard Center:						53.00							
1567 Bankcard Center													
JUNE2025	40	Invoice	annual fees	06/16/2025	06/25/2025	30.00	Open Terms	None		.00		06/25	10-43-440
Total JUNE2025:						30.00							
Total 1567 Bankcard Center:						30.00							
1567 Bankcard Center													
JUNE2025	41	Invoice	finance charge refund	06/16/2025	06/25/2025	35.38-	Open Terms	None		.00		06/25	10-43-440
Total JUNE2025:						35.38-							
Total 1567 Bankcard Center:						35.38-							
1567 Bankcard Center													
JUNE2025	42	Invoice	finance charge refund	06/16/2025	06/25/2025	192.28-	Open Terms	None		.00		06/25	10-43-440
Total JUNE2025:						192.28-							
Total 1567 Bankcard Center:						192.28-							
2138 Verizon													
6115030172	1	Invoice	Building Inspector new tabl	07/02/2025	07/02/2025	42.20	Open Terms	None		.00		06/25	10-47-240
Total 6115030172:						42.20							
Total 2138 Verizon:						42.20							
2138 Verizon													
6115030172	2	Invoice	hot stop for u days	07/02/2025	07/02/2025	42.20	Open Terms	None		.00		06/25	10-43-280
Total 6115030172:						42.20							
Total 2138 Verizon:						42.20							
400 Caselle, Inc													
06964	1	Invoice	CONTRACT SUPPORT JU	07/01/2025	07/01/2025	1,107.00	Open Terms	None		.00		06/25	10-43-310

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 06964:						1,107.00							
Total 400 Caselle, Inc:						1,107.00							
1802 Chemtech-Ford Inc													
25F0020	1	Invoice	DBP's	07/07/2025	07/07/2025	275.00	Open Terms	None		.00		06/25	51-40-630
Total 25F0020:						275.00							
Total 1802 Chemtech-Ford Inc:						275.00							
2052 Weber County Corporation													
63398	1	Invoice	Animal shelter services & b	06/01/2025	06/01/2025	2,138.00	Open Terms	None		.00		06/25	10-55-310
Total 63398:						2,138.00							
Total 2052 Weber County Corporation:						2,138.00							
2052 Weber County Corporation													
63399	1	Invoice	Animal control services	06/01/2025	06/01/2025	1,213.00	Open Terms	None		.00		06/25	10-55-310
Total 63399:						1,213.00							
Total 2052 Weber County Corporation:						1,213.00							
2193 Ismael Bahena Soto													
245000226	1	Invoice	overpaid bail	06/01/2025	06/01/2025	100.00	Open Terms	None		.00		06/25	10-35-100
Total 245000226:						100.00							
Total 2193 Ismael Bahena Soto:						100.00							
1594 Les Olson Company													
TEL56071	1	Invoice	telecom	06/10/2025	06/10/2025	151.85	Open Terms	None		.00		06/25	10-43-270
Total TEL56071:						151.85							
Total 1594 Les Olson Company:						151.85							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
1904 Comcast													
JUNE2025	1	Invoice	Internet	06/25/2025	06/25/2025	152.65	Open Terms	None		.00		06/25	10-57-280
Total JUNE2025:						152.65							
Total 1904 Comcast:						152.65							
2194 Brock Burton													
JUNE2025	1	Invoice	UDAY HELP	06/16/2025	06/16/2025	140.00	Open Terms	None		.00		06/25	51-40-310
Total JUNE2025:						140.00							
Total 2194 Brock Burton:						140.00							
2160 Brielle Woodbury													
JUNE2025	1	Invoice	UDAY HELP	06/16/2025	06/16/2025	30.00	Open Terms	None		.00		06/25	51-40-310
Total JUNE2025:						30.00							
Total 2160 Brielle Woodbury:						30.00							
2159 Logan Woodbury													
JUNE2025	1	Invoice	UDAY HELP	06/16/2025	06/16/2025	195.00	Open Terms	None		.00		06/25	51-40-310
Total JUNE2025:						195.00							
Total 2159 Logan Woodbury:						195.00							
Total 06/16/2025:						18,914.59							

6/16/2025 GL Period Summary

GL Period	Amount
06/25	18,914.59
Grand Totals:	18,914.59

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
06/23/2025													
980 Post Asphalt Paving													
2025-376	1	Invoice	Valley Meadows Overlay	06/18/2025	06/18/2025	64,066.50	Open Terms	None		.00		06/25	10-60-650
Total 2025-376:						64,066.50							
Total 980 Post Asphalt Paving:						64,066.50							
2195 Robinson Waste Services													
I9075	1	Invoice	Restrooms and hadwashin	06/12/2025	06/12/2025	550.00	Open Terms	None		.00		06/25	10-38-360
Total I9075:						550.00							
Total 2195 Robinson Waste Services:						550.00							
1594 Les Olson Company													
MNS56078	1	Invoice	SUPPORT	06/10/2025	06/10/2025	1,219.88	Open Terms	None		.00		06/25	10-43-310
Total MNS56078:						1,219.88							
Total 1594 Les Olson Company:						1,219.88							
Total 06/23/2025:						65,836.38							

6/23/2025 GL Period Summary

GL Period	Amount
06/25	65,836.38
Grand Totals:	65,836.38

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
06/30/2025													
2196 Valley Glass Ogden, LLC													
104963	1	Invoice	Windows for City Hall	06/09/2025	06/09/2025	3,910.00	Open Terms	None		.00		06/25	10-51-250
Total 104963:						3,910.00							
Total 2196 Valley Glass Ogden, LLC:						3,910.00							
1594 Les Olson Company													
COMPUTER	1	Invoice	desktop computer	06/30/2025	06/30/2025	1,265.00	Open Terms	None		.00		06/25	10-42-240
Total COMPUTER2025:						1,265.00							
Total 1594 Les Olson Company:						1,265.00							
2197 Young Dodge Layton													
TRUCK2025	1	Invoice	Dodge Ram Truck 2025	06/25/2025	06/25/2025	85,024.51	Open Terms	None		.00		06/25	10-60-740
Total TRUCK2025:						85,024.51							
Total 2197 Young Dodge Layton:						85,024.51							
2198 Mountain Home Services													
287052595	1	Invoice	Repair on firestation aircon	06/24/2025	06/24/2025	3,052.56	Open Terms	None		.00		06/25	10-51-250
Total 287052595:						3,052.56							
Total 2198 Mountain Home Services:						3,052.56							
390 Enbridge Gas													
7721JULY20	1	Invoice	Utilities-shop acct#772150	06/19/2025	07/11/2025	12.09	Open Terms	None		.00		06/25	10-43-270
Total 7721JULY2025:						12.09							
Total 390 Enbridge Gas:						12.09							
390 Enbridge Gas													
7721JULY20	2	Invoice	Utilities-shop acct#772150	06/19/2025	07/11/2025	7.74	Open Terms	None		.00		06/25	51-40-270
Total 7721JULY2025:						7.74							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 390 Enbridge Gas:						7.74							
390 Enbridge Gas													
7721JULY20	3	Invoice	Utilities-shop acct#772150	06/19/2025	07/11/2025	4.35	Open Terms	None		.00		06/25	52-40-270
Total 7721JULY2025:						4.35							
Total 390 Enbridge Gas:						4.35							
390 Enbridge Gas													
5321JULY20	1	Invoice	Utilities-old town hall acct#	07/11/2025	07/11/2025	13.29	Open Terms	None		.00		06/25	10-43-270
Total 5321JULY2025:						13.29							
Total 390 Enbridge Gas:						13.29							
390 Enbridge Gas													
3650JULY20	1	Invoice	Utilities-New Office acct# 3	07/11/2025	07/11/2025	12.25	Open Terms	None		.00		06/25	10-43-270
Total 3650JULY2025:						12.25							
Total 390 Enbridge Gas:						12.25							
Total 06/30/2025:						93,301.79							

6/30/2025 GL Period Summary

GL Period	Amount
06/25	93,301.79
Grand Totals:	93,301.79

Grand Totals: 247,361.71

Report GL Period Summary

GL Period	Amount

GL Period	Amount
06/25	247,361.71
Grand Totals:	247,361.71

Vendor number hash:	95054
Vendor number hash - split:	177678
Total number of invoices:	64
Total number of transactions:	122

Terms Description	Invoice Amount	Discount Amount	Net Invoice Amount
Open Terms	247,361.71	.00	247,361.71
Grand Totals:	247,361.71	.00	247,361.71

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TAX REVENUE					
10-31-100	CURRENT YEAR PROPERTY TAX-PTIF	.00	49,878.72	49,602.00	(276.72)	100.6
10-31-150	FEE-IN-LIEU MOTOR VEH.-PTIF	.00	1,636.96	6,000.00	4,363.04	27.3
10-31-200	PRIOR YEAR PROPERTY TAX-PTIF	.00	334.82	1,000.00	665.18	33.5
10-31-300	SALES AND USE TAX ALLOTMENT	84,596.25	336,383.53	335,500.00	(883.53)	100.3
10-31-400	FRANCHISE TAX (MUNICIPAL ENER)	3,901.65	82,467.12	82,000.00	(467.12)	100.6
10-31-500	TELECOMM. TAX	1,354.45	5,449.55	5,200.00	(249.55)	104.8
10-31-550	TRANSIENT ROOM TAX	3,739.81	15,175.41	15,000.00	(175.41)	101.2
10-31-600	LOCAL HWY/TRANSIT OPTION TAX	8,036.76	32,051.24	30,000.00	(2,051.24)	106.8
	TOTAL TAX REVENUE	101,628.92	523,377.35	524,302.00	924.65	99.8
	LICENSE / PERMIT REVENUE					
10-32-100	BUSINESS LICENSES	550.00	26,275.00	25,000.00	(1,275.00)	105.1
10-32-200	CONDITIONAL USE PERMIT	100.00	350.00	300.00	(50.00)	116.7
10-32-210	BUILDING PERMIT & 1% SURCHARGE	1,317.10	76,821.12	240,000.00	163,178.88	32.0
10-32-300	TOWN STANDARDS	.00	6,000.00	.00	(6,000.00)	.0
	TOTAL LICENSE / PERMIT REVENUE	1,967.10	109,446.12	265,300.00	155,853.88	41.3
	INTERGOVERNMENTAL REVENUE					
10-33-170	CULTURAL-RECREATION-RAMP	.00	5,000.00	5,000.00	.00	100.0
10-33-560	CLASS "C" ROAD FUND ALLOTMENT	16,908.08	79,423.53	65,000.00	(14,423.53)	122.2
10-33-580	STATE LIQUOR FUND ALLOTMENT	.00	.00	500.00	500.00	.0
10-33-700	LOCAL GRANTS	.00	12,075.00	9,000.00	(3,075.00)	134.2
	TOTAL INTERGOVERNMENTAL REVENUE	16,908.08	96,498.53	79,500.00	(16,998.53)	121.4
	REVENUE FOR SERVICES					
10-34-100	IMPACT FEES/OFFICE/PUBLIC SFTY	.00	272.26	.00	(272.26)	.0
10-34-200	IMPACT FEES/FIRE STATION	.00	1,492.80	.00	(1,492.80)	.0
10-34-300	IMPACT FEES/STREETS	.00	8,568.80	.00	(8,568.80)	.0
10-34-400	FIRE STATION RENT	3,000.00	30,000.00	36,000.00	6,000.00	83.3
10-34-460	ADMIN FEES/ PC PLAN REVIEWS	2,848.00	2,848.00	1,500.00	(1,348.00)	189.9
10-34-475	PARK RENTAL FEES	220.00	2,575.00	3,500.00	925.00	73.6
10-34-700	IMPACT FEES/PARK & REC	.00	3,442.56	.00	(3,442.56)	.0
10-34-810	SALE OF CEMETERY LOTS	10,500.00	51,600.00	35,000.00	(16,600.00)	147.4
10-34-830	BURIAL FEES	.00	150.00	5,000.00	4,850.00	3.0
	TOTAL REVENUE FOR SERVICES	16,568.00	100,949.42	81,000.00	(19,949.42)	124.6

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FINES / FORFEITURE REVENUE					
10-35-100	COURT FINES	4,755.00	60,089.15	55,000.00	(5,089.15)	109.3
10-35-250	TRAFFIC SCHOOL	.00	300.00	1,000.00	700.00	30.0
10-35-330	HUNTSVILLE PARKING TICKETS	(250.00)	(2,750.00)	.00	2,750.00	.0
	TOTAL FINES / FORFEITURE REVENUE	4,505.00	57,639.15	56,000.00	(1,639.15)	102.9
	GENERAL REVENUE					
10-36-150	EXCESS CLASS "C" TO BE APPROP.	.00	.00	67,316.50	67,316.50	.0
	TOTAL GENERAL REVENUE	.00	.00	67,316.50	67,316.50	.0
	MISCELLANEOUS REVENUE					
10-38-100	INTEREST EARNINGS	.00	56,754.34	35,000.00	(21,754.34)	162.2
10-38-250	MISCELLANEOUS REVENUE-ZIONS	.00	2,050.00	2,500.00	450.00	82.0
10-38-300	EASTER	.00	1,470.00	2,000.00	530.00	73.5
10-38-360	U-DAY PROCEEDS	1,947.15	2,946.90	4,000.00	1,053.10	73.7
10-38-470	SALMON DINNER	6,115.00	6,145.00	4,000.00	(2,145.00)	153.6
10-38-490	RECREATION FEES	.00	.00	200.00	200.00	.0
	TOTAL MISCELLANEOUS REVENUE	8,062.15	69,366.24	47,700.00	(21,666.24)	145.4
	TOTAL FUND REVENUE	149,639.25	957,276.81	1,121,118.50	163,841.69	85.4

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LEGISLATIVE EXPENSE					
10-41-110	SALARIES - MAYOR AND COUNCIL	1,700.00	20,100.00	20,400.00	300.00	98.5
10-41-130	EMPLOYEE BENEFITS	134.85	1,605.00	1,500.00	(105.00)	107.0
10-41-330	EDUCATION AND TRAINING	.00	164.80	500.00	335.20	33.0
	TOTAL LEGISLATIVE EXPENSE	1,834.85	21,869.80	22,400.00	530.20	97.6
	JUSTICE / SAFETY EXPENSE					
10-42-110	SALARIES AND WAGES	4,187.32	52,953.36	60,000.00	7,046.64	88.3
10-42-120	TELEPHONE ALLOWANCE	35.00	420.00	420.00	.00	100.0
10-42-130	EMPLOYEE BENEFITS	896.85	12,146.32	10,400.00	(1,746.32)	116.8
10-42-138	POSTAGE	148.55	224.10	1,000.00	775.90	22.4
10-42-230	TRAVEL	.00	280.50	800.00	519.50	35.1
10-42-235	MILEAGE REIMBURSEMENT	.00	660.19	800.00	139.81	82.5
10-42-240	OFFICE SUPPLIES AND EXPENSE	1,527.07	3,691.21	5,000.00	1,308.79	73.8
10-42-310	PROFESSIONAL & TECHNICAL	250.00	4,094.81	8,000.00	3,905.19	51.2
10-42-330	EDUCATION AND TRAINING	.00	1,087.53	1,200.00	112.47	90.6
10-42-415	SURCHARGE-UTAH STATE TREASURER	1,457.95	19,329.52	20,000.00	670.48	96.7
10-42-420	HUNTSVILLE COURT FINES	611.33	6,050.50	2,500.00	(3,550.50)	242.0
10-42-620	WEBER COUNTY SHERIFF	54,012.00	234,473.00	200,000.00	(34,473.00)	117.2
10-42-630	WITNESS FEES	.00	55.50	150.00	94.50	37.0
10-42-640	TRAFFIC SCHOOL	.00	500.00	1,500.00	1,000.00	33.3
	TOTAL JUSTICE / SAFETY EXPENSE	63,126.07	335,966.54	311,770.00	(24,196.54)	107.8
	ADMINISTRATIVE EXPENSE					
10-43-110	SALARIES AND WAGES	8,925.98	113,828.17	105,000.00	(8,828.17)	108.4
10-43-130	EMPLOYEE BENEFITS	2,870.62	36,539.78	28,900.00	(7,639.78)	126.4
10-43-135	CHRISTMAS	.00	1,392.95	1,500.00	107.05	92.9
10-43-210	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	1,688.67	3,500.00	1,811.33	48.3
10-43-220	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
10-43-230	TRAVEL	132.24	2,934.28	2,500.00	(434.28)	117.4
10-43-235	MILEAGE REIMBURSEMENT	.00	1,539.57	1,500.00	(39.57)	102.6
10-43-240	OFFICE SUPPLIES AND EXPENSE	.00	3,464.80	3,500.00	35.20	99.0
10-43-250	EQUIPMENT-SUPPLIES & MAINTENAN	314.70	(2,273.78)	8,000.00	10,273.78	(28.4)
10-43-260	N/A	.00	.00	1,000.00	1,000.00	.0
10-43-270	UTILITIES	748.93	5,060.86	10,000.00	4,939.14	50.6
10-43-280	TELEPHONE	182.20	2,774.58	2,000.00	(774.58)	138.7
10-43-310	PROFESSIONAL & TECHNICAL SERVI	5,125.18	61,254.28	55,000.00	(6,254.28)	111.4
10-43-320	ATTORNEY	750.00	8,250.00	10,000.00	1,750.00	82.5
10-43-330	EDUCATION AND TRAINING	.00	1,498.55	1,500.00	1.45	99.9
10-43-440	BANK CHARGES	(106.66)	1,444.99	1,500.00	55.01	96.3
10-43-450	PAYROLL TAX EXPENSE	34.69	486.05	1,000.00	513.95	48.6
10-43-480	SPECIAL DEPARTMENT SUPPLIES	.00	.00	2,500.00	2,500.00	.0
10-43-510	INSURANCE AND SURETY BONDS	.00	19,646.51	20,000.00	353.49	98.2
10-43-610	MISCELLANEOUS SUPPLIES - ZIONS	335.73	2,743.54	3,500.00	756.46	78.4
	TOTAL ADMINISTRATIVE EXPENSE	19,313.61	262,273.80	262,900.00	626.20	99.8

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PLANNING COMMISSION EXPENSE					
10-45-110	SALARIES AND WAGES	445.00	5,100.00	5,000.00	(100.00)	102.0
10-45-130	EMPLOYEE BENEFITS	22.95	298.35	350.00	51.65	85.2
10-45-240	OFFICE SUPPLIES AND EXPENSE	53.00	55.25	750.00	694.75	7.4
10-45-320	ATTORNEY/ENGINEER	742.50	15,365.25	30,000.00	14,634.75	51.2
	TOTAL PLANNING COMMISSION EXPENSE	1,263.45	20,818.85	36,100.00	15,281.15	57.7
	BUILDING INSPECTION EXPENSE					
10-47-210	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	6,000.00	6,000.00	.0
10-47-240	OFFICE SUPPLIES AND EXPENSE	42.20	335.30	1,000.00	664.70	33.5
10-47-310	PROF & TECH	2,377.50	15,075.04	15,000.00	(75.04)	100.5
10-47-330	EDUCATION AND TRAINING	.00	1,036.96	1,000.00	(36.96)	103.7
10-47-340	BUILDING PERMITS/FEES	.00	342.35	300.00	(42.35)	114.1
	TOTAL BUILDING INSPECTION EXPENSE	2,419.70	16,789.65	23,300.00	6,510.35	72.1
	NON-DEPARTMENTAL EXPENSE					
10-50-370	ELECTIONS	.00	.00	1,000.00	1,000.00	.0
	TOTAL NON-DEPARTMENTAL EXPENSE	.00	.00	1,000.00	1,000.00	.0
	GOVERNMENT BUILDINGS EXPENSE					
10-51-110	SALARIES AND WAGES	464.53	4,866.62	5,000.00	133.38	97.3
10-51-130	EMPLOYEE BENEFITS	53.23	654.32	1,000.00	345.68	65.4
10-51-250	BUILDING - SUPPLIES & MAINT.	7,398.70	29,702.55	27,000.00	(2,702.55)	110.0
10-51-260	GROUNDS - SUPPLIES & MAINT.	.00	418.12	1,500.00	1,081.88	27.9
10-51-270	UTILITIES	.00	140.85	.00	(140.85)	.0
	TOTAL GOVERNMENT BUILDINGS EXPENSE	7,916.46	35,782.46	34,500.00	(1,282.46)	103.7
	PUBLIC WORKS EXPENSE					
10-54-110	SALARIES AND WAGES	6,609.48	85,298.89	80,000.00	(5,298.89)	106.6
10-54-130	EMPLOYEE BENEFITS	1,714.76	23,731.00	15,000.00	(8,731.00)	158.2
10-54-250	EQUIPMENT-SUPPLIES & MAINTENAN	.00	195.63	.00	(195.63)	.0
10-54-280	TELEPHONE	.00	.00	1,500.00	1,500.00	.0
	TOTAL PUBLIC WORKS EXPENSE	8,324.24	109,225.52	96,500.00	(12,725.52)	113.2
	ANIMAL CONTROL EXPENSE					
10-55-310	PROFESSIONAL & TECHNICAL	3,351.00	14,839.00	10,000.00	(4,839.00)	148.4
	TOTAL ANIMAL CONTROL EXPENSE	3,351.00	14,839.00	10,000.00	(4,839.00)	148.4

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FIRE / PUBLIC SAFETY EXPENSE					
10-57-250	EQUIPMENT SUPPLIES & MAINTENAN	.00	534.00	1,000.00	466.00	53.4
10-57-270	UTILITIES	.00	1,566.58	1,500.00	(66.58)	104.4
10-57-280	TELEPHONE	254.04	2,107.86	2,500.00	392.14	84.3
	TOTAL FIRE / PUBLIC SAFETY EXPENSE	254.04	4,208.44	5,000.00	791.56	84.2
	STREET EXPENSE					
10-60-250	EQUIPMENT-SUPPLIES & MAINTENAN	252.23	9,480.50	14,000.00	4,519.50	67.7
10-60-275	UTILITIES-STREET LIGHTS	708.54	8,236.73	7,500.00	(736.73)	109.8
10-60-480	RAW MATERIALS	.00	5,560.25	4,500.00	(1,060.25)	123.6
10-60-490	GASOLINE	369.12	3,605.88	7,000.00	3,394.12	51.5
10-60-610	MISCELLANEOUS SUPPLIES	.00	(85.43)	.00	85.43	.0
10-60-630	RAILROAD CROSSING GRANT	.00	1,497.50	.00	(1,497.50)	.0
10-60-650	CLASS 'C' ROAD EXPENDITURES	64,066.50	211,899.87	142,316.50	(69,583.37)	148.9
10-60-740	CAPITAL OUTLAY - EQUIPMENT	85,024.51	85,024.51	.00	(85,024.51)	.0
	TOTAL STREET EXPENSE	150,420.90	325,219.81	175,316.50	(149,903.31)	185.5
	PARK & RECREATION EXPENSE					
10-70-140	GASOLINE	39.06	169.03	1,000.00	830.97	16.9
10-70-160	EASTER	.00	1,369.65	2,000.00	630.35	68.5
10-70-250	EQUIPMENT-SUPPLIES & MAINTENAN	928.17	3,859.15	7,000.00	3,140.85	55.1
10-70-270	UTILITIES (OLD TOWN HALL)	.00	1,980.80	2,200.00	219.20	90.0
10-70-350	SALMON DINNER	89.19	89.19	4,000.00	3,910.81	2.2
10-70-360	U DAY / HOLIDAY ACTIVITIES	588.37	1,111.18	4,000.00	2,888.82	27.8
10-70-700	RAMP TAX	.00	.00	5,000.00	5,000.00	.0
	TOTAL PARK & RECREATION EXPENSE	1,644.79	8,579.00	25,200.00	16,621.00	34.0
	CEMETERY EXPENSE					
10-77-110	SALARIES AND WAGES	177.86	1,794.79	5,000.00	3,205.21	35.9
10-77-120	TELEPHONE ALLOWANCE	70.00	840.00	1,200.00	360.00	70.0
10-77-130	EMPLOYEE BENEFITS	14.31	154.47	.00	(154.47)	.0
10-77-140	GASOLINE	179.62	1,131.92	1,200.00	68.08	94.3
10-77-250	EQUIPMENT SUPPLIES AND MAINTEN	893.60	4,739.40	15,000.00	10,260.60	31.6
10-77-270	UTILITIES	14.83	165.88	600.00	434.12	27.7
	TOTAL CEMETERY EXPENSE	1,350.22	8,826.46	23,000.00	14,173.54	38.4
	GENERAL EXPENSE					
10-80-620	WEB-PAGE	.00	2,732.00	6,295.00	3,563.00	43.4
	TOTAL GENERAL EXPENSE	.00	2,732.00	6,295.00	3,563.00	43.4

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	MISCELLANEOUS EXPENSE					
10-90-200	TRANSFERS OUT	.00	.00	87,837.00	87,837.00	.0
	TOTAL MISCELLANEOUS EXPENSE	.00	.00	87,837.00	87,837.00	.0
	TOTAL FUND EXPENDITURES	261,219.33	1,167,131.33	1,121,118.50	(46,012.83)	104.1
	NET REVENUE OVER EXPENDITURES	(111,580.08)	(209,854.52)	.00	209,854.52	.0

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

WATER ENTERPRISE FND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GENERAL REVENUE					
51-36-100	EXCESS FUND BAL.BE APPROP.	.00	.00	80,100.00	80,100.00	.0
	TOTAL GENERAL REVENUE	.00	.00	80,100.00	80,100.00	.0
	WATER REVENUE					
51-37-100	WATER SALES	62,556.31	408,571.66	340,000.00	(68,571.66)	120.2
51-37-200	CONNECTION FEES-NEW HOUSE	.00	450.00	1,000.00	550.00	45.0
51-37-250	METERS	.00	1,622.40	1,500.00	(122.40)	108.2
51-37-300	PENALTIES & FORFEITURES	324.00	3,892.00	5,000.00	1,108.00	77.8
51-37-500	GARBAGE SALES - NOT USED	.00	140.00	.00	(140.00)	.0
	TOTAL WATER REVENUE	62,880.31	414,676.06	347,500.00	(67,176.06)	119.3
	MISCELLANEOUS REVENUE					
51-38-100	INTEREST EARNINGS	.00	17,421.08	50,000.00	32,578.92	34.8
51-38-500	IMPACT FEES/WATER	.00	26,533.20	20,000.00	(6,533.20)	132.7
51-38-505	WEBER BASIN IMPACT FEE	.00	83,328.00	200,000.00	116,672.00	41.7
51-38-900	MISCELLANEOUS	.00	162.00	.00	(162.00)	.0
	TOTAL MISCELLANEOUS REVENUE	.00	127,444.28	270,000.00	142,555.72	47.2
	TOTAL FUND REVENUE	62,880.31	542,120.34	697,600.00	155,479.66	77.7

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

WATER ENTERPRISE FND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER EXPENSE					
51-40-110	SALARIES AND WAGES	2,489.83	39,886.86	100,000.00	60,113.14	39.9
51-40-130	EMPLOYEE BENEFITS	669.19	8,510.99	20,000.00	11,489.01	42.6
51-40-210	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	938.00	2,250.00	1,312.00	41.7
51-40-230	TRAVEL	.00	1,182.43	1,500.00	317.57	78.8
51-40-235	MILEAGE REIMBURSEMENT	.00	1,381.80	1,650.00	268.20	83.8
51-40-240	OFFICE SUPPLIES AND EXPENSE	173.25	3,340.45	7,500.00	4,159.55	44.5
51-40-250	EQUIPMENT-SUPPLIES & MAINTENAN	154.93	33,271.13	35,000.00	1,728.87	95.1
51-40-260	BLDGS & GROUNDS - SUPPLIES & M	.00	323.99	.00	(323.99)	.0
51-40-270	UTILITIES	72.58	1,480.69	3,000.00	1,519.31	49.4
51-40-290	UNIFORM ALLOWANCE	456.56	858.60	1,000.00	141.40	85.9
51-40-310	PROFESSIONAL & TECHNICAL SERVI	1,342.50	7,442.61	11,800.00	4,357.39	63.1
51-40-330	EDUCATION AND TRAINING	.00	1,850.00	2,000.00	150.00	92.5
51-40-460	WATER PURCHASES (WEBER BASIN)	.00	189,012.48	190,000.00	987.52	99.5
51-40-470	WATER PURCHASES (MOUNTAIN STR)	.00	400.00	900.00	500.00	44.4
51-40-490	GASOLINE	.00	2,024.14	2,000.00	(24.14)	101.2
51-40-630	WATER SAMPLES	299.00	2,443.24	4,000.00	1,556.76	61.1
51-40-640	EMERGENCY	.00	9,812.19	10,000.00	187.81	98.1
51-40-650	DEPRECIATION	.00	.00	105,000.00	105,000.00	.0
51-40-905	IMPACT FEES WEBER BASIN	.00	20,832.00	200,000.00	179,168.00	10.4
	TOTAL WATER EXPENSE	5,657.84	324,991.60	697,600.00	372,608.40	46.6
	TOTAL FUND EXPENDITURES	5,657.84	324,991.60	697,600.00	372,608.40	46.6
	NET REVENUE OVER EXPENDITURES	57,222.47	217,128.74	.00	(217,128.74)	.0

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GARBAGE ENTERPRISE FND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GENERAL REVENUE					
52-36-100	EXCESS FUND BAL.BE APPROP.	.00	.00	(400.00)	(400.00)	.0
	TOTAL GENERAL REVENUE	.00	.00	(400.00)	(400.00)	.0
	GARBAGE REVENUE					
52-37-100	GARBAGE SALES	8,105.37	90,786.61	75,500.00	(15,286.61)	120.3
52-37-200	RECYCLING SALES	3,390.02	38,034.89	32,000.00	(6,034.89)	118.9
52-37-250	DUMPSTER SALES	.00	419.94	1,400.00	980.06	30.0
	TOTAL GARBAGE REVENUE	11,495.39	129,241.44	108,900.00	(20,341.44)	118.7
	MISCELLANEOUS REVENUE					
52-38-100	INTEREST EARNINGS	.00	5,052.30	5,000.00	(52.30)	101.1
	TOTAL MISCELLANEOUS REVENUE	.00	5,052.30	5,000.00	(52.30)	101.1
	TOTAL FUND REVENUE	11,495.39	134,293.74	113,500.00	(20,793.74)	118.3

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GARBAGE ENTERPRISE FND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GARBAGE EXPENSE					
52-40-110	SALARIES AND WAGES	5.78	53.36	6,000.00	5,946.64	.9
52-40-130	EMPLOYEE BENEFITS	1.34	12.41	1,500.00	1,487.59	.8
52-40-240	OFFICE SUPPLIES AND EXPENSE	110.89	974.58	1,500.00	525.42	65.0
52-40-270	UTILITIES	32.66	1,700.67	1,500.00	(200.67)	113.4
52-40-310	PROFESSIONAL & TECHNICAL	.00	.00	2,000.00	2,000.00	.0
52-40-410	RECYCLING DISPOSAL (WASTE MNG)	3,553.59	38,050.58	40,000.00	1,949.42	95.1
52-40-420	GARBAGE - DISPOSAL (WASTE MNG)	6,715.74	71,942.26	60,000.00	(11,942.26)	119.9
52-40-440	DUMPSTER EXPENSE	.00	346.42	1,000.00	653.58	34.6
	TOTAL GARBAGE EXPENSE	10,420.00	113,080.28	113,500.00	419.72	99.6
	TOTAL FUND EXPENDITURES	10,420.00	113,080.28	113,500.00	419.72	99.6
	NET REVENUE OVER EXPENDITURES	1,075.39	21,213.46	.00	(21,213.46)	.0

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

STORM WATER ENTERPRISE FND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GENERAL REVENUE					
53-36-100	EXCESS FUND BAL.BE APPROP.	.00	.00	800.00	800.00	.0
	TOTAL GENERAL REVENUE	.00	.00	800.00	800.00	.0
	STORM WATER REVENUE					
53-37-100	STORM WATER UTILITY FEE	1,654.25	16,475.25	19,000.00	2,524.75	86.7
53-37-200	STORM WATER PERMIT	.00	400.00	1,500.00	1,100.00	26.7
	TOTAL STORM WATER REVENUE	1,654.25	16,875.25	20,500.00	3,624.75	82.3
	MISCELLANEOUS REVENUE					
53-38-100	INTEREST EARNINGS	.00	3,663.18	2,700.00	(963.18)	135.7
53-38-500	IMPACT FEES/STORM WATER	.00	800.00	.00	(800.00)	.0
	TOTAL MISCELLANEOUS REVENUE	.00	4,463.18	2,700.00	(1,763.18)	165.3
	TOTAL FUND REVENUE	1,654.25	21,338.43	24,000.00	2,661.57	88.9

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

STORM WATER ENTERPRISE FND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STORM WATER EXPENSE					
53-40-110	SALARIES AND WAGES	253.47	2,688.91	2,500.00	(188.91)	107.6
53-40-130	EMPLOYEE BENEFITS	72.00	781.14	1,000.00	218.86	78.1
53-40-240	OFFICE SUPPLIES AND EXPENSE	62.36	817.54	1,000.00	182.46	81.8
53-40-310	PROFESSIONAL & TECHNICAL SERVI	361.75	4,293.50	7,000.00	2,706.50	61.3
53-40-650	DEPRECIATION	.00	.00	5,000.00	5,000.00	.0
	TOTAL STORM WATER EXPENSE	749.58	8,581.09	16,500.00	7,918.91	52.0
	STORM WATER					
53-50-100	BUDGETED INCREASE IN FUND BALA	.00	.00	7,500.00	7,500.00	.0
	TOTAL STORM WATER	.00	.00	7,500.00	7,500.00	.0
	TOTAL FUND EXPENDITURES	749.58	8,581.09	24,000.00	15,418.91	35.8
	NET REVENUE OVER EXPENDITURES	904.67	12,757.34	.00	(12,757.34)	.0

UINTAH CITY ORDINANCE
No. 295-25

An ordinance amending Title 10; Uintah City Code relating to Subdivision Regulations; repealing and replacing Ordinance No. 240-17.

WHEREAS, the City Council finds and determines that the City, from time to time, needs to amend its laws, rules and regulations found within the city code to correct errors, omissions, perform updates or to better clarify language, add meaning or definitions;

WHEREAS, the city feels such change is in the best interest of the city of the Uintah City.

NOW THEREFORE, be it ordained by the city council of Uintah City:

SECTION 1. Title 10 is, amended as follows:

CHAPTER 1 - GENERAL PROVISIONS AND ENFORCEMENT

SECTION:

10-1-1: Title

10-1-2: Policy And Purposes

10-1-3: Jurisdiction

10-1-4: Interpretation And Conflict

10-1-5: Amendments

10-1-6: Conditions Of Regulation

10-1-7: Responsibilities Of Subdivider And City

10-1-8: Resubdivision Of Land

10-1-9: Vacation Of Plat

10-1-10: Variances

10-1-11: Saving Provision

10-1-12: Validity

10-1-13: Enforcement And Inspections

10-1-14: Penalty

10-1-1: TITLE:

These regulations shall hereafter be known, cited and referred to as the SUBDIVISION REGULATIONS OF UINTAH City. (Ord. 154-01, 12-4-2001)

10-1-2: POLICY AND PURPOSES:

A. Policy:

1. It is hereby declared to be the policy of the City to consider the subdivision of land and the subsequent development of the platted subdivision as subject to the control of the Land Use Authority pursuant to the official general plan of the City for the orderly, planned, efficient and economical development of the City.

2. Land to be laid out and platted shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace, and land shall not be laid out and platted until available public facilities and improvements exist and proper provision has been made, where required, for drainage, culinary water, irrigation water, and capital improvements, such as schools, parks, recreation facilities, electrical and natural gas distribution facilities, transportation facilities and other improvements.

3. The existing and proposed public improvements shall conform to and be properly related to the proposals shown in the general plan, official map and the capital facilities plan and program of the City, and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building housing codes, public works standards, zoning ordinances, general plan, official map, land use plan and capital facilities plan (as may be applicable) and other programs of the City.

B. Purposes: These regulations are adopted to comply with Utah Code (notably §10-9a-6) and for the following purposes:

1. To protect and provide for the public health, safety and general welfare, and the keeping of a rural atmosphere for the City citizens.

2. To guide the future growth and development of the City, in accordance with the general plan, maintaining a rural quality of life.

3. To provide for adequate light, air and privacy, to secure safety from fire, flood and other danger, and to prevent overcrowding of the land and undue congestion of population.

4. To protect the rural character of the City and its social and economic stability.

5. To encourage the orderly and beneficial development of all parts of the City.

6. To protect and conserve the value of land throughout the City and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings.

7. To guide public and private policy and action to provide adequate and efficient transportation, culinary water, irrigation water, sewer, schools, parks, playgrounds, recreation, streets, curb and gutter, sidewalk, storm drainage and other public facilities needs. [Grab your reader's attention with a great quote from the document or use this space to emphasize a key point. To place this text box anywhere on the page, just drag it.]

8. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the City, having particular regard to the avoidance of congestion on the streets and highways, the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building lines.

9. To establish reasonable standards of design and procedures for subdivisions and resubdivisions, in order to further the orderly layout and use of land; and to ensure proper legal descriptions and monuments.

10. To ensure public facilities are available and will have sufficient capacity to serve the proposed subdivision.

11. To prevent the pollution of air, streams, rivers, ditches and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability and rural beauty of the community and the value of the land.

12. To preserve the natural beauty and topography of the City and to ensure appropriate development with regard to these natural features. (Ord. 154-01, 12-4-2001)

10-1-3: JURISDICTION:

A. These subdivision regulations shall apply to all applications or petitions to create a subdivision, as defined in section 10-2-2 of this title, located within the corporate limits of the City, regardless of the intended use (commercial, residential, etc.).

B. The requirements of this Chapter do not apply retroactively to subdivision applications or petitions that were approved by the City prior to the enactment of this ordinance.

C. No person shall lay out and plat any tract of land located wholly or partially within the City except in compliance with this subdivision title. No person shall sell or exchange, or offer to sell or exchange, any parcel of land which is any part of a subdivision of a larger tract of land, nor offer for recording in the office of the County Recorder any deed conveying such parcel of land, or any interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this title.

D. No land shall be laid out and platted within the corporate limits of the City, until:

1. The Planning Commission has given preliminary approval, and the Subdivision Review Committee has given final approval of the plat and related subdivision application documents, all fees are paid, and all required signatures are on the final plat; and

2. The approved plat is filed and recorded at the office of the County Recorder.

E. No building permit or certificate of occupancy shall be issued for any parcel or plat of land which was created by subdivision after the effective date hereof and not in conformity with the provisions of these subdivision regulations, and no excavation of land or construction of any public or private improvements shall take place or be commenced except in conformity with the regulations. (Ord. 154-01, 12-4-2001)

10-1-4: INTERPRETATION AND CONFLICT:

A. Interpretation: In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of public health, safety and general welfare.

B. Conflict With Public And Private Provisions:

1. Public Provisions: Where any provision in this Chapter conflicts with state law, state law shall prevail. Where any provision in this Chapter conflicts with other ordinances enacted by the City, the provisions in this Chapter shall prevail unless the City intended such conflicting ordinances not in this Chapter to amend this Chapter

2. Private Provisions: These regulations are not intended to abrogate any easement, covenant, condition, restriction or any other private provisions; provided, that where the provisions of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant or other private agreement or restriction, the requirements of these regulations shall govern. Where the provisions of the easement, covenant, condition, restriction or private agreement, or restriction, impose duties and obligations more restrictive or higher standards than the

requirements of these regulations, or the determinations of the Planning Commission or the City in approving a subdivision or in enforcing these regulations, and such private provisions are not inconsistent with these regulations or determinations thereunder, then such private provisions shall be operative and supplemental to these regulations and determinations made thereunder. Nothing contained therein shall empower or require the City to enforce such private agreements or restrictions. (Ord. 154-01, 12-4-2001)

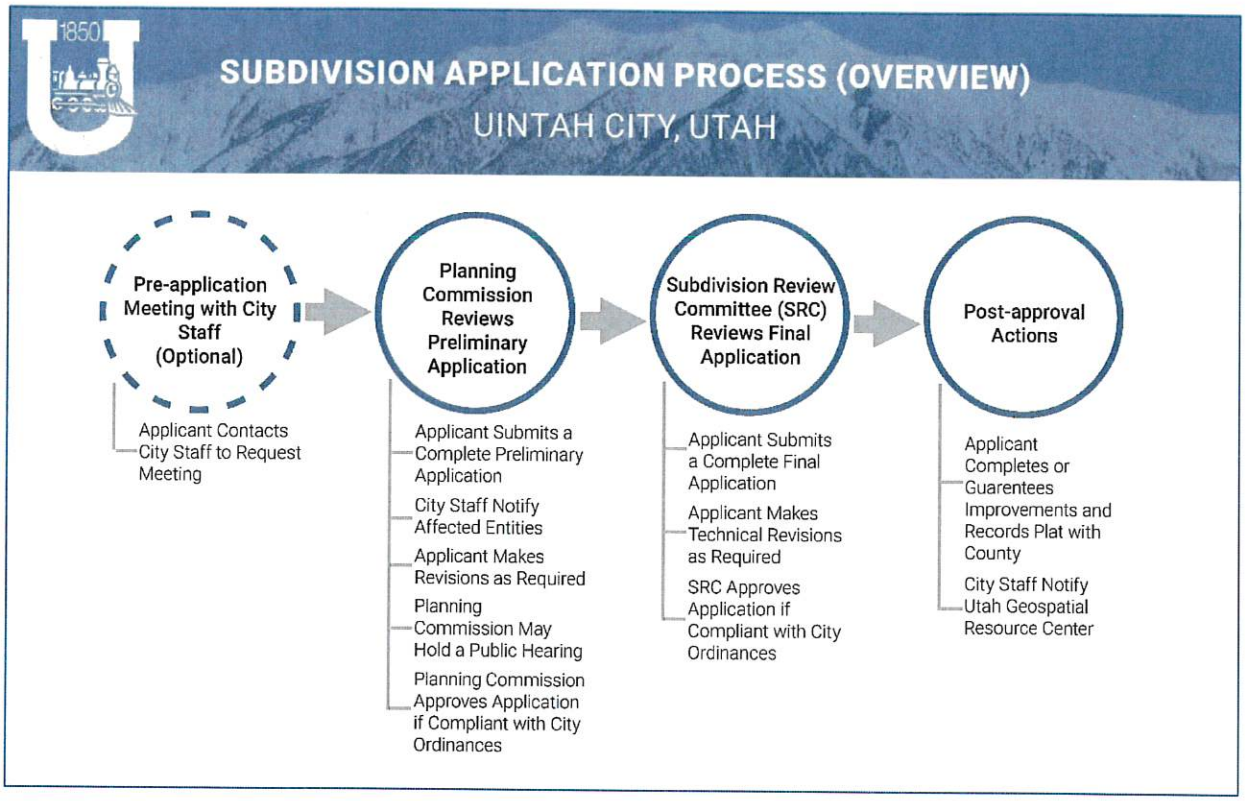
10-1-5: AMENDMENTS:

These subdivision regulations may be amended from time to time by the City Council after holding a public hearing upon proper notice. All proposed changes and amendments shall be proposed by or submitted to the Planning Commission for its recommendation, which, within thirty (30) days, shall be forwarded to the City Council for consideration. Failure of the Planning Commission to submit a recommendation within the prescribed time shall be deemed approval by such commission of the proposed change or amendment. The City Council shall uphold or overrule the recommendation of the Planning Commission by a majority vote of its members within thirty (30) days following the final vote of the Planning Commission. (Ord. 154-01, 12-4-2001)

10-1-6: CONDITIONS OF REGULATION:

A. Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of valid police power delegated by the state to the City. The developer has the duty of compliance with reasonable conditions laid down by the Planning Commission for design, dedication, improvement and restrictive use of the land so as to conform to the physical and economic development of the City and to the safety and general welfare of the future plot owners in the subdivision and of the community at large.

10-1-7: RESPONSIBILITIES OF SUBDIVIDER AND CITY:



A. Subdivider:

1. The subdivider shall prepare subdivision plats consistent with the standards contained herein and shall pay for the design and inspection of the public improvements required. The City shall process the plat in accordance with the regulations set forth herein.

2. All required subdivision improvements shall be provided for all areas shown on the preliminary and final plats and at all off-site locations designated at the time of the preliminary plat approval. The required improvements shall meet the requirements of the City's Construction and Design Standards. (Contact City Engineer for current City Construction and Design Standards.)

3. The subdivider shall not alter the terrain or remove any vegetation from the proposed subdivision site or engage in any site development until he or she has obtained the necessary approval as outlined herein, and the final plat is recorded in the County Recorder's office.

4. The subdivider is responsible for the distribution of proposed subdivision plats to improvement districts, special districts, utility companies and other private and public entities for their information and comments, as directed by the City. The subdivider shall be responsible to ensure that written notices from each improvement district, special

service district, gas company, power company, phone company, cable company, water district, irrigation company and health department, etc., are forwarded to the City in a timely manner affirming that proposed subdivision plats have been received and reviewed by each of the above required agencies.

5. As applicable the City Engineer, the Public Works Department, the Uintah City Zoning Official, the local emergency service authority, the County Health Department, UDOT, the U.S. Postal Service, the State Engineer, FEMA, railroads, and other regulatory agencies shall provide comments to the Land Use Authority regarding subdivision applications as necessary.

6. All required improvements shall be installed by the subdivider within one (1) year from the date of the final approval; provided however, that upon showing of good and sufficient cause, the Land Use Authority may approve a longer period of time for completing construction of part or all of the uncompleted improvements.

7. A performance guarantee securing the installation of all required subdivision improvements shall be provided as required by the City's Construction and Design Standards.

8. Where the subdivision is not adjacent to an existing City water main which is adequate to supply the development, the subdivider shall install one (1) or more lines connecting the subdivision with the closest adequate City line. Said off-site line(s) shall be considered as part of the required subdivision improvements.

9. Both off-site and on-site water mains and appurtenant valves and facilities shall be adequate to meet both culinary and fire flow requirements. In no case shall the water mains be less than eight (8) inches in diameter.

10. To the maximum extent possible, water mains shall be located in the right-of-way lines of public streets in the locations specified by the City. Said mains shall be extended to the boundary of the territory shown in the final plat, including any stub streets required to provide for future access to adjacent property.

11. Water service laterals shall be installed to each lot within the subdivision. The lateral shall extend from the main line to the outer edge of the right-of-way and shall include the installation of a meter box and meter setter.

12. All subdivisions shall have fire hydrants installed in such a manner that meet Fire Marshall requirements.

B. City:

1. The City Engineer, Public Works Department, Local Emergency Service Authority, County Health Department, UDOT, Postal Service, State Engineer, FEMA, Railroad Representative, and other regulatory agencies shall make comments as to engineering requirements for street widths, grades, alignments, and flood control,

whether the proposed public improvements are consistent with this title, the City standards, and other applicable ordinances, and for the inspection and approval of all construction of public improvements. Street layout and overall circulation shall be coordinated with the public works department and the City Engineer.

2. The City Attorney shall approve the form of the final plat, that it is correct and acceptable, and that the subdivider dedicating land for use by the public is the owner of record, and that the land is free and clear of unacceptable encumbrances according to the title report, which shall be submitted by the subdivider.

3. The Subdivision Review Committee has final jurisdiction in the approval of subdivision plats, the establishment of requirements for and design standards of public improvements, and the acceptance of lands and public improvements that may be proposed for dedication.

4. The City will take plats to the county for recording, only after all payments and fees are paid and all the required signatures and requirements are complete and accounted for. (Ord. 154-01, 12-4-2001; amd. Ord. 285-24, 7-7-2024)

10-1-8: RESUBDIVISION OF LAND:

A. Procedure For Resubdivision: For any change in a map of an approved or recorded subdivision plat, if such change affects any street layout shown on such map, area reserved thereon for public use, or any lot line, or if it affects any map or plan legally reached prior to the adoption of any regulations controlling subdivision, such parcel shall be approved by the Planning Commission and Subdivision Review Committee by the same procedure, rules and regulations as for a subdivision.

B. Procedure For Subdivisions Where Future Resubdivision Is Indicated: Whenever a parcel of land is laid out and platted and the subdivision plat shows one or more lots containing more than one acre of land and there are indications that such lots will eventually be laid out and platted into lots of smaller size, as permitted in the zone for that area, the Planning Commission may require that such parcel of land allow for the future opening of streets and the ultimate extension of adjacent streets. Easements providing for the future opening and extensions of such streets may be made a requirement of the plat. (Ord. 154-01, 12-4-2001)

10-1-9: VACATION OF PLAT:

A. Any plat or any part of any plat may be vacated in compliance with and according to the terms of Utah Code Annotated section 10-9a-609, as amended. (Ord. 154-01, 12-4-2001; amd. 2013 Code)

B. Such an instrument shall be approved by the Planning Commission and City Council through an ordinance.

C. Such an instrument shall be executed, acknowledged or approved, and recorded or filed, in like manner as plats of subdivisions; and being duly recorded or filed shall operate to destroy the force and effect of the recording of the plat so vacated and to divest all public rights in the streets, alleys and public grounds, and all dedications laid out or described in such plat.

D. When lots have been sold, the plat may be vacated in the manner herein provided by all the owners of lots in such plat joining in the execution of such in writing. (Ord. 154-01, 12-4-2001)

10-1-10: VARIANCES:

The procedure for variances to this title shall be as provided in title 9, chapter 5 of this code. (Ord. 154-01, 12-4-2001; amd. 2013 Code)

10-1-11: SAVING PROVISION:

These regulations shall not be construed as abating any action now pending under, or by virtue of prior existing subdivision regulations, or as discontinuing, abating, modifying or altering any penalty accruing or about to accrue or as affecting the liability of any person, firm or corporation, or as waiving any right of the City under any section of provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person, firm or corporation, by lawful action of the City, except as shall be expressly provided for in these regulations. (Ord. 154-01, 12-4-2001)

10-1-12: VALIDITY:

A. Any plat of a subdivision filed or recorded without the approvals as required by this title is void.

B. The building official shall not issue any permits unless the plans for the proposed subdivision fully conform to all provisions of this title. No City officer shall issue any permit or license for the use of any building, structure or land when such land is a part of a "subdivision", as defined in section 10-2-2 of this title, until such subdivision has been approved and recorded in the County Recorder's office and all other provisions of the law and all fees have been complied with. Any sale and/or transfer of any land in a subdivision not platted in accordance with the provisions of this title is null and void. Any license or permit issued in conflict with this title shall be null and void. (Ord. 154-01, 12-4-2001)

10-1-13: ENFORCEMENT AND INSPECTIONS:

A. Enforcement Generally:

1. It shall be the duty of the zoning administrator, as designated by the Mayor, to enforce these regulations and to bring to the attention of the City Attorney any violations or lack of compliance herewith.

2. No owner, or agent of the owner, of any parcel of land located in a proposed subdivision shall transfer, sell or offer to sell any such parcel before a plat of such subdivision has been approved by the Land Use Authority, in accordance with the provisions of these regulations, and filed with the County Recorder.

3. The subdivision of any lot or any parcel of land, by the use of metes and bounds description for the purpose of sale, transfer or lease, with the intent of evading these regulations, shall not be permitted. All such described subdivisions shall be subject to all of the requirements contained in these regulations.

4. No building permit shall be issued for the construction of any building or structure located on a lot or parcel of property which has not been laid out and platted in accordance with this title, unless and until all applicable requirements of this title have been met.

B. Inspection:

1. Appropriate departments of the City shall inspect or cause to be inspected all buildings, streets, concrete work, fire hydrants and water supply, storm drainage and sewage disposal systems in the course of construction, installation or repair.

2. Excavation for underground improvements shall not be covered or backfilled until such installation has been approved by the City. If any such installation is covered before being inspected and approved, it shall be uncovered after notice to uncover at expense of the subdivider has been issued to the responsible person by the inspector or City Engineer. All other required utilities placed underground or overhead shall meet all City public works standards as required by franchise agreements. Funds held in bond or escrow accounts will not be released for any work that has not been inspected by the appropriate City department. (Ord. 154-01, 12-4-2001)

10-1-14: PENALTY:

A. General: Any person violating any of the provision of this title shall be fined up to $10,000.

B. Owner To Transfer Or Sell Is Misdemeanor: Any owner or agent of the owner of any land located in a "subdivision", as defined in section 10-2-2 of this title, who transfers or sells, or offers to sell any land in the subdivision before a plat of the subdivision has been approved and recorded with the county as required in this title, shall be fined up to $10,000, and any transfer or sale shall be voided.

C. Documents Used Does Not Exempt: The description by metes and bounds and the instrument of transfer or other documents used in the process of selling or

transferring does not exempt the transaction from a violation or from the penalties or remedies provided for in this title. (Ord. 154-01, 12-4-2001)

10-1-15: SUBDIVISION LAND USE AUTHORITY:

A. The Land Use Authority for **preliminary** applications under this Chapter is the Planning Commission. For purposes of subdivision applications, the Planning Commission shall be responsible for the following, but may delegate any responsibility to City staff:

1. Rendering land use decisions related to preliminary applications.
2. Reviewing preliminary applications in an impartial manner and according to the standards and deadlines described in this Chapter.
3. Holding one public hearing for preliminary applications (when needed).
4. Providing feedback to applicants on their preliminary applications.
5. Scheduling a pre-application meeting with potential applicants (shall be delegated to city staff by default).
6. Keeping application forms (both preliminary and final) and related informational material up to date and publicly accessible and distributing such forms and materials to potential applicants. This task is delegated to City staff by default.
7. Providing notice to entities and parties as required by this Chapter. This task is delegated to City staff by default.
8. Ensuring that documents are properly recorded with the County after final approval as required by this Chapter. This task is delegated to City staff by default.

B. The Land Use Authority for **final** applications under this Chapter is the Subdivision Review Committee (SRC). For purposes of subdivision applications, the Subdivision Review Committee shall be responsible for the following:

1. Rendering land use decisions related to final applications.
2. Reviewing final applications in an impartial manner and according to the standards and deadlines described in this Chapter.
3. Signing final application approvals as required by this Chapter.

C. The Subdivision Review Committee shall be organized as follows:

1. 10-1-15.C.1: Membership shall include one member of the City Council, one member of the Planning Commission, the City Engineer, and the Uintah City

Building Official, as well as fire marshal and public works. The City's Attorney will support the SRC as requested.

2. The SRC may meet informally on an as-needed basis and shall make all application approvals through unanimous vote.

D. As subdivision application decisions are administrative, not legislative, the Planning Commission is authorized to make any land use decision described by this Chapter without City Council approval.

E. Except when operating as the Appeal Authority, the City Council shall not require the Planning Commission to approve or deny any subdivision application under this Chapter.

10-1-16: SUBDIVISION APPEALS:

A. The Appeal Authority for City decisions relating to this Chapter, except where otherwise noted, is the City Council.

B. The Appeal Authority shall hear appeals on final decisions made by the Land Use Authorities and shall hear complaints about the conduct of the Land Use Authorities in administering the provisions of this Chapter.

C. A party appealing or complaining of a Land Use Authority's decision under this Chapter must exhaust its remedies under this section (by appealing or complaining to the Appeal Authority) before bringing an action against the City in a court of law.

D. A party who has submitted a subdivision application or petition may appeal or complain to the Appeal Authority under this Chapter. In such an appeal or complaint, the party may appeal or complain only regarding the Land Use Authority's treatment of that party's own application; a third party may not appeal or complain of Land Use Authority decisions or conduct.

E. A party desiring to appeal or complain of a Land Use Authority decision shall submit to the Appeal Authority the following in writing:

1. A brief explanation of the relief the party is seeking, the reason the party submitted its application or petition, the Land Use Authority's decision and treatment of the application or petition, and why the applicant believes the Land Use Authority misapplied the provisions of this Chapter or abused the discretion given it by this Chapter.

2. The most recent version of the application or petition the party submitted.

3. Any supplemental documentation or information that the Appeal Authority requests.

4. All appeals and complaints must be emailed or mailed to the City Recorder using the Recorder's official City address and/or email account listed on the City website.

F. After receiving a complete appeal or complaint in accordance with this Section, the Appeal Authority shall deliver a decision to the applicant, in writing, no later than 30 calendar days after the Appeal Authority receives the appeal or complaint.

CHAPTER 2 - DEFINITIONS

SECTION:

10-2-1: Usage

10-2-2: General Definitions

10-2-1: USAGE:

A. For the purpose of these regulations, certain numbers, abbreviations, terms and words used herein shall be used, interpreted and defined as set forth in this chapter.

B. Unless the context clearly indicates the contrary: 1) words used in the present tense include the future tense; 2) all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural; 3) the word "herein" means in this title; and the word "regulations" shall mean this title.

C. A "person" includes a corporation, partnership and an unincorporated association of persons such as a club; "shall" is always mandatory; a "building" includes a "structure"; a "building" or "structure" includes any part thereof; "used" or "occupied", as applied to any land or building, shall be construed to include the words "intended, arranged or designed to be occupied". (Ord. 154-01, 12-4-2001)

10-2-2: GENERAL DEFINITIONS:

The following words and phrases used in this title shall have the following meanings, unless a different meaning clearly appears from the context:

ADJACENT LANDOWNERS: Any property owner of record, according to the records of the County Recorder, whose property adjoins or abuts property proposed for subdivision, or any portion thereof.

ALLEY: A public or private right of way which is less than twenty feet (20') wide, primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street. Alleys may be required in the rear of

business lots, but will not be accepted in residential blocks, except under unusual conditions where such alleys are considered necessary to the Planning Commission.

APPEAL AUTHORITY: A body appointed by the Uintah City Council for the purpose of hearing appeals.

APPLICANT: The owner of land proposed to be laid out and platted, or his agent. An agent shall be required to provide legal documentation to prove he has consent from the legal owner of the property.

BLOCK: A tract of land bound by streets, or by a combination of streets and public parks, cemeteries or boundary lines of municipalities.

BOND: A form of security, including a cash deposit, surety bond, collateral, property or instrument of credit in an amount and form satisfactory to the City Attorney and City Council. All bonds shall be approved by the City Council wherever a bond is required by these regulations.

BUILDABLE AREA/BUILDING AREA: A portion of a lot, parcel or tract of land which is to be utilized as the building site, having an average slope of less than twenty percent (20%), such building area to be designated as the only area in which any building may take place and is to be outlined on the subdivision plat in which the lot is located.

BUILDING: Any structure built for the support, shelter or enclosure of persons, animals, chattels or movable property of any kind, and includes any structure.

CAPITAL IMPROVEMENTS PROGRAM: A proposed schedule of all future City projects listed in order of construction priority, together with cost estimates and the anticipated means of financing each project. All major projects requiring the expenditure of public funds, over and above the annual City's operating expenses, for the purchase, construction or replacement of the physical assets for the community are included.

CITY: Uintah City, Weber County, state of Utah, formerly known as the City of Uintah.

CITY ATTORNEY: Professional attorney retained by Uintah City.

CITY COUNCIL: The City Council of Uintah City, Utah.

CITY ENGINEER: A professional engineer, registered with the state of Utah, retained by Uintah City.

COUNTY: Weber County, state of Utah.

COUNTY HEALTH OFFICER: The administrative and executive officer of the Weber-Morgan health department and local registrar of vital statistics, or his duly authorized representatives.

CURB: The term Curb and (or) Gutter is to be considered synonymous with a Swale System, which is the preferred method to manage surface water drainage.

DEDICATION: Land set aside by an owner for any general and public uses, reserving for himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat showing the dedication thereof.

DEVELOPER: The owners, or their agents, of land proposed to be laid out and platted in accordance with this subdivision title. An agent of the owner shall be required to provide legal documentation, to be approved by the City Attorney, which establishes his authority to act as agent for the owner.

DEVELOPMENT: The process of altering a piece of land by making human-made changes thereon.

EASEMENT: That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner or owners of said property or properties. The easement may be for use under, on or above said lot or lots.

FLAG LOT: A flag or L-shaped lot comprised of a staff having a minimum width of twenty feet (20') and a flag portion consisting of the minimum dimensions required for a regular lot in the applicable zone. The square footage of the staff shall not be considered in determining whether the lot size (flag portion) requirements are met, nor for any other conditions of the zoning title. Uintah City does not allow the use of flag lots in subdivisions greater than three (3) lots.

FRONTAGE: All the property fronting on one side of the street between intersecting or intercepting streets, or between a street and a right of way, waterway, end of dead-end street or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage of the side of the street which it intercepts.

GENERAL PLAN: A comprehensive plan for development of Uintah City, prepared and recommended for adoption by the Planning Commission, pursuant to state law, and including any part of such plan separately adopted and any amendment to such plan, or parts thereof.

GRADE: The slope of a road, street or other public way, specified in percentage terms.

GUTTER: The term Gutter and (or) Curb is to be considered synonymous with a Swale System, which is the preferred method to manage surface water drainage.

HALF STREET: That portion of a street within a subdivision comprising one-half (1/2) the required right of way width upon which improvements in accordance with one-half (1/2) of an approved typical street cross section are constructed.

IMPROVEMENT PLAN: A plan to complete permanent infrastructure on a subdivision that is essential for public health and safety, that is required for human occupation, or

that is required by applicable law and which an applicant must install in accordance with public installation and inspection specifications for public improvements, and as a condition of recording a subdivision plat. Such a plan must include maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the Planning Commission as a condition of the approval of the plat.

JOINT OWNERSHIP: Shall be treated as a single owner for the purpose of imposing subdivision regulations.

LAND USE APPLICATION: An application required by the City and submitted by a land use applicant to obtain a land use approval; this does not mean an application to enact, amend, or repeal a land use regulation.

LAND USE AUTHORITY: An individual, board, or commission appointed or employed by a municipality to make land use decisions. "Land Use Authority" includes any appropriately authorized designees.

LOT: A parcel of land occupied or capable of being occupied by a permitted or conditional use, building or group of buildings (main or accessory), together with such yards, open spaces, parking spaces and other areas required by this title and the uniform zoning title of Uintah City, having frontage upon a street or upon a right of way approved by the appeal authority.

LOT, BUILDING: A parcel of land which is of such dimensions as to comply with the minimum requirements of the Uintah zoning title for area, width and depth, where applicable in the zone in which it is located, and having frontage on a public street.

LOT, CENTERLINE FOR CORNER: An imaginary straight line lying midway between and in the mean direction of the longest interior lot line and the boundary line lying opposite thereto. When it is apparent that such centerline would intersect two (2) front lot lines, all interior boundary lines shall be deemed to be side lot lines and the lot shall also be classified as a multifrontage lot.

LOT, CENTERLINE FOR INSIDE: An imaginary straight line lying midway between and in the mean direction of the side lot lines.

LOT, CORNER: A building lot situated within a corner created by the intersecting lines of a street or streets.

LOT DEPTH FOR INSIDE LOTS: The mean horizontal distance between the front lot line and the rear lot line.

LOT DEPTH FOR MULTIFRONTAGE AND CORNER LOTS: The horizontal distance between opposite boundaries of the lot measured along the centerline thereof.

LOT, GORE SHAPED INSIDE (A Lot With More Than 4 Sides): Any inside lot, other than a multifrontage lot, the interior lines of which converge toward the rear thereof. For

the purpose of locating a dwelling thereon, an owner of a corner lot may have the option of classifying such lot as a gore shaped inside lot, in which case, the interior lines of the same shall be designated as side lot lines and the rear lot line shall be determined the same as required for any inside lot.

LOT, INSIDE: Any building lot, other than a corner lot. Any building lot situated at the intersection of two (2) street lines where a corner is not clearly distinguishable, the street being constructed on a long radius curve, shall be classified as an inside lot.

LOT IMPROVEMENT: Any building, structure, place, work of art, or other object, or improvement of the land on which it is located. Certain lot improvements shall be properly bonded or escrowed as provided in these regulations.

LOT LINE, FRONT: Any street right of way of record or established by use, which forms one or more boundaries of a lot.

LOT, RESTRICTED (R LOT): A lot which contains or is susceptible to special events or conditions, including, but not limited to, flooding, wetlands, improper drainage, steep slopes, rock formations, adverse earth formations or topography, fault lines, water table, or any other adverse condition which would warrant special identification or notice. Such lots shall be subject to regulated conditions as specified by the City Engineer. All R lots shall be clearly identified on the recorded plat/mylar.

LOT RIGHT OF WAY: A strip of land of not less than twenty feet (20') wide, connecting a lot to a street for use as private access to that lot, and recorded as part of the same.

MASTER STREET PLAN: A plan labeled transportation element of the general plan.

OFF-SITE FACILITIES: Improvements not on individual lots, but generally within the boundaries of the subdivision which they serve. Certain off-site facilities shall be properly bonded or escrowed as provided in these regulations.

OWNER: Any person, group of persons, firm or firms, corporation or corporations, condominium projects or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be laid out and platted under these regulations.

PARCEL OF LAND: Contiguous quantity of land in possession of, or owned by, or recorded as the property of, the same claimant person. Land in one ownership, but physically divided by a public highway, road or street, is not considered contiguous under this definition, and may therefore be used as two (2) or more individual parcels of land.

PLANNING COMMISSION: The Planning Commission of Uintah City.

PLAT: An instrument subdividing property into lots as depicted on a map, plan or depiction of land that a licensed professional land surveyor makes and prepares in accordance with §10-9a-603 or §57-8-13

PLAT, FINAL: A proposed subdivision drawn accurately to scale and which has all measurements, data, certificates and dedications thereon, which are required for approval and acceptance by the proper agencies and for recording in the office of the County Recorder. This must be done by a certified engineer.

POST OFFICE: United States postal service.

PROPERTY, INTERVENING: Property located between the existing utilities and public service facilities, and the property under development.

PROTECTION STRIP: A strip of land bordering both the boundary of a subdivision and a street within the subdivision for the purpose of controlling access to the street from property abutting the subdivision.

PUBLIC IMPROVEMENT: Any water system, irrigation ditch, subsurface drainage system, storm drainage system, sewer system, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off street parking area, lot improvement, or other facility for which the City may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which the City responsibility is established. All such improvements shall be properly bonded or escrowed.

RAW OR UNIMPROVED LAND: A parcel of land that does not have any active services or public utility connections such as water, electricity or ~~even~~ street access from the public roadways. Any improvement or development of such property shall follow and comply with the Uintah City Subdivision Ordinance (Title 10 SUBDIVISION REGULATIONS).

RESUBDIVISION: A change in the map of an approved or recorded subdivision plat if such change affects any street layout on or area reserved thereon for public use, any lot line, or any map or plat legally recorded prior to the adoption of any regulations controlling subdivisions.

RIGHT OF WAY: A strip of land occupied or intended to be occupied by a street, crosswalk, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use.

SCREENING: Either:

A. A strip at least five feet (5') wide, densely planted (or having equivalent natural growth) with shrubs or trees at least four feet (4') high at the time of planting, of a type that will form a year-round dense screen at least six feet (6') in height; or

B. An opaque wall or barrier or uniformly painted fence at least six feet (6') high.

SECURITY: A bond or escrow ~~or irrevocable letter of credit~~ given by the developer to ensure the proper installation of public improvements.

SIDEWALK: An improved surface walkway for pedestrians at the side of a street. Sidewalks are not required but may be considered when the developer of a property requests installation of such.

STREET, COLLECTOR: A primary street designed to collect traffic from neighborhoods and transport the traffic to arteries. Design standards for collector streets shall conform to current adopted City regulations.

STREET, CUL-DE-SAC: A minor terminal street provided with a turnaround with a one hundred foot (100') minimum diameter. Cul-de-sac streets cannot provide frontage for more than nine (9) dwelling units.

STREET, MAJOR ARTERIAL: A street, existing or proposed, which serves or is intended to serve as a major trafficway and is designated on the transportation element of the general plan as a controlled access highway, major street parkway or other equivalent term to identify those streets comprising the basic structure of the street plan. Right of way widths are to be lot line to lot line, not being less than one hundred feet (100') wide.

STREET, MINOR RESIDENTIAL: A street, existing or proposed, which is supplementary to a collector street and of limited continuity, which serves or is intended to serve the local needs of a neighborhood. Minor streets shall have a minimum right of way width of sixty feet (60'), lot line to lot line. If serving less than ten (10) lots (no future development possible) it may have a minimum right of way width of not less than fifty feet (50').

STREET, PRIVATE: A thoroughfare held in private ownership and controlled, serviced and maintained by one or more private persons, firms or corporations and used or held for use primarily as a means of access to adjoining property.

STREET, PUBLIC: A. An open way, space and/or thoroughfare, fifty feet (50') or more in width, provided or dedicated and/or accepted by Uintah City or the state of Utah, for public use.

B. Any street which has been dedicated as a part of the filing of a subdivision plat or as otherwise provided by law, and the required improvements of which have been assured as required.

C. Any way open to the public which has all of the following characteristics:

1. A thoroughfare for public use, designated primarily for vehicular traffic;

2. The principal means of access to abutting properties;

3. For the installation of public utilities, service lines and/or pipes;

4. Drainage facilities and other public works and appurtenances for the convenience and welfare of the public generally; and

5. The roadway of which has been stabilized and maintained by a proper public authority or has been otherwise improved according to the accepted street construction standards of the City.

D. Where a public thoroughfare existed prior to the adoption of this title, which fulfills all of the requirements in subsection C of this definition, except for the required width, said thoroughfare may be classified as a public street for the purposes of establishing building lots fronting thereon; provided, that the depth of that portion of each intended building lot needed to complete the required width for a public street, as determined by the zoning administrator and the City Engineer, is dedicated to public use.

E. Any street or highway which is owned by Uintah City, the state of Utah or another public authority, but which is not open to the public, shall not be construed to be a public street.

SUBDIVIDER: Any person who undertakes to create a subdivision.

SUBDIVISION: A. Any land that is divided, resubdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other divisions 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.

B. "Subdivision" includes:

1. The division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat or other recorded instrument; and

2. Except as provided in subsection C of this definition, divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes.

C. "Subdivision" does not include:

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;

2. A parcel boundary adjustment;

3. A lot line adjustment;

4. A joining of one or more lots to a parcel;

5. A road, street, or highway dedication plat; or

6. A deed of easement for a road, street, or highway purpose.

~~SUBDIVISION, MAJOR: The above definition of a "subdivision", resulting in four (4) or more lots.~~

~~SUBDIVISION, MINOR: The above definition of a "subdivision", resulting in greater than one but not more than three (3) lots.~~

SUBDIVISION ORDINANCE REVIEW: The review by the municipality to verify that a subdivision application meets the criteria of the municipality's land use and subdivision application ordinances.

UINTAH PUBLIC WORKS STANDARDS: Standards governing public and private contractors performing work within the City, as adopted in the Uintah public works standards and technical specifications ordinance.

UNDERGROUND FACILITY: The same as the term is defined in state law.

UTILITIES: Gas lines, culinary water lines, storm drainage systems, irrigation systems, sewer lines, electric power transmission lines, telephone transmission lines and cable television systems, with all poles, wires, pipes, guywires and bracing pertaining thereto.

WATER CONVEYANCE FACILITY: A ditch, canal, flume, pipeline, or other watercourse used to convey water used for irrigation or storm water drainage and any related easement for the ditch, canal, flume, pipeline, or other watercourse.

WATERWISE LANDSCAPING: A design for a yard or outdoor space that prioritizes minimizing water usage by selecting plants naturally adapted to the local climate, grouping plants with similar water needs, using efficient irrigation systems, and incorporating hardscaping elements like patios and pathways to reduce turf areas, all while maintaining an attractive and functional landscape.

WETLANDS: Generally, those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. When in conflict, federal definitions and standards shall prevail.

ZONING TITLE: The zoning title of Uintah City, as adopted by the City Council and as amended from time to time. (Ord. 154-01, 12-4-2001; amd. 2013 Code; Ord. 262-10, 11-17-2020)

CHAPTER 3 - DEVELOPMENT PROCEDURE AND APPROVAL PROCESS

SECTION:

10-3-1: General Procedure

10-3-2: Sketch/Preapplication Concept Review

10-3-3: Preliminary Plat

10-3-4: Improvement Plans

10-3-5: Final Plat

10-3-6: Requirements For Final Approval

10-3-7: Signing And Recording Of Subdivision Plat

10-3-1: GENERAL PROCEDURE:

A. Plat Required: The City shall not approve, nor shall a party record, any plat or other creating instrument for a new subdivision unless the party has properly applied under this Chapter and received both a preliminary approval from the Planning Commission and a final approval from the Subdivision Review Committee with approval of the City Attorney. Whenever any subdivision is proposed or created, the owner, or the owner's authorized agent, shall prepare a plat which shall comply with the rules, regulations and requirements of this title before:

1. It may be filed or recorded in the County Recorder's office;

2. Lots may be sold or offered for sale; and

3. Any building permit for the erection of a nonagricultural structure shall be granted.

B. Review And Inspection Fees: The subdivider shall be required to pay all fees incurred by the City for all engineer and attorney reviews and inspections. The subdivision fees cover only City staff expenses of processing the subdivision. The City shall establish the cost for any additional and/or repeat reviews. Any additional expenses shall be paid by the subdivider to the City prior to signing of an approved plat by the City and recording of a plat with the county.

C. Subdivision Application And Fees: All persons desiring to develop a subdivision within the City shall file an application with the City Recorder and pay the fees for the permit to file an application for a sketch/preapplication review, preliminary review and final review. The City Council shall from time-to-time pass by resolution the fees to be charged. Separate fees will be charged for the sketch/preapplication, preliminary plan, final plan or other fees which may be deemed necessary by the City. No subdivision plan may be considered by the City until such fees have been paid in full. These fees do not include any engineer fees or attorney fees, or any other professional needed in the approval process. These fees will be billed to the City and then passed on to the developer for prompt payment. (Ord. 154-01, 12-4-2001)

10-3-2: SKETCH/PREAPPLICATION CONCEPT REVIEW:

A. A party intending to submit a subdivision application under this Chapter may request a pre-application meeting with the City Planning Staff Committee for the purpose of reviewing any element of the party's proposed subdivision application.

1. The City Planning Staff Committee shall consist of the Building Inspector and Zoning Administrator, the Mayor, the Public Works Director, City Engineer, Planning Commission Chair or representative, and the Fire Chief.

B. This review is used in order to become familiar with the City subdivision requirements for the territory in which the proposed subdivision lies and to discuss the proposed plan of development of the tract.

1. A sketch plat is required to be presented to the City Planning Staff Committee to illustrate the proposed subdivision concept.

2. Two (2) such sketches shall be submitted on a topographic base map showing the relationship to proposed traffic arteries, existing arteries, parks, etc.

3. A fee shall be set by resolution of the City Council to offset the cost of all reviewing and other related work performed by the city staff associated with the review of these sketches.

C. If a party requests a pre-application meeting, the City shall schedule the meeting within 15 business days after the request. The meeting shall be scheduled at the earliest convenient opportunity, and, at the option of the party requesting the meeting, shall occur within 20 business days after scheduling.

D. The City Planning Staff Committee shall conduct the meeting, provide feedback on materials as requested by the party, and shall provide or have available on the City website the following at the time of the meeting:

1. Copies of applicable land use regulations,

2. A complete list of standards required for the project, and

3. Relevant application checklists.

10-3-3: PRELIMINARY PLAT:

A. General: The preliminary plat shall be prepared in ink by a licensed land surveyor or engineer at a convenient scale, not more than one hundred feet equals one inch (100' = 1"), and the sheets shall be numbered in sequence if more than one sheet is used, and shall be of such size as is acceptable for filing in the office of the County

Recorder, but shall not be less than eleven inches by seventeen inches (11" x 17"). Each person who proposes to subdivide land in the City shall prepare a preliminary plat of such a proposed subdivision. The preliminary plat shall include design criteria, drawings and associated accompanying information as required by this title. The purpose of the preliminary plat is to substantiate feasibility of the proposed subdivision and to require formal preliminary approval in order to minimize changes and revisions which might otherwise be necessary on the final plat. The preliminary plat and all information and procedures relating thereto shall, in all respects, be in compliance with the provisions of this title and any other applicable ordinances.

B. The preliminary plat shall be accompanied by an approved land use application that describes how the property will be used after it is subdivided.

1. If the intended use is permitted by right under City ordinances, the land use application must include citations to the specific ordinance(s) that the applicant believes authorizes the intended use.

2. If the intended use requires a conditional use permit or is otherwise conditioned on City approval, the land use application must include an approved, City-issued permit authorizing the intended use. Should an applicant seek a use permit concurrently with a related subdivision application, the subdivision application shall be considered incomplete until the use permit is issued.

3. If the intended use is prohibited under City ordinances and requires a variance, the land use application must include approved, City-issued variance authorizing the intended use. Should an applicant seek a variance concurrently with a related subdivision application, the subdivision application shall be considered incomplete until the variance is issued.

c. Unless exempt under the Exceptions to Specific Application Requirements, the preliminary plat must be accurate and must be drawn to scale, in detail, and in accordance with generally accepted surveying standards and the acceptable filing standards of the County Record's Office.

D. Features Of Plat: The preliminary plat shall contain the following:

1. The proposed subdivision name, which must be distinct from any subdivision name on a plat recorded in the County Recorder's office, and names or numbers of new streets.

2. The location of property with respect to surrounding property and streets, the name of all adjoining property owners of record, or the names of adjoining developments; the names of adjoining streets.

3. The boundaries, course, and dimensions of all proposed parcels to be expressed in feet and decimals of a foot. All parcels on the plat must comply with the lot size requirements of the section pertaining to Subdivision Design Standards.

4. The location of existing streets, easements, water bodies, streams, rivers, FEMA designated floodplains and other pertinent features such as wetlands, buildings, parks, cemeteries, drainage ditches, irrigation ditches, fences, bridges, etc., as determined by the Planning Commission.

5. The location, width and details of all existing and proposed streets (and whether they are owned or leased by the City), curbs, gutters, sidewalks, alleys and other public ways, and easements and proposed street rights of way, and building setback lines.

6. The locations, dimensions and areas of all proposed or existing lots, illustrating their relationship to surrounding properties.

7. The lot or unit reference; block or building reference; street or site address; street name or coordinate address; acreage or square footage for all parcels, units, or lots; and length and width of the blocks and lots intended for sale.

8. The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

9. The name and address of the owner or owners of land to be laid out and platted, the name, address and phone number of the developer if other than the owner, and the name, address and phone number of the land surveyor or engineer.

10. The date of the plat, approximate true north point, scale and name of the subdivision.

11. Sufficient data, acceptable to the City Engineer, to determine readily the location, bearing and length of all lines, and to reproduce such lines upon the ground, and the location of all proposed monuments, including contours at intervals of one foot (1'), five feet (5') or ten feet (10'), as determined by the City Engineer.

12. Indication of the use of any lot (single-family, two- family) and all uses other than residential proposed by the developer that are per the zoning title.

13. All lots consecutively numbered, with buildable areas clearly marked on the plat for each lot.

14. Every existing right-of-way and recorded easements located within the plat for underground, water, and utility facilities.

15. Detailed provisions for collecting and discharging surface water drainage as well as indications of areas to be irrigated by the City's culinary irrigation water.

16. Location and size of all proposed water, secondary water, sanitary sewer, storm sewer, irrigation and drainage ditch, piping or other subsurface improvements as deemed necessary by the City Engineer.

17. Preliminary plats shall contain the following notations:

    a. Explanation of drainage easements, if any.

    b. Explanation of irrigation easements, if any.

    c. Explanation of site easements, if any.

    d. Explanation of reservations, if any.

18. Preliminary plats shall show the locations of all at-grade railroad crossings within 1,000 feet of the development and an analysis of potential traffic increases at these crossings that may result from the proposed subdivision. The plat must conform to the requirements in Utah Administrative Rules R930-5: Establishment and Regulation of At-Grade Railroad Crossings.

E. Geotechnical Report: This is a requirement for all major subdivisions. As a part of the preliminary subdivision approval, the developer is required to provide the City with a geotechnical report by a City approved geotechnical engineer. This report shall be submitted to the City Engineer for review and approval or disapproval and shall accompany the preliminary plat. The geotechnical report shall contain, but not be limited to, the following items (as determined by the City Engineer):

1. Soil test hole information shall be provided (minimum of 1 test hole and an average of 1 test hole per every 5 acres of development). Test holes shall be a minimum depth of twelve feet (12') and shall identify soil types, the existing groundwater elevation and the estimated highest depth of groundwater.

2. Soil percolation tests shall be completed (minimum of 1 test and an average of 1 percolation test per every 5 acres of development at the depth of proposed drain field construction). The report shall make recommendations as to the feasibility of septic tank wastewater disposal systems and any concerns or limitations for these systems.

3. Street pavement design recommendations shall be provided, showing pavement base course thickness and thickness of proposed bituminous surface course, etc.

4. Recommendations for site grading, cut and fill stabilization, structural fill, seismic design criteria, soft soil stabilization, foundation drains, lateral earth pressure coefficient, and soil bearing capacity.

5. Geologic hazards assessment with recommendations for the proposed development.

F. Drainage Report: The purpose of the drainage report is to define, on a conceptual level, the nature of the proposed development or project and to describe all existing conditions and proposed drainage improvements needed. Drainage reports shall discuss the general location and description of the property, identification and discussion of major basins and subbasins, explanation of drainage criteria indicating needed storm drainage improvements with location, size, design flows and storage requirements, and outlets of the storm drainage system, description of public drainage improvements, where applicable and preliminary drainage plans and maps.

G. Health department Septic System Statement of Feasibility: The developer must provide the City with a letter from the local health department indicating that the property is suitable for the use of septic systems.

H. Professional Engineer To Prepare, Sign Reports: The preliminary drainage report, sanitary sewer report and soils report shall be prepared and signed by a professional engineer registered in the state and approved by the City Engineer. Reports shall be cleanly and clearly reproducible and legible throughout. Blurred or unreadable portions of the report will be deemed unacceptable and will require resubmittal. Incomplete or absent information will require resubmittal of the report. (Ord. 154-01, 12-4-2001)

I. Postal Requirements:

1. The developer must contact the local post office for approval before placing any mailbox. Mailboxes must be placed at a minimum of two (2) to a property line if central box units are not utilized. Mailboxes are not allowed in a cul-de- sac. The post office will instruct on their placement.

2. The developer must provide the City with a letter from the post office on acceptance and approval of placement. The post office recommends the use of central box units (CBU). Central box units can provide good security, and the postal service may provide the CBU at no expense in some situations. (Ord. 154-01, 12-4-2001; amd. 2013 Code)

J. A traffic study to determine additional traffic to be generated by the development ~~created on leased roadways~~ if one is required by an applicable UDOT Access Management Plan or as requested by the Planning Commission to access adequate, available volume of collector streets to handle increased traffic.

K. Zoning Regulations: Every plat shall conform to existing zoning regulations and subdivision regulations applicable at the time of proposed final approval, except that any plat which has received preliminary approval shall be exempt from any subsequent amendments to the zoning title rendering the plat nonconforming as to bulk or use; provided that final approval is obtained within a period of six (6) months from the date of such approval.

L. Grading Limitations: No excavation, grading or regrading shall take place on any land for which a subdivision plan has been submitted until such plan has been given

final approval by the Land Use Authorities and recorded with the Weber County Recorder's office.

M. The preliminary plat must be accompanied by an improvement plan, created in accordance with applicable portions of Sections 10-3-4 of this Chapter, for all public improvements proposed by the applicant or required by City ordinances. In addition to the requirements in Sections 10-3-4, the improvement plan must contain:

1. An engineer's estimate of the cost of completing the required improvements.
2. A statement explaining how waterwise landscaping will be applied in the subdivision.

N. The preliminary plat must be accompanied by certifications, including:

1. An affidavit from the applicant certifying that the submitted information is true and accurate.
2. The signature of each owner of record of land described on the preliminary plat, signifying their consent to the preliminary subdivision application and their intent to dedicate portions of the preliminary plat to the public as described in the application.
3. Certification that the surveyor who prepared the plat:

a Holds a license in accordance with Utah Code 58-22; and

b. Either

(1) Has completed a survey of the property described on the plat in accordance with state requirements and has verified all measurements; or

(2) Has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and

c. Has placed monuments as represented on the plat; and

d. Has, to the extent possible, consulted with the owner or operator, or a representative designated by the owner or operator, of any existing water conveyance facility located within the proposed subdivision, or of any existing or proposed underground facility or utility facility located within the proposed subdivision, to verify the accuracy of the surveyor's depiction of the:

(1) Boundary, course, dimensions, and intended use of the public rights-of-way, a public or private easement, or grants of record;

(2) Location of the existing water conveyance facility, or the existing or proposed underground facility or utility facility; and

(3) Physical restrictions governing the location of the existing or proposed underground facility or utility facility.

4. Certification of approval from the culinary water authority, the sanitary sewer authority, the local health department, the local fire department, and the local safety answering point.

O. The preliminary plat and accompanying documents described in this Section must be submitted electronically in PDF format, and also in five printed copies of the preliminary plat and accompanying documents, and one printed, 11"x17" copy of the preliminary plat.

P. Payment of any preliminary-application processing fees required by the City (see the City's Fee Schedule).

1. Subdivision Processing Fee: At the time of filing the preliminary plat, the developer shall deposit with the City Recorder a non-refundable fee made payable to the City. The City Council shall, by resolution, prescribe the amount of such fee, which shall be for the purpose of reimbursing the City for the expenses incidental to processing the subdivision plats.

2. Subdivision Review And Inspection Fees: At the time of application for a subdivision, the subdivider/developer shall pay to the City fees as determined by the City Engineer and approved by the City Council. ~~a deposit of fifty percent (50%) of the projected engineering inspection and review fees for the said subdivision, as determined by the City Engineer and approved by the City office. All engineer and attorney costs and/or fees and expenses that are incurred by the City for services related to the subdivision shall be passed on directly to the subdivider/developer for prompt payment. At the time of conditional final acceptance, providing that all engineering, attorney, office, inspection and review fees incurred by the City have been paid by the subdivider/developer, seventy-five percent (75%) of the deposit shall be refunded. The remaining twenty-five percent (25%) shall be refunded in one year after the guarantee period has expired and final approval has been granted.~~ Nonpayment of ~~any of the expenses incurred and/or~~ fees shall be cause to order all work to cease in said subdivision until all ~~expenses and/or~~ fees are paid in full.

Q. Denial Of Approval: The lack of information under any item specified herein, or improper information supplied by the applicant, shall be cause of disapproval of a preliminary plat. (Ord. 154-01, 12-4-2001)

10-3-4: IMPROVEMENT PLANS:

Improvement plans shall be prepared for all required improvements and shall be submitted along with preliminary subdivision plats. Plans shall be drawn at a scale of not more than fifty feet equals one inch (50' = 1"), and map sheets shall be of the same size as the preliminary plat. The following shall be shown:

A. Profiles showing existing and proposed elevations along the centerline of all roads. Where a proposed road intersects an existing road or roads, the elevation along the centerline of the existing road or roads within one hundred feet (100') of the intersection shall be shown. Additionally, all proposed connections with leased roadways including, but not limited to, railroad property will identify the owner of road and property, along with approval of connection. Approximate radii of all curves, lengths of tangents and central angles on all streets shall also be illustrated.

B. Plans and profiles showing the locations and typical cross section of street pavements, including curbs and gutters, sidewalks, swells, drainage easements, rights of way, irrigation ditches, manholes and catch basins; the location of street signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants, showing connection to any existing or proposed utility systems; and exact location and size of all water, gas, sewer, secondary water, cable TV or other underground utilities or structures.

C. Location, size, elevation and other appropriate description of any existing facilities or utilities, including, but not limited to, existing streets, sewers, drains, water mains, easements, fences, streetlights, water bodies, streams, wetlands, irrigation and drain ditches and any other pertinent features at the point of connection to proposed facilities and utilities within the subdivision. Additionally, all proposed connections with leased roadways including, but not limited to, railroad property will identify the owner of road and property, along with approval of connection.

D. All specifications and references required by the City public works standards, including a site grading plan for the entire subdivision when required by the City Engineer.

E. All improvement plans shall be prepared and stamped by a civil engineer, registered in the state. (Ord. 154-01, 12-4-2001)

10-3-5: FINAL PLAT:

A. Submission: Information Required: Five (5) copies of the final plat shall be submitted to the City Recorder. When all the following items are approved on the final plat, a final mylar shall be prepared. The final mylar size shall be twenty-four inches by thirty-six inches (24" x 36") with a one-half inch (1/2") border on top, bottom and right side. The left side shall have a border of one and one-half inches

(11/2"). The mylar shall be so drawn that the top of the drawing faces either north or west, whichever accommodates the drawing best. All lines, dimensions and markings shall be made on the mylar with approved waterproof black "india drawing ink". The mylar shall be made to a scale large enough to clearly show all details, in any case not smaller than one hundred feet equals one inch (100' = 1"), and workmanship on the finished drawing shall be neat, clean cut and readable. The final plat shall contain the following information:

1. The subdivision name, approved by the Planning Commission, and the general location of the subdivision, in bold letters at the top of the sheet.
2. A north point and scale of the drawing, and the date.
3. Accurately drawn boundaries, showing the property bearings and dimensions of all boundary lines of the subdivision, properly tied to public survey monuments. These lines should be slightly heavier than street and lot lines.
4. The address or name, width, lengths, bearings and curve date on centerlines of proposed streets, alleys and easements; also the boundaries, bearings and dimensions of all portions within the subdivision, as intended to be dedicated to the use of the public; the lines, dimensions, bearings and numbers of all lots. All proposed streets shall be numbered or named in accordance with the adopted addressing system of the City.
5. The standard forms approved by the Planning Commission lettered for the following:
    a Description of land to be included in a subdivision.
    b Registered land surveyor's "certificate of survey".
    c Owner's dedication and acknowledgment.
    d Notary public's acknowledgment.
    e Certificate of approval by the Planning Commission.
    f Certificate of approval by Subdivision Review Committee.
6. A three inch by three-inch (3" x 3") space in the lower right-hand corner of the drawing for Weber County recording information.

B. Preparation By Licensed Land Surveyor: The final plat and the mylar shall be prepared by a registered land surveyor, licensed by the state. (Ord. 154-01, 12-4-2001)

10-3-6: REQUIREMENTS FOR FINAL APPROVAL:

A. Final approval of the final plat may not be granted until the following materials are submitted to the Subdivision Review Committee:

1. The Planning Commission's approval that was accepted during the preliminary application, given within the last 365 days.

2. The approved land use application that was accepted during the preliminary application review process.

3. Because an improvement plan must be submitted with either a preliminary or final application only, a resubmittal of the approved improvement plan that was accepted during the preliminary application review process is only optional. Accordingly, the approved improvement plan shall not be reviewed as part of the final application, but only as part of the preliminary application.

4. A minimum of five (5) copies of the final plat and two (2) copies of the improvement plans, as described in these regulations, which comply in all respects with the preliminary plan, as approved, and which have been reviewed and approved by the City Engineer.

5. The final plat should be the version of the preliminary plat approved by the Planning Commission during the preliminary review process, plus any other immaterial changes (e.g. formatting) necessary to comply with the recording requirements of the County Recorder's Office.

B. A completion assurance for all public improvements required by the improvement plan approved during the preliminary application review, or a statement.

1. All formal irrevocable offers of dedication to the public of all streets, City uses, utilities, parks and easements in a form approved by the City Attorney.

2. A note shall be placed on the final plat and the mylar indicating that a soil test, by a licensed geotechnical engineer, has been prepared and approved for the proposed subdivision.

3. The subdivider shall furnish a finalized, complete set of construction drawings and specifications of all improvements within the subdivision to the Subdivision Review Committee at the time of submission of the final plat. The construction drawings and specifications shall be of sufficient detail to allow construction of all improvements. Finalized construction drawings shall be stamped and certified by a licensed civil engineer, approved by the state.

4. Final drainage report, complete with all design criteria, assumptions and computations for proper analysis in accordance with sound engineering practice, along with appropriate plan, section and profile sheets for all public improvements. The final drainage report shall define and expand the

concepts shown in the preliminary report and assure conformance to City requirements. The final report must be reviewed and approved prior to final approval of the plat by the City Engineer.

5. A current title report naming the persons whose consent is necessary for the preparation and recordation of such plat and for dedication of the streets, alleys and other public places shown on the plat and certifying that as of the date of the preparation of the report, the persons therein named are all the persons necessary to give clear title to such subdivision. The title report shall be reviewed by the City Attorney.

6. If covenants, conditions and restrictions for the proposed subdivision are developed by the subdivider, a copy of such covenants, conditions and restrictions shall be provided to the City along with the final plat. These documents may include, but not be limited to, waterwise landscaping requirements or other conditions or restrictions as determined by the subdivider.

7. All required securities and/or bonds must be approved by the City Attorney and set in place.

8. Written assurance from the health department, public utility companies, irrigation companies and improvement districts that necessary utilities will be installed and proof that the applicant has submitted petitions in writing for the creation or extension of any improvement districts as required by the Planning Commission upon preliminary plat approval.

9. U.S. post office letter approving placement and type of mail container.

10. All required fees and billings have been paid to the City.

11. Certifications, including:

    a A Title Report or Title Insurance Policy for the land to be subdivided verifying property ownership.

    b A Tax Clearance Certificate from the state indicating that all taxes, interest, and penalties owing on the land have been paid,

    c An affidavit from the applicant certifying that the submitted information is true and accurate.

    d The signature of each owner of record of land described on the plat, signifying their consent to the final subdivision application and their dedication and approval of the final plat.

    e Certification that the surveyor who prepared the plat:

i Holds a license in accordance with Utah Code 58-22; and

ii Either

01. Has completed a survey of the property described on the plat in accordance with state requirements and has verified all measurements; or

11. Has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and

iii Has placed monuments as represented on the plat; and

iv Has, to the extent possible, consulted with the owner or operator, or a representative designated by the owner or operator, of any existing water conveyance facility located within the proposed subdivision, or of any existing or proposed underground facility or utility facility located within the proposed subdivision, to verify the accuracy of the surveyor's depiction of the:

01. Boundary, course, dimensions, and intended use of the public rights-of-way, a public or private easement, or grants of record;

11. Location of the existing water conveyance facility, or the existing or proposed underground facility or utility facility; and

21. Physical restrictions governing the location of the existing or proposed underground facility or utility facility.

f Binding dedication documents, including:

i As applicable, formal, irrevocable offers for dedications to the public of streets, City uses, utilities, parks, easements, and other spaces.

ii If the plat is to be part of a community association, signed and binding documents conveying to the association all common areas.

g Copies, including:

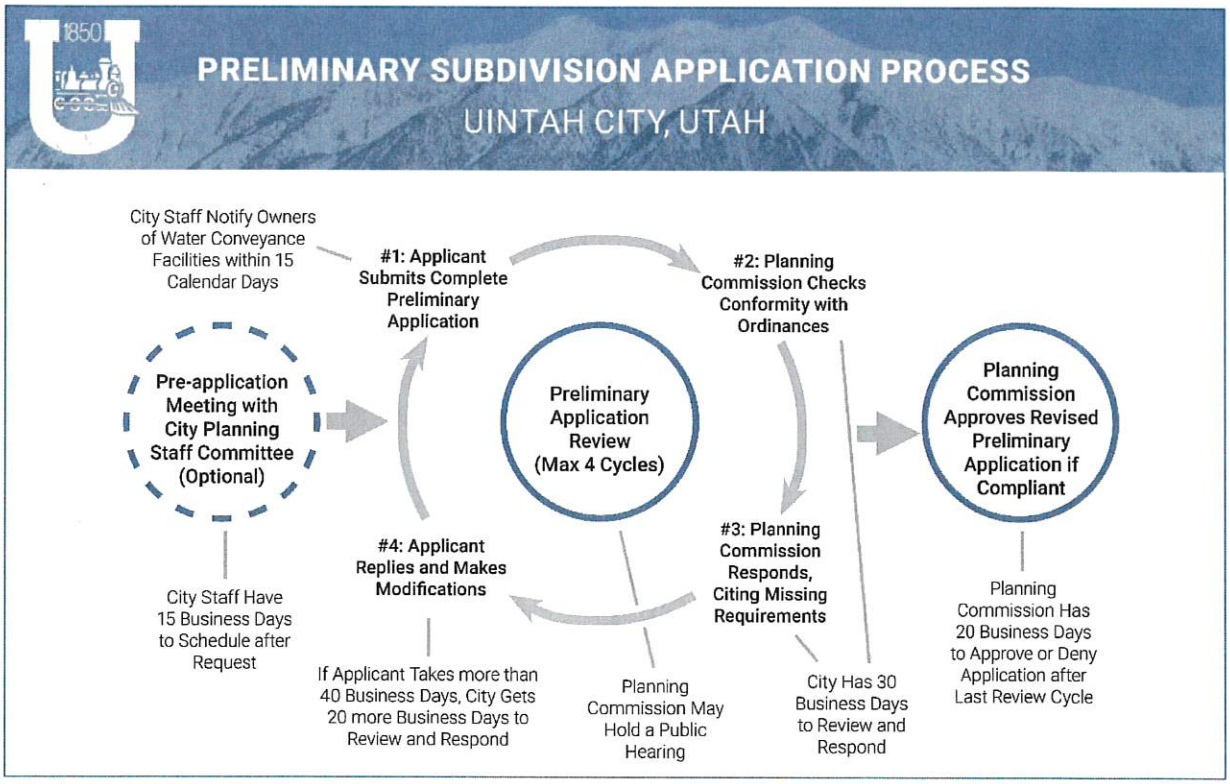
i One electronic copy of the final plat in AutoCAD format (DWG or DXF), Geodatabase format (GDB), or Shapefile format

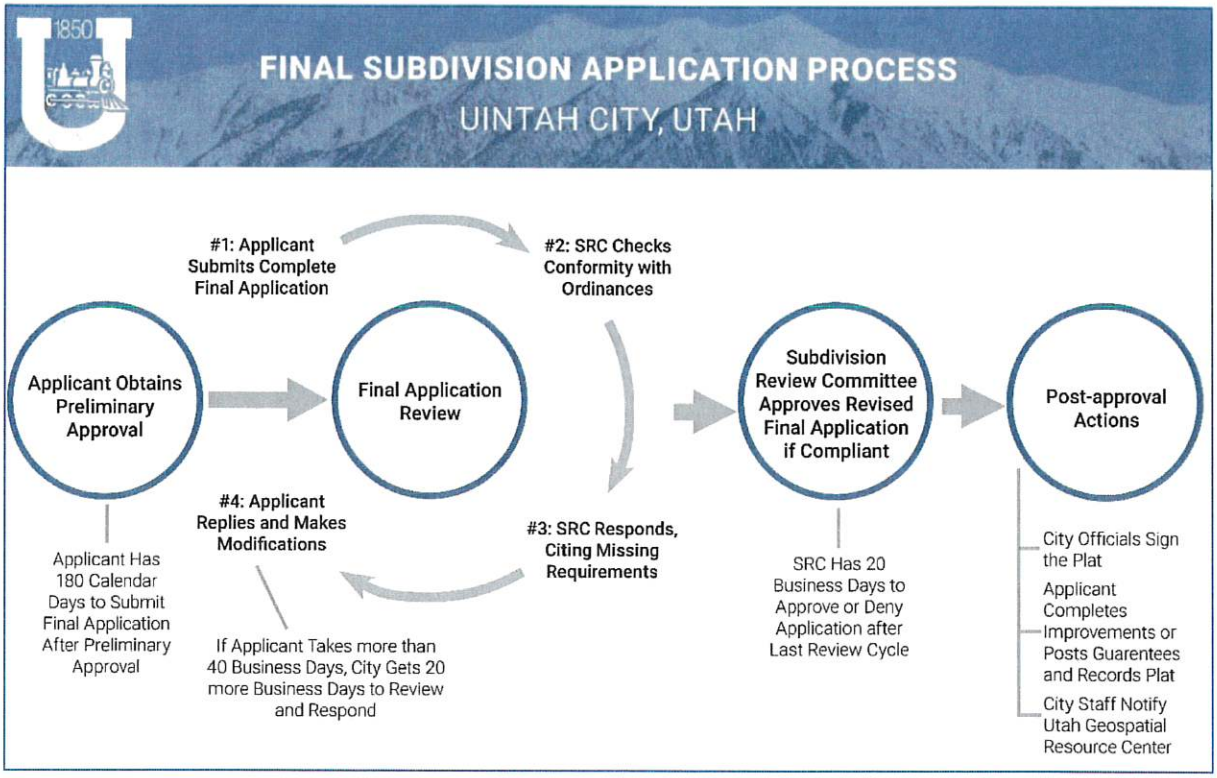
(SHP), with a projection assigned to the file(s) and with the proper metadata that describes what coordinate system/projection the data is assigned to; and

ii A PDF document of the final plat and all other plans and supporting documents required by this Chapter.

h Payment of any final-application-processing fees required by the City (see the City's Fee Schedule).

10-3-7: REVIEW PROCESS





A. The Land Use Authority shall review all subdivision applications in accordance with the requirements of this Section before approving or denying those applications.

B. For both preliminary and final applications, the review process begins when an applicant submits a complete application.

   1. The Land Use Authority shall not review an incomplete subdivision application, except to determine whether the application is complete.

   2. If the Land Use Authority determines that an application is incomplete, it shall notify the applicant of the incompleteness, highlighting any insufficiencies and explaining that the application will not be reviewed until it is complete.

C. For both preliminary and final applications, after the applicant submits a complete application, the Land Use Authority shall review and provide feedback to the applicant in a series of "review cycles."

   1. A "review cycle" shall consist of the following phases:

      a Phase #1: The applicant submits a complete application (or, if after the first cycle, submits a revised version of the complete application).

      b Phase #2: The Land Use Authority reviews the application in detail and assesses whether the application conforms to local ordinances.

c Phase #3: The Land Use Authority responds to the applicant, citing any missing requirements or areas of noncompliance and providing a detailed list of necessary revisions to the applicant. For any required modification or addition to the application or request for more information, the Land Use Authority shall be specific and include citations to ordinances, standards, or specifications that require the modification or addition and shall provide the applicant with an index of all requested modifications or additions.

d Phase #4: The applicant revises the application, addressing each comment or requirement the Land Use Authority made. The applicant must submit both revised plans and a written explanation in response to the municipality's review comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any. If the applicant fails to respond to a comment made by the Land Use Authority in its review, the review cycle is not complete and will remain open until the applicant addresses all comments.

Table A – Review Cycles, Hearings, and Timelines by Subdivision Use Type

Use Type	*Approval Stage*	*Max Review Phases*	*Max Public Hearings*	*City Turnaround Deadline**
Residential	Preliminary	4	1	30 Business Days
	Final	1	0	30 Business Days
Non-Residential	Preliminary	6	2	n/a
	Final	2	0	n/a

**Describes the total time (per review cycle) the City may take to complete both Phase #2 and Phase #3.*

D. The Land Use Authority (and other City representatives or agents) shall adhere to the maximum number of review cycles and the review deadlines described in Table A, except as described below. If no further revisions are needed, the Land

Use Authority may end the review process early and approve or deny the preliminary or final application.

1. This provision notwithstanding, for any subdivision application that affects property within an identified geological hazard area, the City is exempt from limits on the number of permitted review cycles and the City's deadlines for reviewing and responding (Phases #2 and #3).

2. If the applicant makes a material change to a preliminary or final application not requested by the City at any point in the review process, the Land Use Authority may restart the review process, but only with respect to the portion of the application that the material change substantively affects.

3. For preliminary applications, if an applicant takes longer than 40 business days to submit a revised subdivision improvement plan responding to the City's requests for modifications and additions (in Phases #1 and #4), the City shall have an additional 20 business days to review and respond to the revised application (Phases #2 and #3 of the next review cycle or issuing an approval decision).

4. For both preliminary and final applications, if an applicant takes longer than 180 calendar days to submit a revised application and respond to the City's request for modifications and additions (Phases #1 and #4), the application shall, at the option of the Land Use Authority, expire. If an application expires, the applicant must restart the subdivision application process.

5. If the applicant has not submitted a final application within 365 calendar days after the Land Use Authority notifies the applicant that it has approved the related preliminary application, the related preliminary approval shall expire. In this case the applicant shall not submit a final application until the Land Use Authority has issued a new preliminary application approval.

E. When a preliminary or final application's review period ends, the Land Use Authority shall approve or deny the respective preliminary or final application within 20 business days.

1. If the Land Use Authority has not approved or denied the application within 20 business days after the allotted review cycles are complete, the applicant may request a decision. After such a request, the City shall, within 10 business days:

    a For a dispute arising from the subdivision improvement plans, assemble an appeal panel in accordance with Utah Code §10-9a-511(5)(d) to review and approve or deny the revised set of plans; or

b For a dispute arising from the subdivision ordinance review, advise the applicant, in writing, of the deficiency in the application and of the right to appeal the determination to the designated Appeal Authority.

F. After the Land Use Authority provides comments in the last allotted review cycle for a final application, the City shall not require further modifications or corrections to the application unless those modifications or corrections are necessary to protect public health and safety or to enforce state or federal law or unless the review cycle reset due to the applicant making a material change that the Land Use Authority did not request.

1. With the exception of modifications or corrections that are needed to protect public health and safety, that are needed to enforce state or federal law, or that arise from the review cycle being reset, the municipality waives noncompliant subdivision-related requirements that the Land Use Authority does not identify during the review process.

2. The applicant shall make reasonable changes unless prohibited otherwise by a contract or deed, to the subdivision application to accommodate the water conveyance facility to the extent required by Utah Code §73-1-15.5.

G. The Land Use Authority may conduct a public hearing (up to the number described in Table A) during the review period for a preliminary subdivision application.

1. The purpose of these public hearings is to ask questions of the applicant and receive commentary on the technical aspects of the application from affected entities, interested parties, and the public.

2. If the Land Use Authority elects to hold a public hearing, the hearing must occur before the end of the Land Use Authority's preliminary review period (end of Phase #3 of the last preliminary review cycle). Scheduling issues shall not extend the review and approval deadlines in this Chapter.

3. The Land Use Authority shall not hold a public hearing during the review period for a final subdivision application.

H. Other sections of this Chapter notwithstanding, the Land Use Authority shall approve or deny preliminary and final applications under this Chapter after reviewing the complete applications as described in this Section.

I. Material Testing: The developer shall be responsible for payment of material testing required by the City Engineer during construction of subdivision improvements.

J. Plat Approval Required Prior To Improvements: No street improvements or utilities shall be installed until after approval of the final plat by the Land Use Authority and recordation thereof with the County Recorder. No lots included in such plat shall

be purchased, sold, exchanged, nor offered for sale or exchange, and no construction of buildings or grading of land upon such lots shall begin, until all fees to the City are paid in full and the final plat is so approved and recorded. (Ord. 154-01, 12-4-2001).

10-3-8: SIGNING AND RECORDING OF SUBDIVISION PLAT AND POST-APPROVAL ACTIONS:

A. The Land Use Authority shall approve any complete preliminary and final applications made under this Chapter that comply with municipal ordinances.

B. The Land Use Authority shall issue all approval in writing and shall certify the approved final plat, either by signing the plat directly or by attaching a signed certification to the plat.

1. When the final plat is in approved form as certificated by the Land Use Authority, the developer shall submit a review copy of the plat to the Weber County Surveyor for additional comments. The developer is responsible for all county review and recording fees.

2. Following corrections, as directed by the County Surveyor, a mylar shall be produced and delivered to the City Recorder with the stamped and signed surveyor's certificate, signed owner's dedication and any required acknowledgements. The City acceptance signatures will then be obtained by the City Recorder and presented to the County Recorder for final processing.

C. The Land Use Authority may refuse to approve or renew any plat, subdivision plan, or dedication of any street or other ground, if deed restrictions, covenants, or similar binding agreements running with the land for the lots or parcels covered by the plat or subdivision prohibit or have the effect of prohibiting reasonably sited and designed solar panels or other energy-conservation techniques from being installed on buildings erected on lots or parcels covered by the plat or subdivision.

D. Mayor To Endorse Approval: When a bond or escrow is required, the Mayor shall endorse approval on the plat after the bond or escrow havs been approved by the City Attorney and all the conditions of the resolution pertaining to the plat have been satisfied. (Ord. 154-01, 12-4-2001)

E. Post-Approval Process:

1. The applicant shall record the approved final plat with the County Recorder's office within 365 calendar days after the Land Use Authority approves the final application, provided that the applicant has completed any improvements or posted any performance guarantee required by City ordinances or described in the approved improvement plan. The applicant shall not record the approved final plat until such improvements are completed or guaranteed in compliance with City ordinances and the approved improvement plan.

a An approved final plat not properly recorded with the timeline specified in this provision is void, unless the Planning Commission approves an extension.

b An approved final plat operates, when properly recorded, as the Land Use Authority's acceptance of the dedication of any streets or public places. A properly approved and recorded final plat also vests the fee of any dedicated parcels of land in the municipality for the public for the uses named or intended in the plat.

2. City staff shall submit to the Utah Geospatial Resource Center (so the subdivision can be included in the 911 database), within 30 calendar days after the final application is approved, either:

a An electronic copy of the approved final plat; or

b Preliminary geospatial data that depicts any new streets and situs addresses proposed for construction within the bounds of the approved final plat.

3. If requested by the Utah Geospatial Resource Center, the City staff shall:

a Coordinate with the Utah Geospatial Resource Center to validate the information the municipality submitted about the final plat; and

b Assist the Utah Geospatial Resource Center in creating electronic files that contain the information described in the final plat for inclusion in the unified statewide 911 emergency service database.

F. Phasing: Subdivisions containing more than twenty (20) lots must be done in phases. Each phase must be approved by the Planning Commission and shall consist of that number of lots that can be completely developed with off-site improvements within a two (2) year period. Off-site improvements are construed to be those improvements required by the City public works standards. On site improvements shall be construed to mean the construction of the dwelling and its appurtenant improvements on each lot. The development of the subdivision shall be in an orderly manner and all of the said off-site improvements will be made available for the full, effective and practical use and enjoyment thereof by lessees or grantees of any of the lands located within the subdivision within the time hereinafter specified. Phases shall be designed to minimize the dead ending of streets and water lines. Phasing shall be done in such a manner as to provide sufficient traffic circulation in each of the phases. (Ord. 154-01, 12-4-2001)

10-3-9: EXCEPTIONS TO SPECIFIC APPLICATION REQUIREMENTS

A. Development Agreements:

1. Subdivisions platted in a valid development agreement are exempt from the application requirements and review and approval of this Chapter.

2. Clauses in a valid development agreement with the City supersede all conflicting requirements in this Title, except where a clause in the development agreement poses a substantial danger to the health and safety of City residents.

10-3-10: NOTICE TO AFFECTED ENTITIES

A. Within 15 calendar days after receiving a complete subdivision application under this Chapter, City staff shall provide written notice of the proposed subdivision to the facility owner of any known water conveyance facility located, entirely or partially, within 100 feet of the subdivision plat, as determined using information:

1. From the facility owner under Utah Code §10-9a-211, using mapping-grade global positioning satellite units or digitized data from the most recent aerial photo available to the facility owner;

2. In the state engineer's inventory of canals; or

3. From a surveyor under Utah Code §10-9a-603 (6)(c).

B. To give water conveyance facility owners time to provide feedback on subdivision applications, the Land Use Authority shall not approve a preliminary (or related final) subdivision application under this Chapter sooner than 20 calendar days after the applicant submits a complete application. This waiting period does not apply to revised applications the applicant may submit during the application review process.

1. A water conveyance facility owner's failure to provide comments to the Land Use Authority about a subdivision application does not affect or impair the Land Use Authority's authority to approve the subdivision application.

10-3-11: AMENDING A SUBDIVISION

A. The City Council may vacate a subdivision or a portion of a subdivision by enacting an ordinance to that effect that describes the subdivision, or the portion being vacated and recording that ordinance in the County Recorder's Office.

B. A property owner or agent of a property owner may correct minor typographical or clerical errors in a document of record by filing with the County an affidavit or other appropriate instrument. This provision does not apply to changing the name of a subdivision, which requires a material amendment described in the following provisions.

C. A fee owner of land in a platted subdivision may request a material subdivision amendment by filing a written petition with the Planning Commission. This petition

must meet all the requirements for a preliminary subdivision application specified in Chapter 3, with the following changes:

1. The preliminary plat (or the record of survey map, if applicable) should:
    a Depict only the portion of the subdivision that is proposed to be amended;
    b Include a plat name distinguishing the amended plat from the original plat;
    c Describe the differences between the amended plat and the original plat;
    d Include references to the original plat; and
    e Meet all the other plat requirements specified in Chapter 3.
2. The petition must additionally include the name and address of each property owner affected by the petition and the signature of each of those property owners who consents to the petition.
3. The petitioner must include with the petition envelopes addressed to each property in the subdivision.

D. Upon receipt of an amendment petition, the Planning Commission (or City staff, as delegated) shall provide notice of the petition to:

1. Each utility provider that services a parcel of the subdivision. The City shall not approve an amendment petition until at least 10 calendar days after noticing these utility providers. The City may notify the utility providers in any effective manner (email, mail, etc.).
2. Each property owner in the subdivision. The City shall notify these property owners by mail.

E. The Planning Commission shall hold a public hearing before approving an amendment petition and within 45 calendar days after the day on which the petition is submitted if:

1. A property owner objects in writing to the amendment within 10 days of the City notifying the property owner by mail, or
2. Not every property owner in the subdivision has signed the revised plat.

F. Notwithstanding Section 10-3-8, the Planning Commission need not hold a public hearing if notice has been given to adjoining property owners in accordance with any applicable local ordinance and the petition seeks to:

1. Join two or more of the petitioner's contiguous lots;

2. Subdivide one or more of the petitioner's lots;

3. Adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition, regardless of whether the properties are located in the same subdivision;

4. On a lot owned by the petitioner, adjust an internal lot restriction imposed by the local political subdivision; or

5. 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 petitioner or designated as a common area.

G. If the Planning Commission approves the amendment petition, the Planning Commission shall sign the amended plat in the manner described in Section 11.8.2.6.2, and the petitioner shall record the plat, subject to the completion or guarantee of any improvements, as described in Section 11.8.2.7.

10-3-12: LOT LINE ADJUSTMENTS

A. The fee owners of two parcels may petition to adjust the lot line separating the parcels without a subdivision amendment. Such a petition shall include:

1. A record of survey map and a metes-and-bounds description showing the adjustment.

2. An explanation of the reason for the adjustment.

3. Signatures from all the parcel owners involved in the adjustment.

4. Any other information the Planning Commission requests.

B. If the adjustment will not result in a violation of a land use ordinance or an adverse development condition, the Planning Commission shall approve the petition.

1. If the adjustment is approved, the Planning Commission shall sign the record of survey map and accompanying metes-and-bounds description, and the petitioner shall record the document in the County Recorder's Office.

CHAPTER 4 - ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

SECTION:

10-4-1: Improvements And Guarantee

10-4-2: Inspection Of Improvements

10-4-3: Acceptance Of Off-Site Improvements

10-4-4: Special Exceptions For Sidewalks

10-4-5: Issuance Of Building Permits And Certificates Of Occupancy

10-4-1: IMPROVEMENTS AND GUARANTEE:

A. Required Improvements: The following improvements are required for all subdivisions:

1. Utilities, including water, sewer, telephone, cable, gas, and electricity

   a All primary buildings requiring culinary water and sanitary sewer services shall be connected to the public culinary water and sanitary sewer or septic systems.

   b All utilities shall be provided underground, with the following exceptions:

      i Transformers, pedestals, fire hydrants, and other appurtenances normally associated with "underground" utility installations are permitted on the surface of the ground.

      ii The development of existing lots in areas of the City now served with existing above ground utilities, are exempt from this requirement.

   c Where possible underground utilities shall be located within or immediately adjacent to the disturbed areas of a lot or parcel, such as driveways and roadways.

   d Generators shall not be allowed as a primary source of energy or an alternative source of energy but may be used as a temporary source of energy when the Rocky Mountain Power system is down.

2. Streets, curbs, gutters, sidewalks, and trails, and other improvements (if required) described in Section 10-4.

3. Any other infrastructure (or infrastructure improvement) that is reasonably necessary to meet the needs of the proposed development.

10-4-2: COST OF IMPROVEMENTS

A. All required improvements shall be made by the applicant/developer, at their expense, without reimbursement by the City or any improvement district therein, and in accordance with related codes, fee schedules, and ordinances.

10-4-3: COMPLETION AND INSPECTION OF IMPROVEMENTS

A. Before a subdivision plat may be recorded, and before a building permit may be issued, all improvements required by this Chapter or other City ordinances shall be either:

1. Completed, inspected, and accepted by the City, or
2. Guaranteed according to Section 10.4.5.

B. The decision whether to guarantee an improvement or to complete it before recording and obtaining a building permit rests solely with the applicant.

C. All improvements are subject to City inspection before such improvements may be accepted by the City or considered complete. The Public Works inspector or the City Engineer shall provide the inspection of required improvements during construction and ensure their satisfactory completion. If they find, upon inspection, that any of the required improvements have not been constructed in accordance with the City construction standards and specifications, the applicant shall be responsible for completing the improvements, or bring them up to the City construction standards. The expense of all inspections will be billed to the developer.

D. All public improvements are subject to the warranty described in Section 10.4.5.

1. The applicant/developer shall, in accordance with the City's Fee Schedule, pay to the City an inspection fee before the City shall accept any improvements.

E. The provisions of this Chapter do not supersede the terms of a valid development agreement, an adopted phasing plan, or the state construction code.

F. For subdivisions for which no performance guarantee has been posted, if the improvements are not completed within the period specified in the approved subdivision improvement plan, the approval shall be deemed to have expired. In those cases where a performance guarantee has been posted and required improvements have not been installed within the terms of such performance guarantee, the City may thereupon declare the guarantee to be in default and require that all the improvements be installed regardless of the extent of the building development at the time the guarantee is declared to be in default.

10-4-4: MAINTENANCE OF IMPROVEMENTS

A. The applicant shall be required to maintain all improvements on the individual subdivided lots and provide for snow removal on streets and sidewalks until acceptance of said improvements by the City Council. If there are any certificates of occupancy on a street not dedicated to the City, the City may on twelve (12) hours notice plow the street or effect emergency repairs and charge the same to the applicant. The City will not normally accept water improvements or street improvements or assume responsibility for either general maintenance or snow removal until over fifty percent (50%) of the lots within the subdivision are built upon.

B. The applicant/developer shall be required to file a maintenance guarantee with the City, prior to acceptance, in an amount considered adequate by the City Engineer in order to assure the satisfactory condition of the required improvements, including all lot improvements on the individual subdivided lots for a period of one (1) year after the date of their acceptance by the City and dedication of same.

C. Reduction Of Performance Bond Or Escrow Funds: The City shall not release nor reduce a performance bond or escrow funds on any required improvement until the developer provides a statement for monies requested, signed by the City Engineer or Public Works, noting the improvements have been satisfactorily completed. In no event shall escrow funds or a performance bond be reduced below ten percent (10%) of the principal amount.

10-4-5: IMPROVEMENT GUARANTEES, COMPLETION ASSURANCES, AND WARRANTIES

A. If an applicant elects to guarantee any required improvement, the applicant shall provide completion assurance for 110% of the cost of the improvement, guaranteeing that the improvements will be completed within two years after the date of the guarantee.

B. For the purpose of posting an improvement guarantee, the cost of the improvement shall be determined by an engineer's estimate or licensed contractor's bid.

C. The City shall accept any of the following forms of guarantee for an improvement:

1. Performance Bonds: The developer may furnish and file with the City Recorder a corporate surety bond in an amount equal to the cost of the required improvements, plus ten percent (10%), as estimated by the developer and approved by the City Engineer to secure the installation of required improvements within one (1) year from the date the final plat is recorded and to secure the ten percent (10%) guarantee amount for one year beyond the date of conditional final acceptance of improvements.

2. Deposit In Escrow: The developer may deposit in escrow with an escrow holder approved by the City Council an amount of money equal to the cost of improvements required, plus ten percent (10%), as estimated by the developer and approved by the City Engineer under an escrow agreement conditioned for the installation of said improvements within one (1) year from the date the final plat is recorded. The escrow agreement aforesaid shall be approved by the Land Use Authority and shall be filed with the City Recorder. The ten percent (10%) improvement guarantee amount will be held for one year beyond the date of conditional final acceptance of improvements.

D. Default: In the event the developer defaults, fails or neglects to satisfactorily install the required improvements within one (1) year from the date the final plat is recorded, the City may declare the bond or escrow deposit forfeited, and the City may install or cause the required improvements to be installed using the proceeds from the collection of the bond or escrow to defray the expense thereof. The Land Use Authority may, upon proof of difficulty, extend the completion date for a maximum period of one additional year. (Ord. 154-01, 12-4-2001)

E. As improvements are completed, inspected, and accepted by the City, the City Council with the advice of the Land Use Authority shall, each quarter, at the option of the applicant, issue a partial release of escrow funds proportional to the improvements accepted during the prior quarter.

1. Subject to maintenance provisions contained in this Code below, the City will not accept dedication of required improvements, or release or reduce a performance guarantee, until the City Engineer has submitted a certificate stating that all required improvements have been satisfactorily completed and until the applicant's engineer or surveyor has certified to the City Engineer, through submission of detailed "as-built" survey plats of, the subdivision, indicating location, dimensions, materials, improvements and other information required by the Planning Commission and City Engineer, that the layout of the line and grade of all public improvements is in accordance with the City approved construction plans for the subdivision and that a title insurance policy has been furnished to the City and City Engineer indicating that the improvements have been completed, are ready for dedication to the local government and are free and clear of any and all liens and encumbrances.

2. In no event shall a performance guarantee be reduced below 25% retainage of the principal amount until total completion.

F. The City shall not require improvement guarantees for any of the prohibited uses listed in Utah Code §10-9a-604.5(3)(d), including improvements the City has previously inspected and accepted, private improvements that are not essential to meet the building code, fire code, flood or storm water management provisions,

street and access requirements, or other essential necessary public safety improvements adopted in a land use regulation.

G. Upon acceptance of all required improvements, the applicant shall warrant that said improvements shall remain free from defects in material and workmanship for a period of 12 months after the date of acceptance by the City. The subdivider shall be solely responsible for all repairs and maintenance required to keep the improvements in good working condition for this 12-month period.

10-4-6: CONSUMER PROTECTION LEGISLATION AND CONFLICTS OF INTEREST

A. Violations Prior to Permit Issuance: No building permit or certificate of occupancy shall be granted or issued if a developer or his authorized agent shall have violated any federal, state, or local law pertaining to consumer protection of real estate land sales, promotion, or practices, or any applicable conflicts-of-interest legislation with respect to the lot or parcel of land which is the subject of the permit or certificate, until so ordered by a court of competent jurisdiction.

B. Revocation of Permits and Certificates of Occupancy: With respect to said lot or parcel of land, in the event a building permit or certificate of occupancy has been granted or issued, it shall be subject to revocation by the City until so ordered otherwise by a court of competent jurisdiction, provided that in no event shall the rights of intervening innocent third parties in possession of a certificate of occupancy be prejudiced by any such revocation.

C. Penalties for Violation: Any violation of a federal, state, or local consumer protection law (including but not limited to: Postal Reorganization Act of 1970; the Federal Trade Commission Act of 1970; Interstate Land Sales Full Disclosure Act; the Truth in Lending Act; the Uniform Commercial Credit Code; State "Blue Sky" laws; State subdivision disclosure acts or conflicts of interest statute, law, or ordinance) shall be deemed a violation of these regulations and subject to all of the penalties and proceedings as set forth in this Code.

10-4-7: ACCEPTANCE OF OFF-SITE IMPROVEMENTS:

A. Conditional Acceptance: After the completion of all off-site improvements and upon receiving a written statement from the City Engineer that all required improvements have been satisfactorily completed, the City Council shall conditionally accept the improvements for a one-year guarantee period. Such approval shall not be given until the applicant's engineer has certified to the City Engineer, through submission of detailed "as built" construction plans of the subdivision, indicating location, dimensions, materials and other information required by the City Engineer, that the layout of the line and grade of all public improvements is in accordance with the construction plans filed with the final plat. Said "as built" plans shall be submitted in ink on reproducible mylar. A minimum of ten percent (10%) of the total principal amount of the escrow funds or performance

bond or letter of credit commitment, will be held during this one-year guarantee period.

B. Guarantee Period: The developer shall warrant and guarantee that the improvements provided for hereunder and every part thereof will remain in good condition, and that the subdivider shall assume all liability which may arise, and shall agree to hold the City harmless from any and all liability which may arise as a result of the improvements which are installed for a period of one (1) year after the date of conditional acceptance by the City, and agrees to make all repairs to maintain the improvements and every part thereof in good condition during the guarantee period at no cost to the City. The guarantee shall extend to and include, but shall not be limited to, the entire street, subgrade base and surface, all pipes, curbs, gutters, approaches, sidewalks, fences and other accessories that are or may be affected by the construction operations. Whenever, in the judgment of the City Engineer, said work shall be in need of repair, maintenance or rebuilding, he shall cause a written notice to be served upon the developer and thereupon, the developer shall undertake and complete such repairs, maintenance or rebuilding. The determination of the necessity for repairs and maintenance of the work rests with the City Engineer, whose decision upon the matter shall be final and binding upon the developer. Upon the developer's failure to perform the required repair work within sixty (60) days from the date of service of such written notice, the City shall have such repairs made, and the cost of such repairs shall be paid for by the use of the ten percent (10%) guarantee funds.

C. Final Acceptance: Except for sidewalks and seal coat, final inspection by the City Engineer shall be made eleven (11) months after conditional acceptance or as close as weather conditions permit. All defects as noted in the final inspection report of the City Engineer shall be corrected to the satisfaction of the City Engineer. Final acceptance shall be in writing by the City Council after written approval is received from the City Engineer. After final acceptance by the City Council, the remaining balance in the escrow fund or performance bond shall be released. (Ord. 154-01, 12-4-2001)

10-4-8: SPECIAL EXCEPTIONS FOR SIDEWALKS (IF REQUIRED FOR A SUBDIVISION):

A. Conditional Acceptance: The Land Use Authority, in its discretion, may allow the developer an additional one year from the date of conditional acceptance of the off-site improvements to install the sidewalks in the subdivision; provided, that:

1. The subdivision does not front on a major street where installation of the sidewalk is necessary for the safety of the general citizenry.

2. All lots built on in the subdivision have sidewalks installed on the lot where shown on the construction plan.

3. Sidewalks must be installed prior to the issuance of a certificate of occupancy for any dwelling in the subdivision.

4. No more than seventy-five percent (75%) of the lots are built on in the subdivision. When the percentage of lots built on exceeds seventy-five percent (75%), the sidewalk must be installed before any additional building permits are issued.

5. The City shall not conditionally accept any of the sidewalks prior to the installation of all the sidewalks required in the subdivision.

6. The City retains ten percent (10%) of the escrow funds for the sidewalks until final acceptance is given by the Land Use Authority.

B. Guarantee Period: The developer shall warrant and guarantee that the sidewalks will remain in good condition for a period of one (1) year after the date of conditional acceptance by the Land Use Authority, and shall make all repairs to and maintain the sidewalks in good condition during the guarantee period at no cost to the City. The determination of the necessity for repairs and maintenance or work rests with the City Engineer, whose decision upon the matter shall be final and binding on the developer.

C. Final Acceptance: Final acceptance of the sidewalks will follow the same procedure as outlined in subsection 10-4-3C of this chapter. (Ord. 154-01, 12-4-2001)

10-4-9: ISSUANCE OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY:

A. Certificates of Occupancy:

1. The extent of street and water improvements shall be adequate for vehicular access and fire control for the prospective occupant and by police and fire equipment prior to the issuance of a certificate of occupancy. For purposes of this section, "adequate" shall mean grading, sub grading preparation and installation of road base on streets, and installation of all water mains, valves, hydrants and other appurtenances for the water system.

2. Certificates of occupancy will not be issued on any home within a subdivision prior to the installation of any improvement determined to be necessary for public safety, in complete and satisfactory condition as determined by the City Engineer, and a letter of final approval on the septic system from the health department.

B. Building Permits: No building permit shall be issued nor escrow or bonds released for the final ten percent (10%) of lots in a subdivision, or if ten percent (10%) is

less than two (2), for the final two (2) lots of a subdivision, until all public improvements required by City ordinances or under an applicant's approved subdivision improvement plan have been fully completed and conditionally accepted by the Land Use Authority. (Ord. 154-01, 12-4-2001)

CHAPTER 5 - IMPROVEMENTS, RESERVATIONS AND DESIGN

SECTION:

10-5-1: General Improvements

10-5-2: Lot Improvements

10-5-3: Streets

10-5-4: Drainage And Storm Sewers

10-5-5: Subsurface Drainage

10-5-6: Water Facilities

10-5-7: Private Secondary Water System

10-5-8: Sewerage Or Septic Facilities

10-5-9: Sidewalks

10-5-10: Curb And Gutter

10-5-11: Utilities Location

10-5-12: Public Uses

10-5-13: Irrigation Water

10-5-14: Preservation Of Natural Features And Amenities

10-5-15: Nonresidential Subdivisions

10-5-16: Flag Lots

10-5-1: GENERAL IMPROVEMENTS:

A. Conformance To Applicable Rules And Regulations: In addition to the requirements established herein, all subdivision plats shall comply with the following laws, rules and regulations:

1. All applicable statutory provisions;

2. The zoning title, building and housing codes, and all other applicable laws of the City;

3. The general plan, transportation element of the general plan and capital facilities plan of the City (as may be applicable), including all streets, drainage systems and parks shown on the transportation element of the general plan or general plan, as adopted;

4. The special requirements of these regulations and any rules of the health department and/or appropriate state agencies;

5. The rules of the state highway department if the subdivision or any lot contained therein abuts a state highway;

6. The Uintah public works standards and technical specifications.

B. Monuments: The applicant shall place permanent reference monuments in the subdivision as required herein and as approved by the City Engineer.

1. Monuments shall be located on street right-of-way centerlines, at street intersections and at such other points as determined necessary by the City Engineer.

2. All monuments shall be set in an approved ground box as specified in the public works standards for the City.

3. All monuments shall be properly set in the ground by the developer and approved by the City Engineer prior to the time the City Council grants conditional acceptance of the required public improvements of a subdivision.

C. Character of The Land: Land which the Planning Commission finds to be unsuitable for subdivision or development due to flooding, wetlands, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements or other such features which will reasonably be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be laid out or platted or developed unless adequate methods are formulated by the developer and approved by the Land Use Authority, upon recommendation of the City Engineer, to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall not involve such a danger.

D. Soil Conditions: Buildings or structures shall not be situated on soft or unsuitable soils, as determined by the City Engineer, where there is a high water table, or a site subject to flooding as noted on the City floodplain map, or on noncompacted fill in accordance with the City public works standards.

E. Subdivision Name: The proposed name of the subdivision shall not duplicate or too closely approximate phonetically the name of any other subdivision in Weber County. (Ord. 154-01, 12-4-2001)

10-5-2: LOT IMPROVEMENTS:

A. Lot Arrangement:

1. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the zoning title and health regulations, and in providing driveway access to buildings on such lots from an approved street. A lot shall not be divided by a City limit or county line.

2. All subdivisions shall result in the creation of lots, which are developable, and provide satisfactory and desirable sites for buildings.

3. All remnants of lots below minimum size leftover after subdividing of a tract must be added to adjacent lots rather than allowed to remain as unusable (remainder) parcels.

4. The minimum area and dimensions of all lots shall conform to the requirements of the zoning title for the district in which the subdivision is located, and to the minimum requirements of the health department for water supply and sewage disposal. The minimum width for any residential building lot shall be as required by the zoning title.

5. Where the land covered by a subdivision includes two (2) or more parcels in separate ownership, and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be transferred by deed to either single or joint ownership before approval of the final plat, and such transfer certified to the Land Use Authority by the County Recorder.

B. Lot Dimensions: Lot dimensions shall comply with the minimum standards of the zoning title. Where lots are more than double the minimum required area for the zoning district, the Planning Commission may require that such lots be arranged to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots, all in compliance with the zoning title and these regulations. In general, side lot lines shall be at right angles to street lines (or radial to curving streets lines) unless variation from this rule will give a better street to allow for erection of buildings, observing the minimum front yard and side setbacks from both streets. Depth and width of properties reserved or laid out for business, commercial or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of use and development contemplated, as established in the zoning title. All property located

within a subdivision shall be included within the boundaries of a road, lot or other improved area such that no parts or parcels of land therein remain unusable.

C. Double/Reversed Frontage Lots and Access to Lots:

1. Double Frontage Lots: Double frontage and reversed frontage lots shall be avoided, except where necessary to provide separation of residential development from streets or to overcome specific disadvantages of topography and orientation, as determined by the Planning Commission.

2. Access From Arterial Streets: Lots should not, in general, derive access exclusively from arterial streets. Where driveway access from a primary or secondary arterial street may be necessary for several adjoining lots, the Planning Commission may require that such lots be served by a combined access drive to limit possible traffic hazards on such streets. Where possible, driveways should be designed and arranged to avoid requiring vehicles to back into traffic on major streets.

D. Gore Shaped Lots: On lots having more than four (4) sides, the buildable area shall be determined by the building inspector and zoning administrator.

E. R Lots: All R lots shall be clearly identified on the recorded plat and on a recordable instrument in form acceptable to the City. The instrument shall be recorded in the office of the Weber County Recorder at the time the final plat is recorded to provide notice to potential lot purchasers of the existence of limitations imposed upon R lot development.

F. Flag Lots 1 : The City does not allow the use of flag lots in subdivisions greater than three (3) lots.

G. Debris And Waste: No cut trees, timber, debris, earthy rocks, stones, soil, junk, rubbish or other waste materials of any kind shall be buried on any land, or left or deposited on any lot or street at the time of conditional acceptance of the required public improvements of a subdivision, and removal of the same shall be required prior to final acceptance by the Land Use Authority of such improvements.

~~H. Fencing~~

I. Staking Of Lots: Permanent corner markers shall be placed at all rear lot corners to completely identify the lot boundaries on the ground. Front lot corners shall be identified with permanent reference plugs or nails in the concrete curb or road. All lot corner markers must be in place prior to the issuance of building permits and after the completion of all subdivision improvements. All lot corners shall be designated in accordance with state/county survey laws. (Ord. 154-01, 12-4-2001)

Notes

1. See section 10-5-16 of this chapter.

10-5-3: STREETS:

A. General Requirements:

1. Frontage On Improved Streets:

a No subdivision shall be approved unless the area to be laid out and platted shall have frontage on and access from an improved and dedicated City street, unless the street is an existing state or county highway.

b Wherever the area to be laid out and platted is to utilize existing street frontage, such streets shall be fully improved as required by the public works standards, unless otherwise provided for by the Planning Commission. If the street is leased to the City, permission to access the street must be obtained by the developer from the lessor prior to the issuance of any building permits.

c Access to a subdivision must be from an existing, maintained public roadway of sufficient width and improvement to meet required lot line to lot line minimum requirements for the assurance of public safety, as determined by the City Engineer, police and fire departments.

d Whenever a subdivider submits plans for a subdivision in an area which has only a single street providing access and the subdivider's development will create a situation of overcrowding and/or excessive traffic on that single access, the subdivider's plans and specifications must include a second access street to a collector or arterial street.

~~e Overcrowding is over eighty (80) lots, as described in the "Institution Of Transportation Engineers Trip Travel Manual #6", for a quiet residential area as: 80 lots, times 3 average cars per household, times 9.5 average trips per day per household, or 2,280 cars per day per single access. Over eighty (80) lots will require a second access street.~~

2. Grading And Improvement Plans: Streets shall be graded and improved and conform to the City public works standards and shall be approved as to design and specifications by the fire chief and the City Engineer, in accordance with the construction plans required to be submitted prior to final plat approval.

3. Topography And Arrangement:

a Streets shall be related appropriately to the topography. All streets shall be arranged to service a maximum number of building sites at or

above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. Specific standards are contained in the public works standards of the City.

b All streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights of way established on the transportation element of the general plan. Such integration shall take topographical conditions into consideration. The street arrangements shall not cause unnecessary hardship to owners of adjoining property. Additional trips generated by the subdivision shall not exceed existing street capacities.

    i Half streets proposed along a subdivision boundary or within any part of a subdivision shall not be permitted.

    ii Standard residential streets shall approach the arterial or collector streets at an angle of not less than eighty degrees (80deg).

c All streets shall be properly related to special traffic generators, such as industries, business districts, schools, churches and shopping centers; to population densities; and to the pattern of existing and proposed land uses.

d Minor streets shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.

e Proposed streets shall be extended to the boundary lines of the subdivision. All streets required to be extended to the boundary lines of the subdivision shall be properly terminated with a temporary turnaround (if no further development could occur), which shall have a minimum radius of one hundred feet (100') and shall have a structural section of at least six inches (6") of road base on prepared subgrade and shall have sufficient stability to support snowplows, emergency vehicles, school buses and trash collection trucks. If the turnaround is to be placed within the limits of the proposed development, it shall be fully improved and dedicated as a cul-de-sac. If the terminal street extends no more than the length of one lot beyond the intersection, the Planning Commission may wave the turnaround requirement as stated herein.

f In business and industrial developments, the streets and other accessways shall be planned in connection with the grouping of

buildings, and the provision for alleys, truck loading and maneuvering areas, walks and parking areas so as to minimize conflict or movement between the various types of traffic, including pedestrians.

g All streets in City subdivisions shall be dedicated to the City, except that private streets may be approved under special circumstances as determined by the Planning Commission.

h Arterial and collector streets shall conform to the width designated on the "Transportation Element Of The General Plan" whenever a subdivision is located in an area for which a transportation plan element has been adopted. For a territory where such a street plan has not been completed at the time the preliminary plat is submitted to the Planning Commission, arterial or collector streets shall be provided as required by the City public works standards.

i Standard residential streets shall have a minimum right of way width of sixty feet (60'), lot line to lot line. Any right of way approved to be a future residential street prior to 1997, having not less than fifty feet (50'), lot line to lot line, may be allowed per decision of the Planning Commission.

j Cul-de-sacs may provide frontage for no more than nine (9) dwelling units. The length and grade of a cul-se-sac shall meet the currently adopted fire code provisions. Each cul-de-sac must be terminated by a turnaround of not less than one hundred feet (100') in diameter. If surface water drainage is into the turnaround due to the grade of the street, necessary catch basins and drainage easements shall be provided.

k Utility and drainage easements shall be provided along lot lines of all subdivision lots and at such other locations as deemed necessary as directed by the City. The easements shall have a minimum width of ten feet (10') but may encumber adjoining lots by extending across adjoining lot lines. In some cases, larger size easements may be required as directed by the City. Proper coordination shall be established between the developer and the applicable utility company for the establishment of utility easements on adjoining properties.

l All proposed streets, whether public or private, shall conform to the street cross section standards as recommended by the City Engineer and adopted by the City Council.

m Streets shall be numbered unless the Planning Commission determines, based upon topography and other like considerations, that streets should be named.

4. Blocks:

   a Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width may be permitted in blocks adjacent to major streets, waterways or topography concerns.

   b The length, width, and shape of blocks shall be ~~such as are~~ appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed one thousand three hundred twenty feet (1,320') or twelve (12) times the minimum lot width required in the zoning district, whichever is less, nor to less than four hundred feet (400') in length. Wherever practicable, blocks along major streets and collector streets shall be not less than six hundred sixty feet (660') in length.

   c In long blocks, the Planning Commission may require the reservation of an easement through the block to accommodate utilities, drainage facilities or pedestrian traffic.

   d Pedestrian paths or crosswalks, not less than six feet (6') wide, may be required by the Planning Commission through the center of blocks more than eight hundred feet (800') long where deemed essential to provide circulation or access to schools, playgrounds, transportation or other community facilities.

5. Access To Major Streets: Where a subdivision borders on or contains an existing or proposed major street, the Planning Commission may require that access to such streets be limited by one of the following means:

   a The subdivision of lots to back onto the street and front onto a parallel local street; no access shall be provided from the street in the rear, and screening shall be provided in a strip of land no less than five feet (5') in width along the rear property line of such lots.

   b A marginal access or service road (separated from the street by a planting or grass strip and having access thereto at suitable points).

6. Street Regulatory Signs:

   a The applicant shall deposit with the City, at the time of final subdivision approval, a sum determined by the director of public works for each sign required by the City. The City shall install all street signs before the issuance of certificates of occupancy for any residence on the streets is approved.

b Street signs are to be placed at all intersections within or abutting the subdivision, the type and location of which is to be approved by the public works director.

7. Streetlights: The subdivider will be responsible for coordinating with the public utility providing power, and the public works director, to ensure installation of streetlighting in locations determined by the City. All streetlighting shall be installed on City approved poles. The subdivider shall pay all costs of providing streetlighting and all construction shall be in accordance with applicable power company specifications.

B. Design Standards:

1. General: In order to provide for streets of suitable location, width and improvement to accommodate prospective traffic and afford satisfactory access to police, firefighting, snow removal, sanitation and street maintenance equipment, and to coordinate streets so as to compose a convenient system and avoid undue hardships to adjoining properties, design standards for street sections shall be as outlined in the City public works standards, or as otherwise approved by the City Engineer.

2. Road Surfacing And Improvements: After pipes, lines and related facilities pertaining to sewer, water, gas, cable TV, electricity and like utility services, where required, have been installed by the developer, the applicant shall construct ~~curbs and gutters, where~~ requested by the City, and shall surface or cause to be surfaced roadways to the widths prescribed in these regulations. Said surfacing shall be in accordance with the City public works standards. Adequate provision shall be made for culverts, drains, canals, and bridges. Driveway approaches shall not be installed at the time of placement of curb and gutter. Driveway approaches will be determined by the building inspector at the time of request for a building permit and will be the responsibility of the homeowner or builder.

3. Intersections:

a Streets shall be laid out to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than eighty degrees (80°) shall not be acceptable. An oblique street shall be curved approaching an intersection and should be approximately at right angles for at least one hundred feet (100') therefrom. Not more than two (2) streets shall intersect at any one point, unless specifically approved by the Planning Commission.

b Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersection on the opposite side of such street. Street jogs with centerline offsets of less

than one hundred fifty feet (150') shall not be permitted, except where the intersected street has separated dual drives without median breaks at either intersection. Where streets intersect major streets, their alignment shall be continuous. The intersection of major streets shall be at least eight hundred feet (800') apart, or in accordance with Uintah City Master Transportation Plan.

c Where any street intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right of way to the extent deemed necessary to provide an adequate sight distance.

C. Street Dedications And Reservations:

1. New Perimeter Streets: Street systems in new subdivisions shall be laid out to eliminate or avoid new perimeter half streets. Where an existing half street is adjacent to a new subdivision, the other half of the street shall be improved and dedicated by the developer.

a The Planning Commission may authorize a new perimeter street where the developer improves and dedicates the entire required street right of way width which must be within the subdivision boundaries. At the discretion of the Planning Commission, and in accordance with all City ordinances, the developer may retain a protection strip of one foot (1') in width between the street and adjacent property. An agreement with the City, approved by the Planning Commission, shall be made by the developer to dedicate the one-foot (1') protection strip free of charge to the City. Consideration for acquisition of 1' strip is to be equal to the cost, at the time of the agreement, of the street improvements, including utility lines properly chargeable to the contiguous property, plus the value of the land from the right of way line to the centerline of the street at the time of the agreement, together with interest computed at the then statutory rate. Interest shall accrue only from the time of agreement until the time of subdivision of such contiguous property or ten (10) years from the date of the agreement, whichever is less. All charges to be associated with the protection strip, as well as the interest rate, shall be reviewed and approved by the City Engineer and shall be recorded as part of the agreement. All property owned by the developer shall be included on both the preliminary plat and final plat.

b Where the developer is required to improve the full width of an existing City-owned right of way on the perimeter of his subdivision, the City may enter into a similar agreement as outlined above. In this agreement, the developer will not own a one-foot (1') protection strip

and the consideration named in the agreement will not include the value of the land or any utilities installed in the right of way prior to the agreement. However, the agreement will stipulate that before approval is given to the development on the adjacent property abutting the street, the adjacent property owners will reimburse the developer as outlined in the agreement.

2. Widening And Realignment Of Existing Streets: Where a subdivision borders an existing narrow street or when the general plan, transportation element of the general plan, zoning setback regulations or public works standards indicate plans for the realignment or widening of a street that would require use of some of the land in the subdivision, the applicant shall be required to improve and dedicate, at his expense, such areas for widening or realignment of such streets. Such frontage streets shall be improved and dedicated by the applicant at his own expense to the full width as required by these subdivision regulations. Land reserved for any street purposes may not be counted in satisfying yard or area requirements of the zoning title, whether the land is to be dedicated to the municipality in fee simple or an easement is granted to the City. (Ord. 154-01, 12-4-2001; amd. Ord. 262-20, 11-17-2020)

10-5-4: DRAINAGE AND STORM SEWERS:

A. General Requirements: The Planning Commission shall not recommend for approval any plat of a subdivision which does not make adequate provision for storm or flood water runoff channels or basins. The City Engineer shall make the determination of adequate provision. The stormwater drainage system shall be separate and independent of any sanitary sewer system and/or irrigation (ditches, canals, pipes) systems. Storm drainage point of discharge from a channel or conduit shall be protected from erosion by suitable structure or lining, as approved by the City Engineer. Storm sewers, where required, shall be protected from erosion by a suitable structure or lining, with the design and method approved by the City and the City Engineer. A copy of design computations shall be submitted along with the construction plans. All locations and sizes of storm sewer lines and basins shall be in conformance with the requirements as specified by the City and the City Engineer.

B. Nature Of Stormwater Facilities:

1. Location: The applicant may be required by the Planning Commission to carry away by pipe any spring or surface water that may exist either previously to, or as a result of, the subdivision. Such drainage facilities shall be located in the road right of way where feasible or in perpetual unobstructed easements of appropriate width and shall be constructed in accordance with the City public works standards and shall be approved by the City and the City Engineer.

2. Accessibility To Public Storm Sewers: Where a public storm sewer is accessible, the applicant shall install storm sewer facilities, or if no outlets are within a reasonable

distance, adequate provision shall be made for the disposal of stormwaters, subject to the City public works standards. However, in commercial zones, underground storm sewer systems shall be constructed throughout and be conducted to an approved outfall. Construction of all stormwater sewers or connections thereto are the full responsibility of the developer. Inspection of facilities shall be conducted by the City Engineer and public works director.

3. Accommodation Of Upstream Drainage Areas: A storm sewer line or other drainage facilities shall in each case be large enough to accommodate potential runoff from the entire upstream drainage area, whether inside or outside the subdivision and/or the City boundaries. The City Engineer shall determine the necessary size of the facility.

4. Effect On Downstream Drainage Areas: The City Engineer shall also study the effect of each subdivision on existing downstream drainage facilities outside the area of the subdivision. Where it is anticipated that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, the Planning Commission may withhold approval of the subdivision until provision has been made for the improvement of said potential conditions in a manner the Planning Commission shall determine. No subdivision shall be approved unless adequate drainage will be provided to an adequate drainage facility.

C. Floodplain Areas: The Planning Commission may, when it deems it necessary for the health, safety or welfare of the present and future population of the area and necessary to the conservation of water, drainage and sanitary facilities, prohibit the subdivision of any portion of the property which lies within the floodplain of any stream or drainage course. These floodplain areas shall be preserved from any and all destruction or damage resulting from clearing, grading or dumping of earth, waste materials or stumps, except at the discretion of the Planning Commission. The Planning Commission may also, when it deems necessary for the health, safety or welfare of present or future population, deny the construction of basements in the floodplain areas. All construction of homes permitted in flood areas must have sump pumps.

D. Dedication Of Drainage Easements:

1. General Requirements: Where a subdivision is traversed by a watercourse, drainageway, canal, channel or stream, there shall be provided a stormwater easement or drainage right of way conforming substantially to the lines of such watercourse, and of such width and construction or both as will be adequate for the purpose.

2. Drainage Easements:

a. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights of way, perpetual unobstructed easements at least fifteen feet (15') in width for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road.

Easements shall be indicated on the plat. Drainage easements shall be carried from the road to the nearest existing drainage facility.

b. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured and indicated on the plat.

c. The applicant shall dedicate, either in fee or by drainage or conservation easement, land on both sides of the proposed or existing drainage system to a distance to be determined by the Planning Commission. Said easements shall be deemed rights of way for lawful municipal purposes. (Ord. 154-01, 12-4-2001)

10-5-5: SUBSURFACE DRAINAGE:

The applicant is required to provide the design and installation of a subsurface drainage system, when determined to be necessary by the City Engineer, which meets the City public works standards. (Ord. 154-01, 12-4-2001)

10-5-6: WATER FACILITIES:

A. General Requirements:

1. The owner/developer of any land proposed to be developed as a subdivision shall, at his expense, be required to comply with all regulations of the current City standards.

2. The developer shall be required to install adequate water facilities, including fire hydrants. All water lines must be extended across the entire frontage of all existing and proposed streets and to the boundary of the subdivision on all existing or proposed streets. Main valves and other appurtenances shall be installed in accordance with City standards or as otherwise required by the City Engineer.

3. All proposed water improvements shall comply with the City standards and be approved by the water department.

B. Fire Hydrants: Fire hydrants shall be required for all subdivisions. Fire hydrants shall be located no more than five hundred feet (500') apart and within two hundred fifty feet (250') of any structure and shall be approved by the fire department. Such fire hydrants shall be of the type, size and number installed in such locations as determined by the City Engineer, and in accordance with development standards. Fire hydrants or blowouts shall be provided at all dead-end lines as specified by the City Engineer. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other supply improvements, shall be installed before any final paving of a street shown on the subdivision plat. (Ord. 154-01, 12-4-2001)

10-5-7: CULINARY IRRIGATION WATER:

It is the intention of the City to provide limited culinary irrigation water to ensure that properties have water for basic landscape needs, can be sufficiently beautified when viewed from the street, and to help property owners control the spread of noxious or unsightly weeds. ~~The use of private secondary water systems is allowed and often required for the proper maintenance of residential or commercial properties.~~ Guidance for the use of city provided, culinary irrigation water and additional privately sourced irrigation water can be found in Title 8 and Title 9 of this code.

10-5-8: SEWERAGE OR SEPTIC FACILITIES:

All references in this section to "R317" are to the rule R317 "water quality" of the Utah administrative code, as revised.

A. General Requirements: The applicant shall install sanitary sewer facilities in a manner prescribed by the City public works standards. If no sewer facilities are available, the subdivider will be required to provide them, capping them off until sewer is available. Sanitary sewerage facilities shall connect with public sanitary sewerage system. Sewers shall be installed to serve each lot and to grades and sizes required by the state department of environmental quality. No individual disposal system or treatment plants (private or group disposal systems) shall be permitted in areas where sewer is provided. All sewer lines must be extended across the entire frontage of all existing streets and to the boundary of the subdivision on all existing or proposed streets.

B. Scope: A plat of the subdivision shall be submitted to the City for review and shall be drawn to such scale as needed to show essential features. Ground surface contours must be included, preferably at one-foot (1') intervals, unless smaller intervals are necessary to describe existing surface conditions. Intervals larger than two feet (2') must be authorized by the City on a case-by-case basis where it can be shown that they are adequate to describe all necessary terrain features. A vicinity location map, preferably a U.S. geological survey seven and one-half (71/2) or fifteen (15) minute topography map, shall be provided with the plat for ease in locating the subdivision area. A narrative feasibility report addressing the short range and long-range water supply and wastewater disposal facilities proposed to serve the development must be submitted for review.

C. Feasibility Report: The feasibility report shall include the following information:

1. Name and location of proposed plat.

2. Name and address of the developer of the proposed project and the engineer who submitted the feasibility report.

3. Statement of intended use of proposed plat, such as residential single-family, two-family, commercial or agricultural.

4. The proposed street and lot layout, the size and dimensions of each lot and the location of all water lines and easements, and the proposed sewage disposal easements. All lots shall be consecutively numbered. The minimum required area of each lot shall be sufficient to permit the safe and effective use of an individual wastewater disposal system and shall comply with R317-502-16. Replacement area for absorption systems on each lot shall conform with the requirements of R317-502-15. Plats used for multiple dwellings, commercial and industrial purposes will require a study of anticipated sewage flows prior to developing suitable area requirements for sewage disposal.

5. Ground surface slope of areas proposed for individual wastewater disposal systems shall conform with the requirements of R317-502-17.

6. The location, type and depth of all existing and proposed nonpublic water supply sources within two hundred feet (200') of individual wastewater disposal systems, and of all existing or proposed public water supply sources within one thousand five hundred feet (1,500') of individual wastewater disposal systems.

7. The location of all rivers, streams, creeks, washes (dry or ephemeral), lakes, canals, ditches, marshes, subsurface drains, natural stormwater drains, lagoons, artificial impoundments, either existing or proposed, within or adjacent to the area to be platted, and cutting or filling of lots that will affect building sites. Areas proposed for individual wastewater disposal systems shall be isolated from pertinent ground features as specified.

8. Surface drainage systems shall be included on the plat, as naturally occurring, and as altered by roadways, or any drainage, grading or improvements, installed or proposed by the developer. The details of the surface drainage system shall show that the surface drainage structures, whether pipes or culverts, will be adequate to handle all surface drainage so that it in no way will affect individual wastewater disposal systems on the property. Details shall also be provided for the final disposal of surface runoff from the property.

9. If any part of a subdivision lies within or abuts a floodplain area, the floodplain shall be shown with contour lines and elevations and shall be clearly labeled on the plat with the words "floodplain area".

10. All soil exploration pits and percolation test holes shall be located on the subdivision plat and identified by a key number or letter designation. All soil tests shall be conducted at the owner's expense.

11. A report by an engineer, geologist or other person qualified by training and experience to prepare such reports must be submitted to show a comprehensive log of soil conditions throughout the project area.

a. A sufficient number of soil exploration pits shall be dug (preferably with a backhoe) on the property to provide an accurate description of subsurface soil

conditions. Soil description should conform with the unified soil classification system. Soil exploration pits shall be of sufficient size to permit visual inspection, and to a minimum depth of ten feet (10'), and at least four feet (4') below the bottom of proposed absorption systems. One end of each pit should be sloped gently to permit easy entry if necessary. Deeper soil exploration pits are required if deep absorption systems, such as seepage trenches, are proposed.

b. For each soil exploration pit, a log of the subsurface formations encountered must be submitted for review which describes the texture, structure and depth of each soil type, the depth of the groundwater table if encountered, and any indications of the maximum groundwater table.

c. Soil exploration pits shall be made at the approximate rate of one test per two (2) acres, or one test per one lot if lots are larger than three (3) acres. If soil conditions and surface topography indicate, a greater or lesser number of soil exploration pits may be required by the regulatory authority. Whenever available, information from published soil studies of the area of the proposed subdivision shall be submitted for review. Soil exploration pits must be conducted as closely as possible to the sites on the lots or parcels proposed for absorption systems and shall be distributed as uniformly as possible over the property such that no significant areas remain untested. The regulatory authority shall have the option of inspecting the open soil exploration pits. Complete results shall be submitted to the City Engineer for review, including all unacceptable test results. Absorption systems are not permitted in areas where the requirements of R317-503 cannot be met. Where soil and other site conditions are clearly unsuitable, there is no need for conducting soil exploration pits.

12. A statement by an engineer, geologist or other person qualified by training and experience to prepare such statements must be submitted indicating the present and maximum groundwater table throughout the development. If there is evidence that the groundwater table ever rises to less than two feet (2') from the bottom of the proposed absorption systems, or to less than four feet (4') from finished grade, individual wastewater absorption systems will not be approved. Groundwater table determinations must be made in accordance with R317-203-2.

13. An adequate number of percolation tests shall be conducted on the development property to determine the permeability of the soils for absorption systems. All percolation tests shall be conducted in accordance with the procedures specified in R317-503-4. Such tests shall be made at the approximate rate of one test per two (2) acres, or one test per one lot if lots are larger than three (3) acres. If soil conditions and surface topography indicate, a greater or lesser number of percolation tests may be required by the regulatory authority. Percolation tests must be performed as closely as possible to the sites on the lots of parcels proposed for absorption systems and shall be distributed as uniformly as possible over the property such that no significant areas remain untested. Where questionable soil conditions exist, the regulatory authority shall have the option of monitoring the percolation test procedure. Complete results shall be

submitted to the City Engineer for review, including all unacceptable test results. Absorption systems are not permitted in areas where the soil percolation rate is slower than sixty (60) minutes per inch, or faster than one minute per inch. Where soil and other site conditions are clearly unsuitable, there is no need for conducting percolation tests.

14. If ground surface slopes exceed about four percent (4%), or if soil conditions, drainage channels, ditches, ponds or watercourses are located in or near the project to complicate design and location of individual wastewater disposal system, a detailed disposal system layout shall be provided for those lots presenting the greatest design difficulty. A typical lot layout will include, but not be limited to, the following information, and shall be drawn to scale:

a. All critical dimensions and distances for the selected lot, including the distance of the individual wastewater disposal system from rivers, lakes, ditches, ponds, watercourses, etc.

b. Location of dwelling, with distances from street and property lines. Portion of lot to be irrigated with pressurized, culinary water and any Special Landscape Areas. (See Title 9 Chapter 25 Waterwise Landscape)

c. Location of water lines, water supply, individual wastewater disposal system, property lines and lot easements.

d. Capacity of septic tank and dimensions and cross section of absorption system.

e. Results and locations of individual soil exploration pits and percolation tests conducted on the selected lot.

f. If nonpublic wells or springs are to be provided, the plat shall show a typical lot layout indicating the relative location of the building, well or spring, and individual wastewater absorption system.

15. If proposed developments are located in aquifer recharge areas or areas of other particular geologic concern, the regulatory authority may require such additional information relative to groundwater movement, or possible subsurface sewage flow as may be necessary to determine that adequate protection against contamination of any existing or proposed water supply source will be provided, and that no pollution of the waters of the state will occur.

16. After reviewing all information, plans and proposals, the regulatory authority will send a letter to the individual who submitted the feasibility report stating the results of the review or the need for additional information. An affirmative statement of feasibility does not imply that it will be possible to install individual wastewater disposal systems on all of the proposed lots, but shall mean that such disposal systems may be installed

on the majority of the proposed lots in accordance with minimum state requirements and any conditions that may be imposed. (Ord. 154-01, 12-4-2001)

10-5-9: SIDEWALKS:

Sidewalks may be required for reasons of safety and public welfare. (Ord. 154-01, 12-4-2001)

10-5-10: CURB AND GUTTER:

Curb and gutter or swales shall be installed on existing and proposed streets by the subdivider where, in the opinion of the Planning Commission and the City Engineer, they will be necessary to remove surface water to promote safety or other justifiable reasons as determined by the Planning Commission and/or City Engineer. Curb and gutter shall be installed by the subdivider in subdivisions along and abutting to state highways if required by the state department of transportation. (Ord. 154-01, 12-4-2001)

10-5-11: UTILITIES LOCATION:

The applicant is required to provide for the installation of all utility facilities, including, but not limited to, gas, electric power, telephone and CATV cables, which shall be located underground throughout the subdivision. Wherever existing utility facilities are located aboveground, and except where existing on public roads and rights of way, the developer shall cause facilities to be removed and placed underground upon request by the City. Underground service connections to the street property line of each platted lot shall be installed at the developer's expense. Buried electrical transformers shall be located to avoid all drainage channels or flooding due to final grade. (Ord. 154-01, 12-4-2001)

10-5-12: PUBLIC USES:

A. Recreation:

1. Recreation Sites: Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, or for other recreation purposes, and shall be relatively level and dry; and shall be improved by the developer to the standards required by the Planning Commission, which improvements shall be included in the performance bond or escrow. All land to be reserved for dedication to the City for park purposes shall be marked on the plat "reserved for park and/or recreation purposes".

2. Other Recreation Reservations: The provisions of this subsection are minimum standards. None of the provisions of subsection A1 of this section shall be construed as prohibiting a developer from reserving other land for recreation purposes in addition to the requirements of this section.

B. Other Public Uses:

1. Plat To Provide For Public Uses: Except when an applicant utilizes planned unit development or density zoning in which land is set aside by the developer as required by the provision of the zoning title, whenever the subdivision includes a school, recreation use or other public use as indicated on the general plan, or any portion thereof, such space shall be suitably incorporated by the applicant into his preliminary plan. After proper determination of its necessity by the Planning Commission and the appropriate City officials, or other public agencies involved in the acquisition and use of each such site, and a determination has been made to acquire the site by the public agency, the site shall be suitably incorporated by the applicant into the final plats.

2. Referral To Public Body: The Planning Commission shall refer the plat to the public body concerned with acquisition for its consideration and report. The Planning Commission may propose alternate areas for such acquisition and shall allow the public body or agency thirty (30) days for reply. The agency's recommendation, if affirmative, shall include a map showing the boundaries and area of the parcel to be acquired and an estimate of the time required to complete the acquisition.

3. Notice To Property Owner: Upon receipt of an affirmative report, the Planning Commission shall notify the property owner and shall designate on the preliminary plat and final plat that area proposed to be acquired by the public body.

3. Duration Of Land Reservation: The acquisition of land reserved by a public agency on the final plat shall be initiated within twelve (12) months of notification, in writing, from the owner that he intends to develop the land. Such a letter of intent shall be accompanied by a plat of the proposed development and a tentative schedule of construction. Failure on the part of the public agency to initiate acquisition within the proscribed twelve (12) months shall result in the removal of the "reserved" designation from the property involved and the freeing of the property for development in accordance with these regulations. (Ord. 154-01, 12-4-2001)

~~10-5-13: IRRIGATION WATER:~~

10-5-14: PRESERVATION OF NATURAL FEATURES AND AMENITIES:

Existing features which would add value to a residential development or to the City as a whole, such as trees, historic spots and similar irreplaceable assets, are encouraged to be preserved in the design of the subdivision. Such existing features shall not be removed from any subdivision nor any change of grade of the land affected until approval of the final plat has been granted. (Ord. 154-01, 12-4-2001)

10-5-15: NONRESIDENTIAL SUBDIVISIONS:

A. General:

1. If a proposed subdivision includes land that is zoned for commercial or industrial purposes, the layout of the subdivision with respect to such land shall make such provisions as the Planning Commission may require.

2. A nonresidential subdivision shall also be subject to all the requirements of site plan approval set forth in the zoning title. Site plan approval and nonresidential subdivision plat approval may proceed simultaneously at the discretion of the Planning Commission. A nonresidential subdivision shall be subject to all the requirements of these regulations, as well as such additional standards required by the Planning Commission, and shall conform to the proposed land use and standards established in the general plan, transportation element and zoning title.

B. Standards: In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the Planning Commission that the street, parcel and block pattern proposed are specifically adapted to the uses anticipated and take into account other uses in the vicinity. The following principles and standards shall be observed:

1. Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development anticipated.

2. Street right of way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon.

3. Special requirements may be imposed by the City with respect to street, curb, gutter and sidewalk design and construction.

4. Special requirements may be imposed by the City with respect to the installation of public utilities, including, but not limited to, water, sewer and stormwater systems.

5. Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing upon existing or potential residential development and provisions for a fence or other barrier, or a permanently landscaped buffer strip, when necessary.

6. Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas. (Ord. 154-01, 12-4-2001)

10-5-16: FLAG LOTS:

Flag lots may be approved only in subdivisions containing three (3) or fewer lots when it is in the best interest of the City and the surrounding area. A flag lot may be approved for development only upon meeting all of the following criteria:

A. A flag lot or L-shaped lot shall be comprised of a staff portion contiguous with the flag portion thereof.

B. The staff portion of said lot shall front on and be contiguous to a dedicated public street. The minimum width of the staff portion of a flag lot shall be twenty feet (20'). The maximum length of the staff shall be one hundred seventy feet (170').

C. No building or construction, except for paved driveways and landscaping, shall be allowed on the staff portion of said lot. Staff portions must be landscaped and kept well trimmed and maintained.

D. The front side of the flag portion of said lots shall be deemed to be that side nearest to the dedicated public street upon which the staff portion fronts.

E. The staff portion of said lot shall be deemed to end and the flag portion of said lot shall be deemed to commence at the extension of the front lot line.

F. The square footage located in the flag portion of said lot, which shall be exclusive of the square footage located in the staff portion of said lot, shall be the same or greater than the minimum square footage required in the zoning district. The square footage of the staff shall not be considered in determining whether the lot size (flag portion) requirements are met, nor any other conditions of the zoning title.

G. The side and rear yard requirements of the flag portion of said flag lots shall be the same as is required in the zoning district.

H. The front yard minimum setback requirements for all buildings shall be thirty feet (30') from the front lot line of the flag portion thereof. (Ord. 154-01, 12-4-2001)

I. All provisions of the current adopted fire code shall be met, particularly, but not limited to, those regarding the distance the home can be located from a fire hydrant, and fire apparatus accessways and turnarounds. (Ord. 154-01, 12-4-2001; amd. 2013 Code)

J. All provisions of this title must be complied with.

K. No more than two (2) flag lots can be contiguous to each other. No lots may share the staff portion or frontage requirements. (Ord. 154-01, 12-4-2001)

Passed by the city council of Uintah City, Utah this 17th day of July 2025.

MAYOR:

_____

Gordon Cutler

ATTEST:

City Recorder Michelle Mortensen

Approved as to form and for Compliance with state law:

City Attorney Bryan Baron

VOTE:	YES	NO
Mayor Cutler	____	____
Councilmember Bell	____	____
Councilmember Combe	____	____
Councilmember Roberts	____	____
Councilmember Patterson	____	____

Weber County Sheriff's Office

Monthly Report

Integrity, Initiative, Intelligence

UINTAH CITY

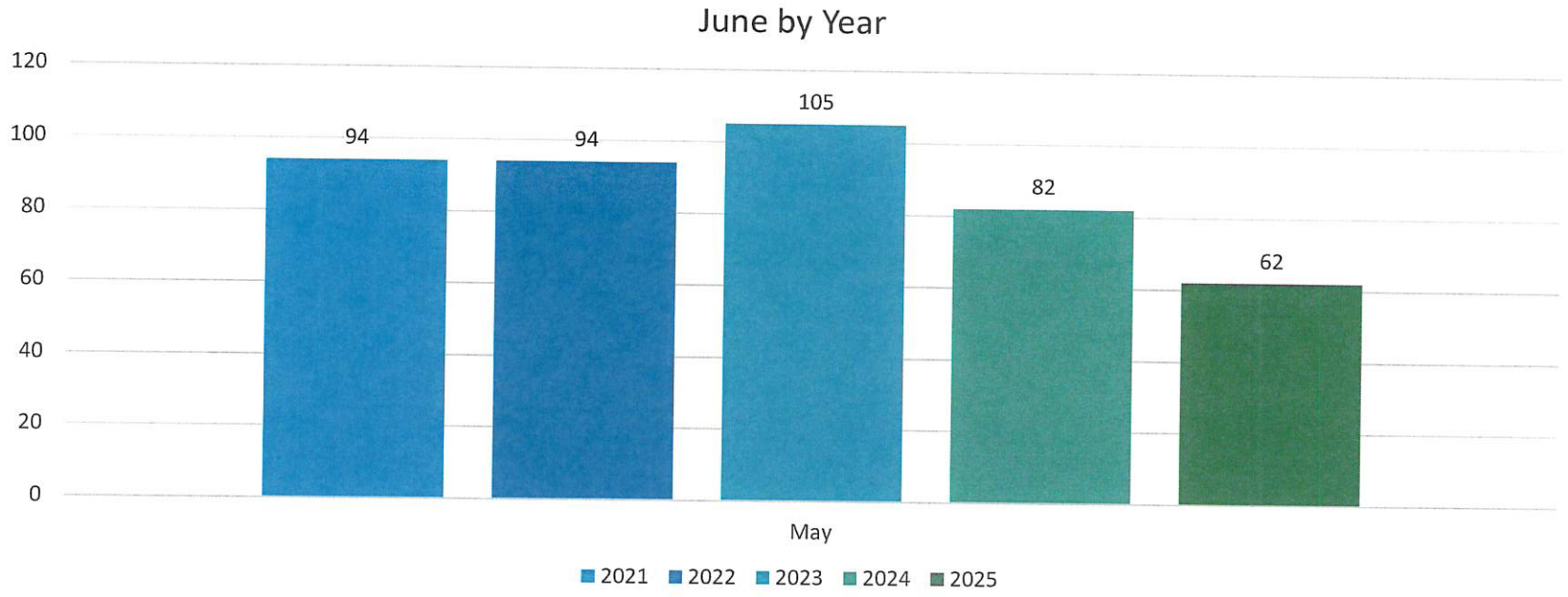
JUNE 2025

LT. KYLEY SLATER

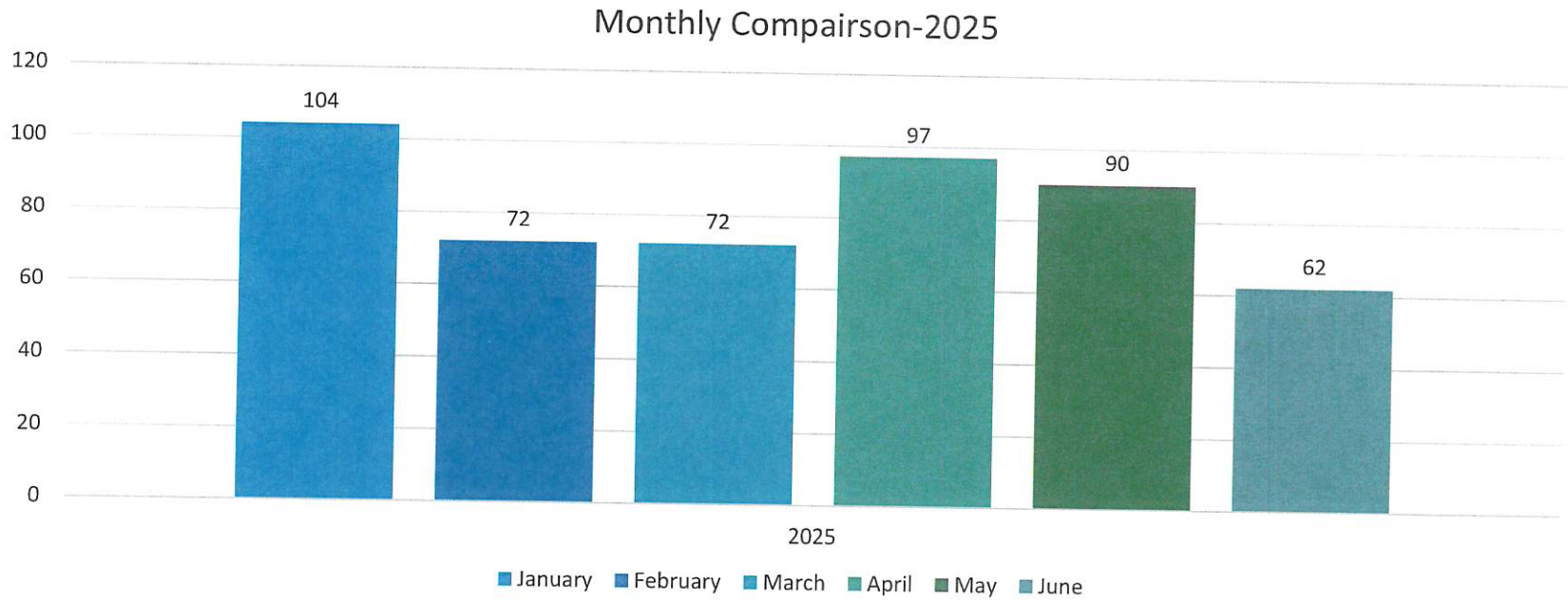
801-778-6625

KWSLATER@WEBERCOUNTYUTAH.GOV

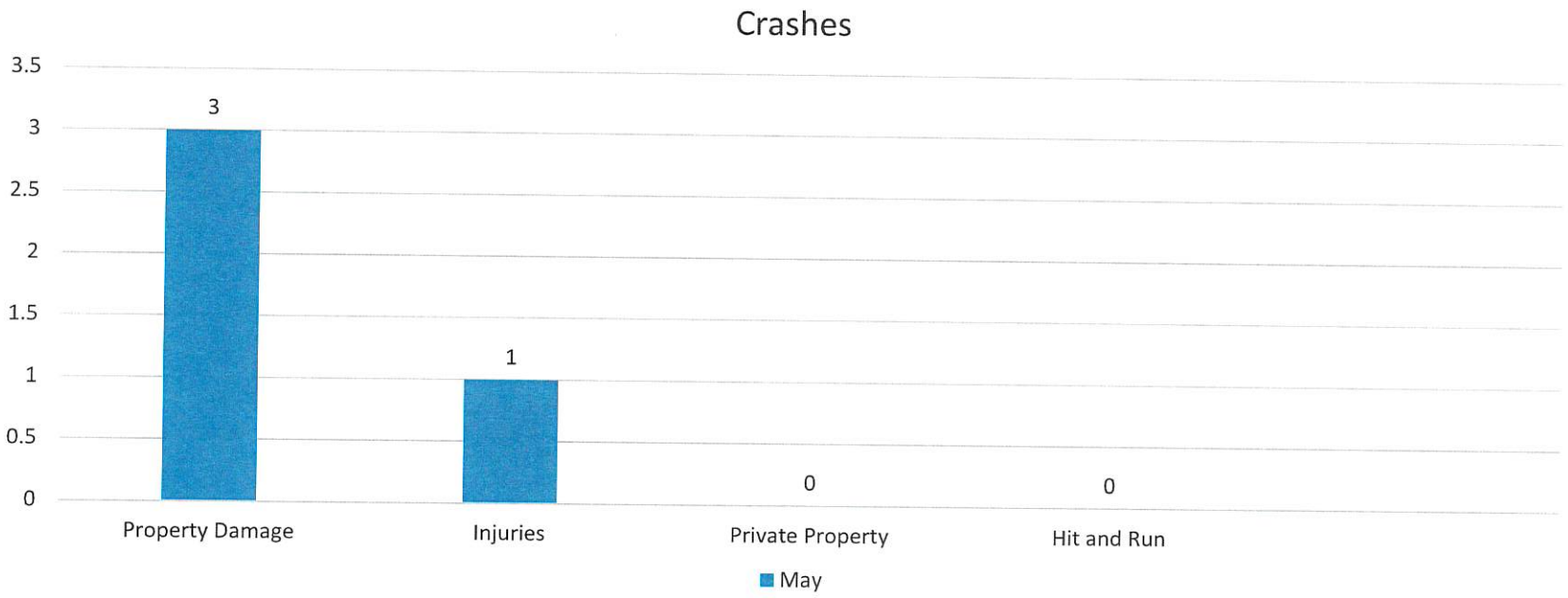
Calls for Service
Yearly Comparison by Month (Includes Traffic Stops)



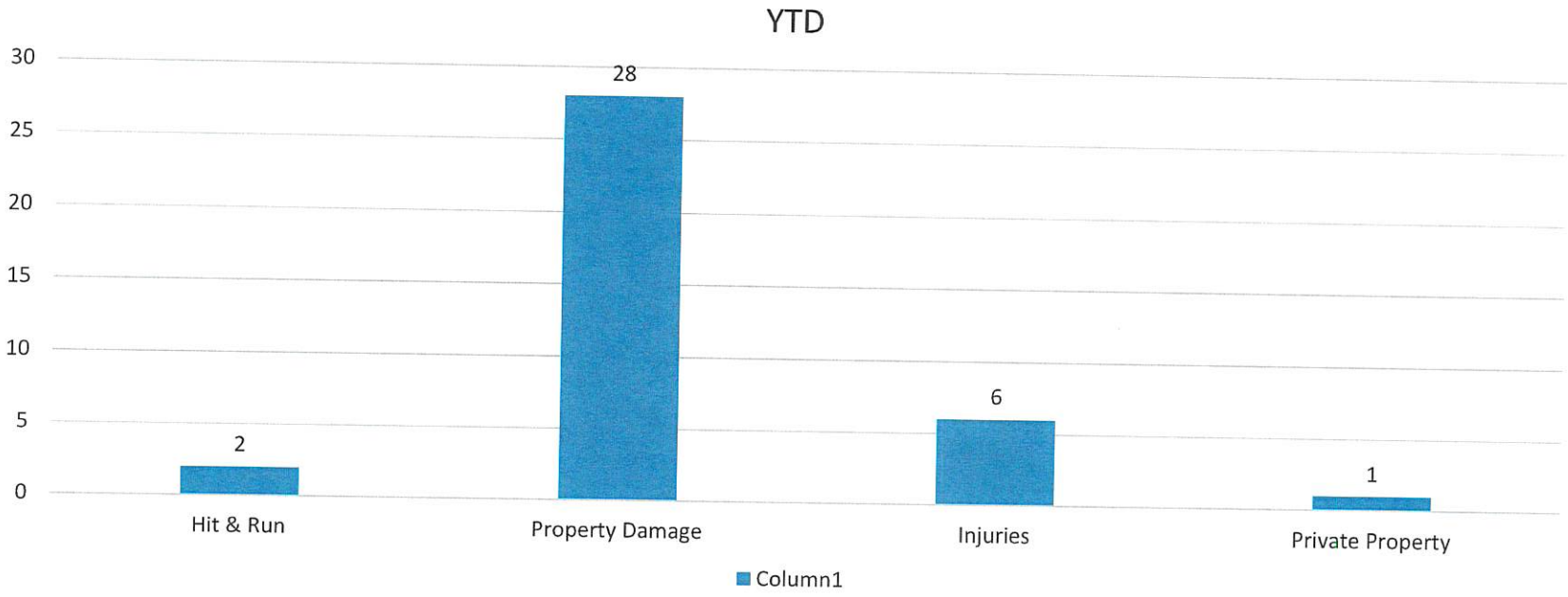
Calls for Service 2025 Year to Date



Crash Data- June



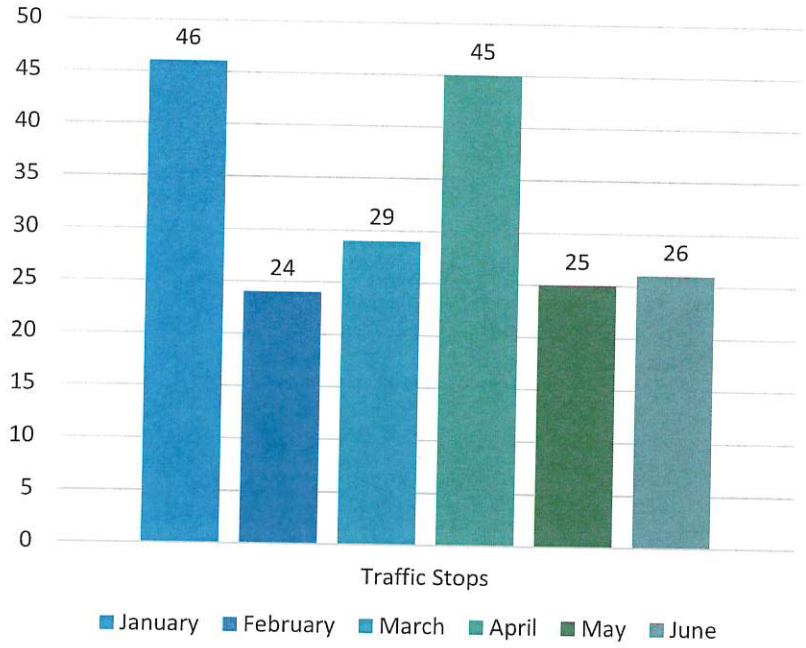
Year to Date Crashes- By Type

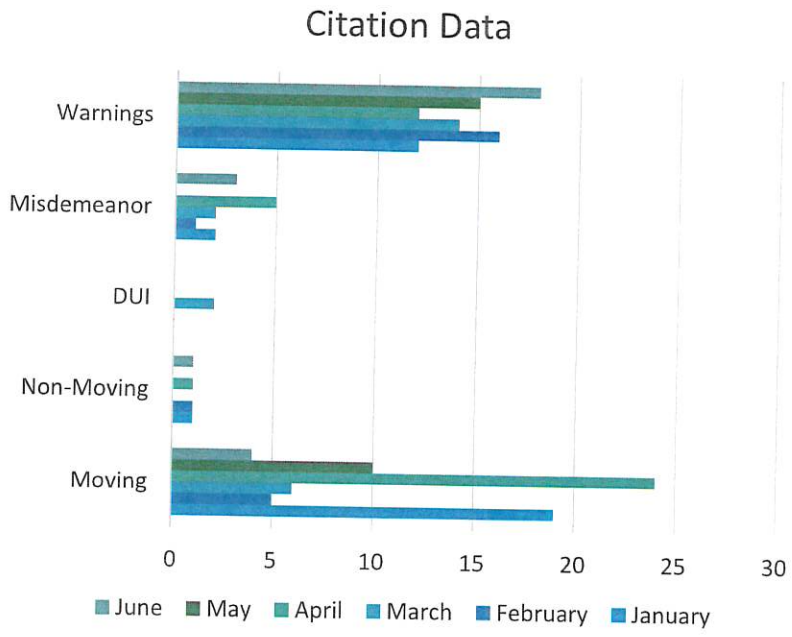


Crash Totals Year to Date

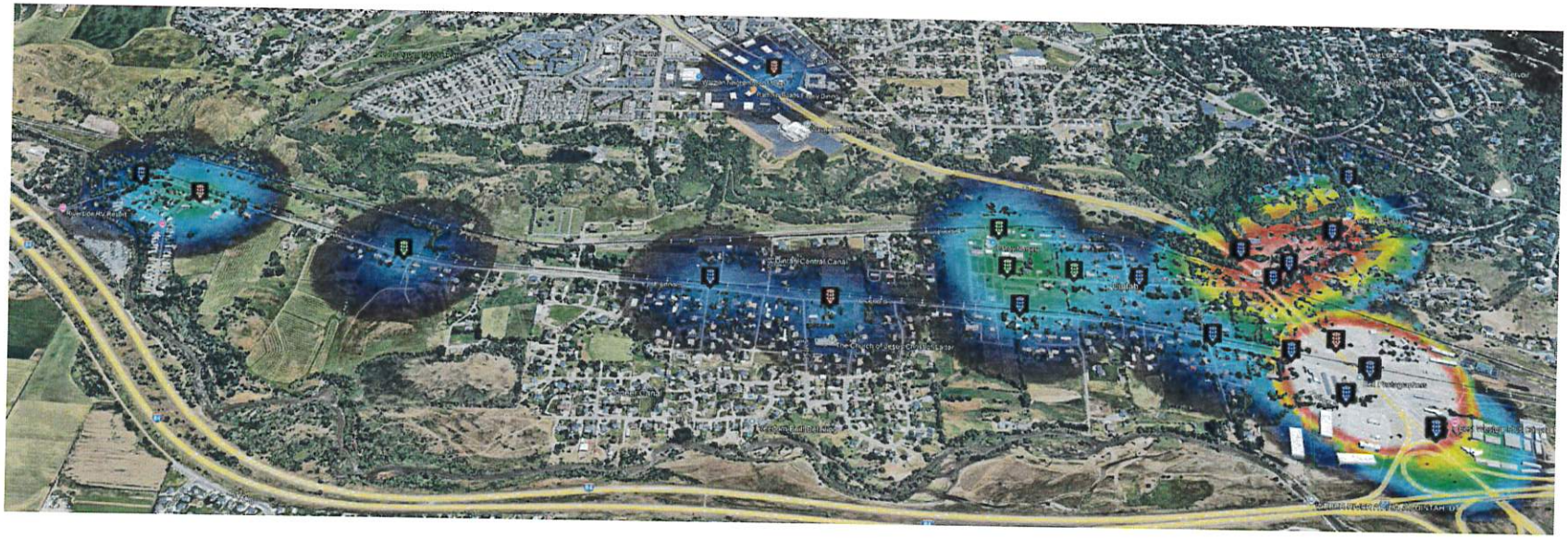


Traffic Stops





Traffic Stop Locations



Crimes Against Persons

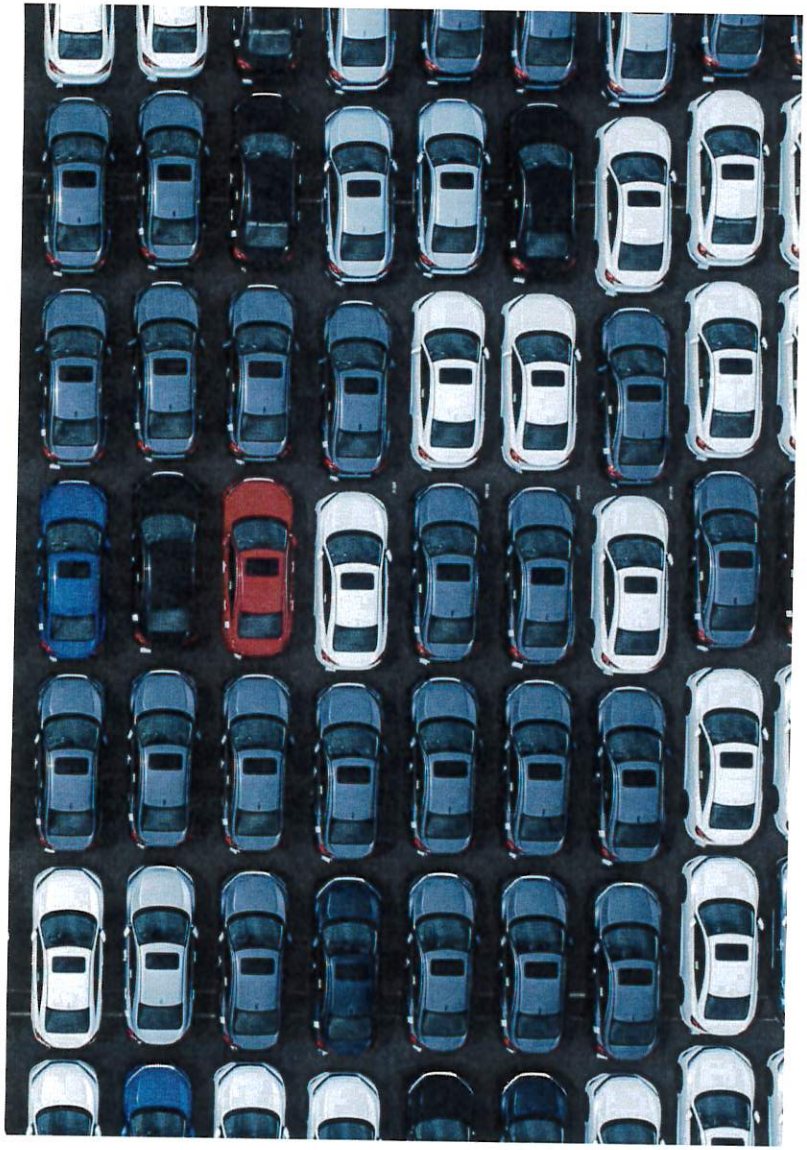
May- 2025

- 1- Party Disturbance
  - Parking issue with the party, all parties moved their vehicles
- 1- Threats call
  - Received over the phone
- 1- Disturbance
  - Guest was having trouble with payment, argument ensued but no evidence to support any criminal charges. The guest was asked to leave the property.
- 2- Mental Health Related Calls

Property Crimes

May 2025

- Theft of Rocks from a vacant lot
- 2- Theft/Lost License Plate



Speed Trailer Data

Location: 1200 E 6600 S- Westbound

Data Set: June 17th thru July 10th

Days: 24 Days

Speed Limit: 35

Registered: 21,267 Vehicles

- Collected data at 10mph and above

Speed Trailer does not display speeds to those going 10 over

- Displays a "Slow Down" and flashes

ALL TRAFFIC SOLUTIONS

Volume by Time
(UN) 1200 E 6600 S, WB

Start: 2025-06-17
End: 2025-07-10
Times: 0:00:00-23:59:59

Speed Bins: Size 10, Range 1 to 150
Time View: By Day (Total Volumes)

Date	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	Total
06-17	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	37	27	28	47	139
06-18	32	12	1	1	18	14	35	63	39	38	27	47	89	85	63	47	70	51	83	46	29	60	12	6	968
06-19	4	1	34	44	51	36	21	59	42	40	47	83	41	62	47	45	59	61	63	33	58	25	49	7	1012
06-20	3	1	2	31	6	8	47	43	44	42	49	61	72	49	38	53	41	56	54	61	26	21	41	5	854
06-21	28	3	53	0	2	10	16	25	23	29	50	45	47	85	73	46	45	54	52	34	25	33	26	50	854
06-22	10	7	8	1	7	6	9	9	14	23	57	78	44	48	74	60	41	56	34	22	35	26	44	6	719
06-23	1	36	2	2	19	68	28	78	53	64	43	45	49	74	72	55	77	54	47	52	58	62	10	54	1103
06-24	2	2	1	30	23	16	38	55	43	47	58	64	53	43	50	66	68	61	91	43	62	30	22	33	1001
06-25	3	32	0	0	5	32	42	62	45	80	61	54	57	75	55	61	68	79	67	46	43	25	6	9	1007
06-26	1	54	1	0	54	15	32	57	64	53	53	53	51	56	87	76	70	75	68	58	36	30	14	29	1087
06-27	5	1	18	1	2	11	105	45	57	46	44	44	58	51	66	65	53	63	61	47	76	62	24	12	1017
06-28	8	6	4	1	4	7	39	38	71	48	51	71	59	90	54	61	80	46	59	33	54	33	24	14	955
06-29	15	10	41	7	51	26	8	39	22	36	37	51	46	62	68	55	39	38	39	31	31	18	19	43	832
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07-02	7	0	1	2	5	38	33	84	87	35	54	57	80	53	42	61	104	78	56	58	46	20	9	4	1014
07-03	2	3	0	19	3	10	23	59	51	49	95	45	74	55	53	73	58	63	51	40	36	37	21	47	967
07-04	5	1	2	3	1	11	11	22	61	34	35	54	55	55	49	32	40	54	33	39	23	33	33	58	744
07-05	10	35	14	49	40	11	8	19	55	47	39	38	44	74	50	72	47	45	37	40	42	28	29	11	884
07-06	7	3	30	0	2	27	50	16	17	38	51	50	45	53	47	34	46	35	56	40	38	78	7	6	776
07-07	28	26	36	3	4	21	29	47	46	48	62	43	48	93	59	59	65	67	78	26	32	31	7	4	962
07-08	4	61	0	0	7	58	50	43	59	46	47	91	50	57	47	60	61	63	70	44	38	14	68	44	1082
07-09	4	1	0	18	5	18	34	48	55	44	41	46	46	53	79	57	66	96	83	57	34	27	19	38	969
07-10	0	1	1	2	6	65	60	49	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	184
Total	190	366	251	218	360	595	769	1151	1085	982	1142	1225	1201	1367	1279	1275	1345	1376	1298	979	931	793	548	541	21267

ALL TRAFFIC SOLUTIONS

Volume by Time
(UN) 1200 E 6600 S, WB

Start: 2025-06-17
End: 2025-07-10
Times: 0:00:00-23:59:59

Speed Bins: Size 10, Range 1 to 150
Time View: By Day (Total Volumes)



ALL TRAFFIC SOLUTIONS

Volume by Speed

(UN) 1200 E 6600 S, WB

Start: 2025-06-17
End: 2025-07-10
Times: 0:00:00-23:59:59

Speed Bins: Size 5, Range 1 to 150
Time View: By Hour (Total Volumes)

Time	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	31 to 35	36 to 40	41 to 45	46 to 50	51 to 55	56 to 60	61 to 65	66 to 70	71 to 75	76 to 80	81 to 85	86 to 90	91 to 95	96 to 100	101 to 150	Avg Speed	Total
0:00	0	0	1	3	7	27	85	49	11	3	1	2	0	0	1	0	0	0	0	0	0	34.6	190
1:00	0	0	2	41	58	94	118	32	16	4	1	0	0	0	0	0	0	0	0	0	0	29.5	366
2:00	0	0	3	9	23	57	44	87	24	2	2	0	0	0	0	0	0	0	0	0	0	32.9	251
3:00	0	0	1	0	1	21	77	79	36	3	0	0	0	0	0	0	0	0	0	0	0	35.9	218
4:00	0	0	4	32	23	41	120	100	30	9	1	0	0	0	0	0	0	0	0	0	0	33.0	360
5:00	0	0	3	7	22	101	210	173	64	11	4	0	0	0	0	0	0	0	0	0	0	34.5	595
6:00	0	0	2	22	26	96	307	238	71	5	1	0	0	0	0	0	1	0	0	0	0	34.2	769
7:00	0	0	10	65	96	105	422	327	106	14	5	1	0	0	0	0	0	0	0	0	0	33.3	1151
8:00	0	0	8	39	54	102	418	355	84	18	6	1	0	0	0	0	0	0	0	0	0	34.2	1085
9:00	0	0	2	31	44	67	364	346	100	24	4	0	0	0	0	0	0	0	0	0	0	35.0	982
10:00	0	0	6	23	41	104	410	402	134	20	2	0	0	0	0	0	0	0	0	0	0	35.0	1142
11:00	0	0	0	21	75	170	462	392	85	17	2	1	0	0	0	0	0	0	0	0	0	34.2	1225
12:00	0	0	3	33	64	164	493	341	71	30	2	0	0	0	0	0	0	0	0	0	0	33.8	1201
13:00	0	0	6	55	63	191	521	404	108	15	3	0	1	0	0	0	0	0	0	0	0	33.8	1367
14:00	0	0	27	55	68	153	469	399	89	17	2	0	0	0	0	0	0	0	0	0	0	33.5	1279
15:00	0	0	8	42	38	106	533	402	124	15	5	2	0	0	0	0	0	0	0	0	0	34.5	1275
16:00	0	0	4	28	37	84	544	456	170	17	2	1	0	1	0	0	0	1	0	0	0	35.3	1345
17:00	0	0	5	44	50	121	519	455	152	27	2	1	0	0	0	0	0	0	0	0	0	34.8	1376
18:00	0	0	8	25	53	105	430	483	156	33	4	1	0	0	0	0	0	0	0	0	0	35.2	1298
19:00	0	0	3	18	24	78	337	343	133	32	8	2	1	0	0	0	0	0	0	0	0	35.9	979
20:00	0	0	2	22	28	105	314	316	120	22	2	0	0	0	0	0	0	0	0	0	0	35.2	931
21:00	0	0	2	15	43	143	287	241	42	17	3	0	0	0	0	0	0	0	0	0	0	33.6	793
22:00	0	0	3	48	47	80	177	131	44	17	1	0	0	0	0	0	0	0	0	0	0	32.5	548
23:00	0	0	8	63	58	137	131	90	47	2	3	2	0	0	0	0	0	0	0	0	0	30.7	541
Total	0	0	121	741	1043	2452	7792	6641	2017	374	66	14	2	1	1	0	1	1	0	0	0	34.2	21267

Trailer does not display speeds over 10 mph (45 mph)

- Prompts to slow down
- Tells them they are going too fast

Old speed trailers displayed actual speed

- We still get people who try to get the “High Speed”
- Higher speeds could be Off Highway Vehicles

This could also be some bicyclists if traveling above 10 mph

ALL TRAFFIC SOLUTIONS

Volume by Time

(UN) 1200 E 6600 S, WB

Start: 2025-06-17

End: 2025-07-10

Times: 0:00:00-23:59:59

Speed Bins: Size 10, Range 1 to 150

Time View: By Day of Week (Avg Volumes)

Day	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	Avg Total
Sun	11	7	26	3	20	20	22	21	18	32	48	60	45	54	63	50	42	43	43	31	35	41	23	18	776
Mon	11	43	13	2	9	48	27	77	48	52	55	43	46	72	59	57	70	66	58	47	42	39	11	22	1019
Tue	4	22	1	11	23	35	38	61	65	48	62	73	51	48	52	69	69	76	76	51	43	30	35	33	842
Wed	12	11	1	5	8	26	36	64	57	49	46	51	68	67	60	57	77	76	72	52	38	33	12	14	990
Thu	2	15	9	16	29	32	34	56	52	47	65	60	55	58	62	65	62	66	61	44	43	31	28	28	813
Fri	4	1	7	12	3	10	54	37	54	41	43	53	62	52	51	50	45	58	49	49	42	39	33	25	872
Sat	15	15	24	17	15	9	21	27	50	41	47	51	50	83	59	60	57	48	49	36	40	31	26	25	898
Avg	8	16	12	9	15	26	33	49	49	44	52	56	54	62	58	58	60	62	58	44	40	35	24	24	887

ALL TRAFFIC SOLUTIONS

Compliance & Risk Report

(UN) 1200 E 6600 S, WB

Start: 2025-06-17
End: 2025-07-10
Times: 0:00:00-23:59:59

Medium Risk Threshold: Speed Limit + 10
High Risk Threshold: Speed Limit + 20
Speed Range: 1 to 150
Time View: By Hour (Total Volumes)

Time	Speed Limit	Mode	Compliant	Low Risk	Medium Risk	High Risk	Total Num Vehicles
0:00	35	Dependent Messages	123	60	4	3	190
1:00	35	Dependent Messages	313	48	5	0	366
2:00	35	Dependent Messages	136	111	4	0	251
3:00	35	Dependent Messages	100	115	3	0	218
4:00	35	Dependent Messages	220	130	10	0	360
5:00	35	Dependent Messages	343	237	15	0	595
6:00	35	Dependent Messages	453	309	6	1	769
7:00	35	Dependent Messages	698	433	19	1	1151
8:00	35	Dependent Messages	621	439	24	1	1085
9:00	35	Dependent Messages	508	446	28	0	982
10:00	35	Dependent Messages	584	536	22	0	1142
11:00	35	Dependent Messages	728	477	19	1	1225
12:00	35	Dependent Messages	757	412	32	0	1201
13:00	35	Dependent Messages	836	512	18	1	1367
14:00	35	Dependent Messages	772	488	19	0	1279
15:00	35	Dependent Messages	727	526	20	2	1275
16:00	35	Dependent Messages	697	626	19	3	1345
17:00	35	Dependent Messages	739	607	29	1	1376
18:00	35	Dependent Messages	621	639	37	1	1298
19:00	35	Dependent Messages	460	476	40	3	979
20:00	35	Dependent Messages	471	436	24	0	931
21:00	35	Dependent Messages	490	283	20	0	793
22:00	35	Dependent Messages	355	175	18	0	548
23:00	35	Dependent Messages	397	137	5	2	541
Total			12149	8658	440	20	21267

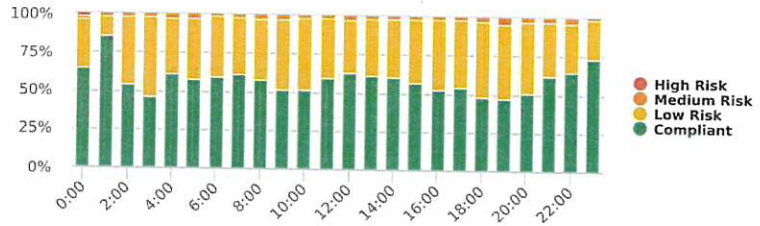
ALL TRAFFIC SOLUTIONS

Compliance & Risk Report
(UN) 1200 E 6600 S, WB

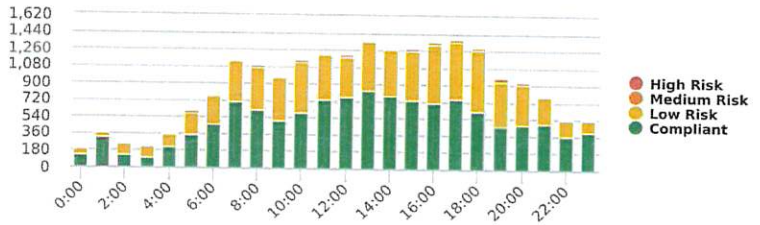
Start: 2025-06-17
End: 2025-07-10
Times: 0:00:00-23:59:59

Medium Risk Threshold: Speed Limit + 10
High Risk Threshold: Speed Limit + 20
Speed Range: 1 to 150
Time View: By Hour (Total Volumes)

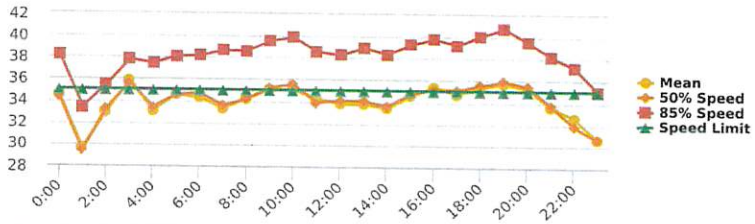
Compliance % by Hour (Totals)



Compliance by Hour (Totals)



Speeds



ALL TRAFFIC SOLUTIONS

Enforcement Priorities Report

(UN) 1200 E 6600 S, WB

Start: 2025-06-17
End: 2025-07-10
Times: 0:00:00-23:59:59

Violation Threshold: Speed Limit +10
Speed Range: 1 to 150
Rank Results By: 85% Speed

#	Site	Day of Week	Time	Speed Limit	Average Speed	Average Violator Speed	85% Speed	Average # Vehicles	Average # Violators
1	(UN) 1200 E 6600 S, WB	Tue	10:00 - 11:00	35	37.2	47.3	42.6	62	2
2	(UN) 1200 E 6600 S, WB	Fri	19:00 - 20:00	35	35.7	49.8	41.8	49	2
3	(UN) 1200 E 6600 S, WB	Sun	7:00 - 8:00	35	37.5	50.0	41.8	21	0
4	(UN) 1200 E 6600 S, WB	Thu	5:00 - 6:00	35	36.5	50.3	41.7	32	1
5	(UN) 1200 E 6600 S, WB	Wed	16:00 - 17:00	35	36.3	51.0	41.4	77	1
6	(UN) 1200 E 6600 S, WB	Mon	17:00 - 18:00	35	36.1	50.9	41.1	66	2
7	(UN) 1200 E 6600 S, WB	Thu	19:00 - 20:00	35	36.3	50.3	41.1	44	3
8	(UN) 1200 E 6600 S, WB	Wed	19:00 - 20:00	35	36.3	49.8	41.1	52	3
9	(UN) 1200 E 6600 S, WB	Wed	18:00 - 19:00	35	35.7	47.8	41.0	72	4
10	(UN) 1200 E 6600 S, WB	Sun	19:00 - 20:00	35	35.7	48.4	40.8	31	2
11	(UN) 1200 E 6600 S, WB	Sat	18:00 - 19:00	35	36.0	47.1	40.8	49	2
12	(UN) 1200 E 6600 S, WB	Fri	13:00 - 14:00	35	35.7	51.0	40.7	52	2
13	(UN) 1200 E 6600 S, WB	Thu	15:00 - 16:00	35	35.4	48.0	40.6	65	2
14	(UN) 1200 E 6600 S, WB	Sat	20:00 - 21:00	35	35.8	48.0	40.6	40	0
15	(UN) 1200 E 6600 S, WB	Sat	22:00 - 23:00	35	36.2	48.1	40.6	26	2
16	(UN) 1200 E 6600 S, WB	Tue	19:00 - 20:00	35	36.4	48.3	40.6	51	3
17	(UN) 1200 E 6600 S, WB	Tue	4:00 - 5:00	35	36.9	n/a	40.4	23	0
18	(UN) 1200 E 6600 S, WB	Sat	11:00 - 12:00	35	34.6	48.3	40.4	51	1
19	(UN) 1200 E 6600 S, WB	Tue	18:00 - 19:00	35	36.0	48.0	40.3	76	1
20	(UN) 1200 E 6600 S, WB	Mon	19:00 - 20:00	35	34.0	n/a	40.3	47	0
21	(UN) 1200 E 6600 S, WB	Thu	9:00 - 10:00	35	35.6	47.5	40.3	47	1
22	(UN) 1200 E 6600 S, WB	Fri	17:00 - 18:00	35	35.0	46.7	40.2	58	1
23	(UN) 1200 E 6600 S, WB	Fri	9:00 - 10:00	35	35.5	49.6	40.1	41	2
24	(UN) 1200 E 6600 S, WB	Mon	10:00 - 11:00	35	35.0	47.5	40.1	55	1
25	(UN) 1200 E 6600 S, WB	Mon	16:00 - 17:00	35	35.4	48.0	40.1	70	1

Average Speeds- 35-37 mph
Average Violator: 47-51 mph = 15/16mph over
85 Percentile Speed: 40-42 mph
Means 85% of traffic was doing 5-7 mph over the posted speed limit of 35mph

This report shows us which days of the week to focus on violations in the area

Targeted enforcement assists with getting problem areas