

TITLE 16 & 17 AMENDMENTS
MAY 14, 2015
PLANNING COMMISSION MEETING

16.10.080- Organized meeting site visits to proposed developments are required in our current code. This change makes it optional so it can be determined on a case by case basis if it is necessary.

16.10.090- State law has changed. We are no longer required to have a public hearing with subdivision applications. The ULCT recommends removing this requirement from city codes. On a regular subdivision application we must approve it if it meets our current requirements.

16.16.030 & 16.28.020

Creates another layer not required. Ownership and other items are verified thru the review by staff, engineer, and surveyor.

16.16.120, 16.16.140, 16.20.020, 16.20.030, 16.20.170- State law has changed. We can only allow a bond in the amount of the engineers estimated construction costs. A contingency percentage can no longer be required. We also can only require a maximum 10% warranty bond and can only require this before we accept the subdivision. Also we can not require a developer to provide a construction bond if they are not asking to have the subdivision recorded before construction is complete. If a developer wants to sell lots or begin construction on houses while the subdivision infrastructure is being installed then they will need the plat recorded and then would be required to provide a construction bond.

16.20.015- This will give the city some flexibility when building is slower and subdivisions are taking longer to fill up.

Title 17

As recommended from Planning Commission discussions: Reduction of rear and front setbacks from 30 feet to 25 feet. This will give builders and homeowners a little more flexibility to the placement and design of homes especially on smaller lots. The 25 feet in the front of the house still allows enough room to park vehicles in the driveway area. This is being recommended for the R-1, R-2, RA, R2A, C-1, & C-2 zones.

HYRUM CITY

LAND USE CODE

Title 16

16.16.030

- C. Approval blocks for:
1. A registered surveyor's certificate of survey as applicable under state law;
 2. The owner's certificate of dedication. The owners dedication shall be signed by every person having a security interest in the subdivision property, dated, and notarized and should include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording;
 3. A notary public's acknowledgment;
 4. The City Engineer's certificate of approval;
 5. ~~The City Attorney's certificate of approval;~~
 6. The Mayor's certificate of approval;
 7. A block for Hyrum City Culinary Water and Hyrum City Sanitary Sewer authorities to indicate their approval by signature;
 8. A block for all other utility companies servicing the development to indicate their approval by signature;
 9. The County Surveyor's certificate of approval;
 10. The County Recorder's stamp of approval according to the requirements prior to final plat approval.
 11. It shall be the responsibility of the developer to obtain signatures for blocks 1, 2, ~~and 3,~~ and 8.
- D. Construction Drawings. Final construction/plan & profile drawings of all required public improvements consistent with Hyrum City Design Standards and Construction Specifications for Public Works Construction shall be provided with the final plat. Construction drawings must be stamped by an engineer or land surveyor in accordance with the procedures of the Utah State Board for Professional Registration. All revision dates must be shown on the construction drawings. If any revision is included on the Final Plat, which was not present on the Preliminary Plat or a requirement of approval by the City Council, it is the applicant's responsibility to inform the Public Works Committee and City Council of the changes. Failure to inform the Public Works Committee or City Council of revisions not present on the Preliminary Plat or a requirement of approval may result in revocation of any or all approvals. Construction drawings shall include:
1. An overall public improvement plan or index sheet that includes a summary of all improvement and utility information (this sheet is used by City Staff to prepare the bond for public improvements);
 2. Location of water and sewer service laterals for each lot including the location of the laterals in relation to each other (water laterals must be located at the center of the lot and sewer laterals 10 feet downstream from the water laterals);
 3. Location, depth, pipe type (pipe type may be noted in a legend), and slope of all drainage, and sewer lines including the location and proper spacing of all boxes, manholes and other improvements and details of any detention basins and related piping and orifices;

16.20.015 Development in Phases.

A developer desiring to develop in phases shall gain concept plan and preliminary plat approvals of the entire subdivision showing clearly the individual phases. The preliminary plat must contain sufficient detail for the engineering review to ascertain that the public improvements for each phase will perform as required for each phase as well as the full subdivision. Final plat approval may be gained for each phase independently but must be done within two years of the approval of the previous phase or the former approval shall may be revoked.

16.20.020 Public improvements-Construction-Inspection.

- A. All construction of public improvements shall proceed after:
1. The final plat and construction drawings have been approved.
 2. The security of performance has been approved and perfected; or has been waived
 3. The final plat has been signed by the appropriate City officials and all others required by Section 16.16.030(C)
 4. The final plat has been recorded (required if lots are sold or construction of houses are to begun before the completion of the subdivision)
 5. All storm water permit requirements are in place. (See Section 13.18.110 and 120)
- B. All public improvements shall be completed within eighteen months of the date the final plat was approved by the City Council, and the City Engineer shall inspect the construction as it proceeds.
- C. At the completion of construction, or at the end of the eighteen month period stated in the last subparagraph, whichever comes first, the City Engineer shall make an inspection of all improvements and inform the developer and City of the results of the inspection. At the completion of construction, the subdivider shall call for inspection by the City Engineer and the inspection shall be made within ten days of the request therefore. The developer's engineer shall provide the City Engineer with record drawings accurately defining for permanent record the surface improvements and underground utilities as they were actually constructed. A construction punch list will be made up by the City Engineer indicating the items missing or needing correction prior to acceptance of the improvements by the City Engineer, and all required replacements or repairs shall be completed by the subdivider, at his expense, prior to acceptance by the City.
- D. Following final inspection and corrections according to the punch list made by the City Engineer concerning items missed or needing correction, the City Engineer shall provide a written statement to the City Council and subdivider that the improvements described in the construction drawings have been completed and that they meet the minimum requirements of all the ordinances, resolutions, rules and regulations of the City, that they comply with the requirements of the county board of health, the City or county fire department, and with the standards, rules, regulations and policies formulated by the City Engineer and by the various City departments and approved by the City Council; which standards, rules, regulations and policies the City Council is

16.20.170 Street improvements.

- A. The developer will apply an approved seal coat to all paved roads in the development. The proposed dates of chip and seal coat application must have the approval of the City Administrator. To ensure completion, the developer shall post a bond at 120% of for the amount of the City Engineer's estimate of the cost of sealing and chipping. The application of the seal coat must be completed before the subdivision warranty period expires.
- B. The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas and shall provide access to un-subdivided adjoining areas insofar as such continuation or access shall be deemed necessary by the Planning Commission and approved by the City Council.
- C. New streets must connect with existing public streets.
- D. The subdivider shall install curbs, gutters and sidewalks on existing and proposed urban streets adjacent to and in all subdivisions, including on the rear of such lots that back on major streets not permitted access to such streets and those proposed for swales meeting City design standards.
- E. Street number signs and traffic control, conforming to the design and specifications and in the number provided by the standards, rules and regulations of the City, shall be provided by the developer at all street intersections. Installation shall be made by City departments, to insure uniformity, at the expense of the developer.
- F. Wherever there exists a dedicated or platted half-street or alley adjacent to the tract to be subdivided, the other half shall be platted; however, in most cases, half-streets shall be prohibited.
- G. Curbs and gutters shall be provided on both sides of all public streets, unless the minimum lot width of lots within the subdivision is more than one hundred fifty (150) feet or a swale is approved.

16.20.180 Water system.

- A. All culinary water pipe shall be as specified by the City Engineer and meet the City design standards.
- B. Fire hydrants shall be installed in all subdivisions in accordance with the regulations of the fire department and City standards.
- C. Where a subdivision does not border an existing City water line, the subdivider shall install and bear all cost for pipeline from the subdivision to the nearest existing City water line of adequate capacity to satisfy the demands of the subdivision.
- D. All waterlines shall be looped rather than dead ended except in the case of cul-de-sacs and temporary dead-end streets.
- E. Water meters shall be placed in the planting strip and shall not be surrounded by cement or asphalt.
- F. All water lines must be inspected by the City Engineer before backfilling is permitted.
- G. The entire system shall be designed and constructed in accordance with City standards and Utah State Health Department standards. If there is a conflict between the standards, the most stringent shall rule. Final approval of the proposed water system shall be subject to approval by the City Engineer.

(This will be added to R-1, R-2, RA, R2A, C-1, & C-2)

17.24.040 Frontage regulations.

- A. The setback line from the property line for all main buildings shall not be less than ~~thirty (30)~~ twenty-five (25) feet.
- B. New annexations and new subdivisions shall have a minimum lot width of eighty-two and one half (82 ½) feet.
- C. Establishing setback for lots with concave or convex front property lines: It is intended that the nearest portion of the building to the street be setback at least ~~thirty (30)~~ twenty-five (25) feet from the front property line, and that the width of the property be not less than eighty-two and one half (82 ½) feet at that point (see illustration). The property may not be narrower than forty feet at the front property line.

"Space reserved for drawing of setbacks for lots on curved streets"