**City of Hyde Park**

**Ordinance 20-03**

**An Ordinance Streamlining the Process for the Subdivision**

**Requirements and Procedures**

[**13.30 Procedures, Sketch Plan, Preliminary Plat, Final Plat And Construction Drawings**](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=13.30_Procedures,_Sketch_Plan,_Preliminary_Plat,_Final_Plat_And_Construction_Drawings)

[13.30.010](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=13.30.010_Procedures) Flowchart Table
[13.30.020](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=13.30.020_Sketch_Plan) Procedures
[13.30.030](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=13.30.030_Preliminary_Plat) Concept Plan
[13.30.040](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=13.30.040_Approval_Of_The_Preliminary_Plat) Preliminary Plat
13.30.050 Approval Of The Preliminary Plat
13.30.060 Construction Drawings

13.30.070 Final Plat

[**13.30.010**](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=13.30.010_Procedures) **Flowchart Table**



[**13.30.020 Procedures**](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=13.30.010_Procedures)

This section provides the procedures required by Hyde Park City for submitting the concept plan, preliminary plat, construction drawings, and final plat. The City will expect the developer to be the owner or an official representative of the owner and to provide the City with complete information about the size and scope of the project.

In addition, this section provides a summary of the public improvements required, which shall be required of the developer and which shall be shown on the plats and construction drawings. Careful review of the Subdivision Ordinance, the Zoning Ordinances of Hyde Park and other related ordinances, resolutions and regulations of the City should be made and followed as they are the controlling documents insofar as they relate to the development of a subdivision.

The development may be done in phases, which will be shown one at a time on the preliminary and final plat, but the concept plan must include the entire piece of land planned for development either immediately or at some time in the future.

Zoning clearance must be obtained from the DRC and Planning Commission prior to initiating any project.

The ordinance requirements below can be used as a checklist for the developer, DRC, Planning Commission and City Council in assuring proper processes and requirements have been met during the subdivision process.

[**13.30.030 Concept Plan**](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=13.30.020_Sketch_Plan)

Prior to submitting a preliminary plat, an applicant, developer or property owner may submit a written concept plan to the DRC. The concept plan review is an optional process that is offered as a means for applicants, developers, or property owners to receive input from the DRC and if requested the Planning Commission and/or City Council on a proposed development prior to incurring the costs associated with further stages of the approval process. The concept plan shall be submitted seven (7) days prior to scheduling a meeting with the DRC. If said copy is not submitted beforehand, the DRC shall postpone its consideration of the concept plan until a meeting is rescheduled at least seven (7) days after receipt of the plan.

The concept plan shall include:

1. 🞎 Proposed name of subdivision
2. 🞎 Map of proposed subdivision, with property boundaries. Must include all adjacent properties within the same ownership or development conglomerate.
3. 🞎 Approximate number of lots and street layout
4. 🞎 Approximate acreage of subdivision
5. 🞎 Zoning for subdivision
6. 🞎 Approximate location of nearest utilities

Concept plan reviews shall include informal conference and review by the DRC, and if requested, the Planning Commission and/or City Council. No actions will be taken on the concept review. Furthermore, any staff, DRC, Planning Commission, and/or City Council comments shall not be binding but shall only be used for informational purposes in the preparation of a future land development application.

Fee: The concept plan processing fee required by the city fee schedule (Concept plan review fees may be applied towards the Preliminary Plat Plan application fees)

[**13.30.040 Preliminary Plat**](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=13.30.030_Preliminary_Plat)

The subdivider shall submit the Preliminary Plat in digital format:

The City engineerwill review the preliminary plat and forward review comments to the Planning & Zoning Commission for their consideration with the preliminary plat. After receiving the preliminary plat, the Planning Commission shall hold a public hearing.

At the same time the preliminary plat is transmitted to the City the preliminary plat fees shall be paid. (See prevailing fee schedule)

1. Existing conditions to be shown on the preliminary plat shall include:
	1. 🞎 The location of the nearest benchmark and monument
	2. 🞎 The boundary of the proposed subdivision and the acreage included.
	3. 🞎 All property under the control of the subdivider, even though requirements of the preliminary plat need be shown on only the phase under consideration.
	4. 🞎 Location, width and name of existing streets within two hundred feet (200) of the subdivision and of all prior platted streets or other public ways, railroad and utilities rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements, and section and corporate lines within and adjacent to the tract.
	5. 🞎 The location of all wells--proposed, active and abandoned--to a distance of at least one hundred (100') feet beyond the tract boundaries.
	6. 🞎 Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred (100') feet beyond the tract boundaries, indicating pipe size, grades, manholes and exact location.
	7. 🞎 Existing ditches, canals, natural drainage channels, open waterways, and proposed alignments within the tract and to a distance of at least one hundred (100') feet beyond the tract boundaries. High water levels should be indicated.
	8. 🞎 Boundary lines of adjacent tracts of subdivided and unsubdivided land showing ownership.
	9. 🞎 Contours at a minimum interval of two (2') feet.
	10. 🞎 Designated wetlands and/or Sensitive Lands
2. Proposed subdivision development plans on the preliminary plat shall include:
	1. 🞎 The layout of streets showing location, widths, and other dimensions of proposed streets (designated by actual or proposed names and numbers) crosswalks, alleys and easements.
	2. 🞎 A tentative plan for culinary water improvements and waste disposal improvements for all lots proposed within the subdivision, all to be constructed underground.
	3. 🞎 The layout, numbers and dimensions of lots.
		1. **🞎 Standard Subdivision**.  The total number of dwelling units allowed within a Standard Subdivision shall be based on each lot equaling the minimum lot area as required in the zone, with roads and other improvements within a subdivision being in addition to the lots.
		2. **🞎 Subdivision with Bonus Density**.  Bonus density allows for the purchase of designated open space in the City for the exchange of usable open space within a subdivision, thereby creating an additional building lot or lots in said subdivision. All of the requirements below must be complied with to exercise this option:
			1. 🞎 The allowed number of dwelling units permitted in the Subdivision with Bonus Density is determined by the Gross Table shown below:

Zone Allowed Density in Dwelling Units/Acre:

|  |  |  |  |
| --- | --- | --- | --- |
| Zone  | # Lots per acre  | Subdivision with Bonus Density  | Minimum size of each lot  |
| **A-1**  | One (1)  | Before improvements  | 20,000 square feet  |
| **RE-20**  | Two (2)  | Before improvements  | 12,000 square feet  |

Bonus Density lots are calculated at six percent (6%), rounded upwards, of the total acreage.

Example: 40-acre land parcel

|  |  |
| --- | --- |
| Zone  | Number of Bonus Density Lots Required  |
| A-1  | 40 x 0.06 = 2.4 or 3 Bonus Density Lots  |
| RE-20  | 40 x 2 x 0.06 = 4.8 or 5 Bonus Density Lots  |

🞎 Bonus Density lots shall be identified on the Preliminary Plat.  Bonus Density lots shall be equal to or greater than the average size lots of the subdivision.  The amount paid by the developer to the City as a part of the option would be equal to 90% of the appraised value of the improved lot(s). The 90% will be paid to the City when the lot(s) is sold, but not later than when 50% of the lots in the subdivision are sold. If the City has not received the bonus density money prior to 50% of the lots being sold, the developer shall deed the lot to the city, where the future sale of the lot will result in the City retaining 100% of the money. The lot(s) to be used in the bonus density option shall be identified by number on the Preliminary Plat.

2). Money received from the developer by exercising the bonus density option shall be placed in a restricted fund to be used for the purchase of property for parks, trails, and other appropriate usable open space and/or for improvements to existing parks, trails and other appropriate open space.  Wherever possible, the city should consider investing funds generated from a particular development into parks, trails, and other appropriate usable open spaces that are accessible to the residents of that development within a reasonable walking distance of their homes.   It shall not be used for operation and maintenance of parks or in other departments.

c.   🞎 Zone Restrictions: A minimum of 80% of the building lots in the development shall be within 20% +/- of the average lot size in said development. Any development that does not meet this requirement may be allowed if the DRC and the Planning Commission feel that the proposed development meets the intent of the ordinance.  For example: If the developer wanted to propose several “Estate” lots, comprised of multiple average sized lots, the DRC and Planning Commission could approve the proposal providing the remaining lots are of the required average size.  This requirement may be increased or changed by the DRC and the Planning Commission in unusual circumstances caused by the topography of the property such as sensitive lands. Sensitive lands shall not be used in the calculations for allowed density as described in “(1)” above.

d.  🞎 Lot size and building set back lines, including showing dimensions where required by the DRC and the Planning Commission. Minimum lot area, width and yard requirements for Subdivisions with Bonus Density shall be required in this ordinance and/or shown in the zoning ordinance for the respective zone it is being developed in.

e.  🞎Each lot or parcel of land intended for occupancy purposes shall contain a primary building site appropriate to accommodate the primary structure, which building site shall be outlined on the preliminary and final plat. Each building site shall be located in compliance with all applicable setbacks, side yards, and rear yard requirements. Each building site shall require the following:

 1). 🞎 A natural or manmade average slope of twenty percent (20%) or less in any direction across the building site. Grading of the parcel or lot related to creation of the building site or construction of the structure shall not extend more than thirty (30') feet in any direction from the proposed structure, unless a greater distance is approved by the City Council upon recommendation by the Planning Commission and/or the City Engineer upon a showing by the developer that a greater distance will not be contrary to the purposes of this ordinance. In no case shall grading for the building site extend beyond the property line of the lot.

2). 🞎 Building sites for accessory building or structures such as barns, tennis courts, swimming pools, outbuildings, etc. shall be approved by the City Council upon recommendation of the DRC, the Planning Commission and/or the City Engineer.

f.  🞎 Dedicated easements for water, sewers, drainage, utility lines and other purposes as required by the DRC and the Planning and Zoning Commission. A five (5) foot utility easement shall be shown around the perimeter of all lots.

g.  🞎 A tentative plan or method by which the subdivider proposes to retain storm water, or methods to discharge the same in compliance with the Hyde Park City Storm Water Plan and/or Ordinance.

h.  🞎 Sites, if any, for community facilities or other uses exclusive of the single-family dwellings.

i.  🞎 Sidewalk, curb and gutter.

j.  🞎 Distribution system for irrigation water to each lot, how shares will be held and how irrigation water will be delivered to the project. All irrigation distribution lines shall be outside of the City right-of-way. A letter from the associated irrigation company agreeing to proposed distribution system shall be submitted.

C.  Title blocks along the bottom of the preliminary plat shall show the following information in the format as specified:

1.  🞎 Name of subdivision; location, including the address of the section, township and range; names and addresses of the owner, subdivider (if other than owner), and surveyor or designer of the subdivision; date of plat preparation.

2. 🞎 An affidavit or certificate of clear title to the effect that the applicant is the owner of, or that he is authorized by the owner in writing to make application for the land proposed to be subdivided. The affidavit or certificate shall state clearly in which status the applicant makes his application, and if in the latter status a copy of said written authorization from the owner shall be submitted with the preliminary plat. In either case, an updated abstract of title or a preliminary title report shall also be submitted, which indicates in whom the fee simple title to such property is vested.

3.  🞎 A statement from each of the utility companies involved stating that they have reviewed the plan, that they approve the same as it relates to their particular company, that they are in agreement with placing all their utilities underground within the rights-of-way as shown on the plans, and that they are willing to provide the needed service for the development.

 4. 🞎 A block for the City engineer to sign stating his approval.

5.  🞎 A block for the Planning and Zoning Commission to indicate its approval by the signature of the Chairman.

6.  🞎 A block for the Canal / Irrigation Company to indicate its approval by signature.

D.  At the time of the submittal of the preliminary plat the following documents must be submitted to the DRC and the Planning and Zoning Commission unless specifically waived by the DRC.

1.  🞎 Copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the DRC and the Planning Commission.

**2.  🞎 Environmental impact assessment**, including impact on schools, police, animal control, roads and any impact on sensitive lands.

**3.  🞎 Water Model**.  The developer shall provide an engineered Water Model or the city will obtain one at the expense of the developer.

**4.  🞎 Soils Report**. A soils report shall be prepared by a qualified soils engineer, and must contain at least the following information: a slope analysis with 5-foot contour intervals; slope classifications shall be identified on a map in percentage of gradients in the following categories: Class 1 - 0% - 19% and Class 2 - 20% or greater (undevelopable); accepted soils engineering tests to determine bearing capacity, settlement potential, and shrink/swell potential of the site; an analysis of the soil suitability, constraints, and proposed methods of mitigating such constraints in implementing the proposed development; an estimate of the normal highest elevation of the season high-water table and the location of swamps, seeps, or spring with the reasons for the occurrence of these underground water sources; a written statement by the person or firm preparing the soils report identifying the means proposed to minimize hazard to life, property, adverse effects on the safety, use or stability of a public right-of-way or drainage channel.

**5.  🞎 Geology Report** whenever the parcel includes any geologic hazard. A geology report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject. It shall include mapping of geologic hazards and must identify author and date of the data upon which the report is based. The report must include an analysis of the geologic conditions, conclusions and recommendations regarding the effect of geologic conditions on the subdivision and recommendations covering the adequacy of sites to be developed. The report must include a written statement by the person or firm preparing the report identifying the means proposed to minimize hazard to life or property, adverse effects on the safety, use or stability of a public right-of-way or drainage channel, and adverse impact on the natural environment.

**6.  🞎 Storm water Management Plan and Permit**. In accordance with State Code, a Storm water Management Concept Plan shall be required with the preliminary plat for all platted subdivisions and a storm water permit shall be obtained from the State of Utah. The plan shall include at least the following: a map of the entire site with existing and proposed contours using a minimum of 5-foot contour intervals at the same scale as the total design plan; proposed plans and locations of all surface and subsurface drainage devises, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed to control storm water runoff and soil erosion; a plan showing temporary erosion control measures; a written statement by the person or firm preparing the report identifying any grading and drainage problems of the development and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems in a manner as to prevent hazard to life or property, adverse effects on the safety, use or stability of a public right-of-way or drainage channel, and adverse impact on the natural environment. The intent of this conceptual planning process is to determine the type of storm water management measures necessary for the proposed project, and ensure adequate planning for management of storm water runoff from the development.  Where possible all storage reservoirs (retention ponds) shall be incorporated into lots within the project and configured in such a way that the actual depth of the retention area is functional as a part of the landscape of the lots. The maintenance of said retention areas will be the responsibility of the individual lot owners and shall allow the City access for inspection and possible maintenance of the inlet boxes and or piping related with the retention area.  Landscaping Plans Required.  Landscaping shall conform to the intent of the storm water management concept plan. At a minimum, the landscaping plan shall detail vegetation and grading and shall include any non-standard maintenance requirements that may be associated with the landscaping. The extent of the landscaping plan shall incorporate at a minimum all storm water facilities and shall be submitted with the final plat submittal. Additional landscaping plan requirements may be required by other ordinances.

**7.  🞎 Revegetation Plan** whenever the development of the parcel will require removal of vegetation within undevelopable open space. The vegetation plan shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject, and shall include the following: a plan of the proposed revegetation of the site, detailing existing vegetation to be preserved, new vegetation to be planted and any modifications to existing vegetation; a plan for preservation of existing vegetation during construction; a vegetation maintenance program, including initial and continuing maintenance necessary; a written statement by the person or firm preparing the report identifying any vegetation problems and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems in a manner as to prevent hazard to life or property, adverse effects on the safety, use or stability of a public right-of-way or drainage channel and adverse impact on the natural environment.

**8.  🞎 Sensitive Lands report**.

9.  🞎 Other reports and plans shall be prepared by the developer as deemed necessary by the DRC and the Planning Commission.

The developer must contact the Post Office to determine delivery procedures.

[**13.30.050 Approval Of The Preliminary Plat**](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=13.30.040_Approval_Of_The_Preliminary_Plat)

After review of the preliminary plat and the engineer’s comments and/or recommendations, and upon recommendation of the DRC, the Planning and Zoning Commission shall serve notice and hold a public hearing concerning the proposed subdivision before taking any action with respect thereto. Such notice shall be given at least three (3) days in accordance to Utah Code 10-9a-207 before the hearing. The Planning and Zoning Commission shall either approve, reject or continue the plat for action at the next regular meeting.

If the preliminary plat is approved, the Planning and Zoning Commission shall return one copy of the plat signed by the P&Z Commission Chairman to the subdivider with any conditions attached. Other signed copies shall be forwarded to appropriate departments within the City and/or members of the City Council. The Commission shall retain one copy of the plat for its files. If the preliminary plat is disapproved, the Planning and Zoning Commission shall indicate its disapproval by written notice stating the reasons for disapproval.

Action shall be taken by the Planning and Zoning Commission within sixty (60) days after submittal of said plat to their commission. If no action is taken within this period of time, this shall be deemed as approval. The Planning Commission shall forward to the City Council the preliminary plat for its approval. The receipt of a signed copy of the approved preliminary plat shall authorize the subdivider to proceed with the preparation of the construction drawings and final plat. In the event the final plat is not presented to the Planning and Zoning Commission within six (6) months following approval of the preliminary plat such prior approvals shall be void.

[**13.30.060 Construction Drawings**](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=13.30.050_Construction_Drawings)

Construction drawings shall be prepared by the developer’s engineer relative to improvements in and out of the subdivision and developer shall provided digitally.

These drawings shall be submitted to the city prior to the submission of the final plat.  All such drawings shall be reviewed and approved by the City engineer.  An approved set of construction drawings shall go to the city.  One set will be retained by the City Engineer.

Standards for Construction Drawings. The following instructions are for the purpose of standardizing the preparation of drawings to obtain uniformity in appearance, clarity, size, and style.

These plans and designs shall meet the standards defined in the Specifications and Drawings, hereinafter outlined. The minimum information required on drawings for improvements are as follows:

All drawings and/or prints shall be clear and legible and conform to good engineering and drafting room practice. Size of drawings shall be 24"x 36" with ½" border on top, bottom and right sides, left side 1 ½".

1. In general, the following shall be included on drawings:
	1. 🞎 North arrow (plan).
	2. 🞎 Scale and elevations referenced to City datum.
	3. 🞎 Stationing and elevations for profiles.
	4. 🞎 Title block, located in lower right corner of sheet, to include:
		1. 🞎 Name of City
		2. 🞎 Project title (subdivision, etc.)
		3. 🞎 Specific type and location of work.
		4. 🞎 Space for approval signature of City Engineer and date.
		5. 🞎 Name of engineer or firm preparing drawings with license number and his signature
2. 🞎 Curb and gutter, drains and drainage structures, signing, lighting, sidewalks, and street surfacing shall show:
	1. 🞎 Scale: 1" = 20' or 50' horizontal; 1" = 2' or 5' vertical.
	2. 🞎 Both plan view and profile. Street centerline.
	3. 🞎 Stationing and top of curb elevations with curve data must be shown for all curb returns. Show top of curb elevation on both sides on even stations (50 Ft. Sta. Max).
	4. 🞎 Flow direction and type of cross drainage structures at intersections with adequate flow line elevations.
	5. 🞎 Bench mark location and elevation (use City datum).
	6. 🞎 Type of curb and gutter and distance back-to-back of curb.
	7. 🞎 Width and location within the right-of-way of the sidewalks.
3. 🞎 Sewer drawings shall show:
	1. 🞎 Scale: 1" = 20' or 50' horizontal; 1" = 2' or 5' vertical.
	2. 🞎 Location, size, and grade of all lines except individual services.
	3. 🞎 Manhole details, size, location, and flowline elevation.
	4. 🞎 Type of pipe.
	5. 🞎 Benchmark location and elevation (use City datum).
	6. 🞎 Bedding details
4. 🞎 Culinary water drawings shall show:
	1. 🞎 Scale (not specified).
	2. 🞎 Size and location of water mains, valves, hydrants, tees, etc.
	3. 🞎 Type of pipe
	4. 🞎 Minimum cover
	5. 🞎 Bedding details
5. 🞎 Each set of plans shall be accompanied by a separate sheet of details for structures which are to be constructed. All structures shall be designed in accordance with minimum requirements established by the Hyde Park City Subdivision Standards.
	1. 🞎 Drawing size: 24"x36" (trim line).
	2. 🞎 Scale of each detail
	3. 🞎 Title block, lower right hand corner (same format on all sheets), including the name of the subdivision
	4. 🞎 Completely dimensioned and described.
6. 🞎 Storm water management plan. Location and flowline elevation of drains, ditches, retention ponds and other drainage structures.
7. 🞎 Irrigation water distribution system drawings shall show:
	1. 🞎 Scale (not specified)
	2. 🞎 Size and location of water mains, valves, tees, meters, if any, etc.
	3. 🞎 Type of pipe
	4. 🞎 Minimum cover
	5. 🞎 Benchmark and lateral locations for lots and open space areas

[**13.30.070 Final Plat**](https://hydepark.municipalcodeonline.com/book?type=ordinances#name=13.30.060_Final_Plat)

The final plat must be prepared by a licensed land surveyor on 24"x36"Mylar and shall be prepared in accordance with the requirements of this ordinance. The top of the plat shall be either north or east, whichever accommodates the drawing best. The final plat will be signed when both the plat and construction drawings are approved.

No construction of public improvements shall proceed until the final plat has been approved by the City Council and recorded in the office of the County Recorder by the City. The cost of recording the final plat will be borne by the developer. See Subdivision fee schedule. A Development Agreement must be negotiated with the developer and the City. Once an agreement is reached it will be presented to the City Council for approval and signed by the Mayor. A security of performance shall be furnished by the developer after approval of the final plat or prior to any construction of the improvements being started. All improvements shall be completed within one (1) year of the date the plat was approved, unless an extension is granted by the City Council.

The final plat shall be digitally submitted two weeks before the Planning Commission meeting.

After completing a review and site visit, the City engineer will transmit conclusions and recommendation to the Planning and Zoning Commission and the City Council.

With submission of the final plat the fees for the final plat will be paid. The Developer’s engineer will determine estimated costs of construction which shall be approved by the City Engineer. Construction inspection fees shall be 2 ½% (two and one-half percent) of that cost and paid to the City before construction begins.

See Appendix B. Fees may be changed from time to time by resolution of the City Council.

The final plat will include the following:

1. 🞎 The name of the subdivision, which name must be approved by the Planning and Zoning Commission.
2. 🞎 Accurate angular and lineal dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, sensitive lands to be protected and other important features
3. 🞎 An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.
4. 🞎 The street address for each lot. Each street address shall be approved by the City. The north and west sides of the streets shall be numbered odd and the south and east shall be numbered even. Corner lots shall show two address blocks.
5. 🞎 True angles and distances to the nearest established street lines or official monuments which shall be accurately described in the plat and shown by appropriate symbol.
6. 🞎 Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.
7. 🞎 The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, State, County or other official bench marks, monuments or triangulation stations in or adjacent to the property, shall be preserved in precise position.
8. 🞎 The dedication to the City of all designated utility easements, streets and highways included in the proposed subdivision.
9. 🞎 Street monuments.
10. 🞎 Pipes or other such iron markers shall be shown on the plat and placed at each lot corner in the field prior to final approval.
11. 🞎 Accurate outlines and dimensions to any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.
12. 🞎 All boundary, lot and other geometrics (bearings, distances, curved data, etc.) on the final plat shall pose to an accuracy of not less than one part in five thousand (1/5000).
13. 🞎 A statement that all expenses involving the necessary improvements or extensions for a sanitary sewer system, water lines, gas service, electrical service, rough grading, storm drain systems, curbs and gutters, and fire hydrants, pavement, sidewalks, irrigation delivery systems and signing, and other improvements shall be financed by the subdivider.
14. 🞎 Boundary descriptions of the subdivision.
15. 🞎 All sewer utility lines, water utility lines, secondary water lines and canals.
16. 🞎 Usable open spaces shall be shown on the plat as shaded areas and with the words “usable open space to remain in perpetuity” At no time shall any open space be reduced in size or used or modified beyond its original approved plan without the recommendation of the DRC or Planning Commission and final approval by the City Council.
17. 🞎 Standard forms as provided here for the following:
	1. 🞎 A registered land surveyor’s certificate of survey as applicable under State law

	                                                  **SURVEYOR’S CERTIFICATE**

	I, (Name of surveyor as it appears on stamp), a Registered Land Surveyor, hold Certificate Number (Utah license no.), as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as (Name of subdivision), and that the same has been surveyed and staked on the ground as shown on this plat.

	\_\_\_\_\_\_\_\_\_\_                                                     \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	Date                                                                   Surveyor’s Name & Signature
	2. 🞎 The owner’s “Certificate of Dedication”

	                                                  **OWNER’S CERTIFICATE OF DEDICATION**

	Know all men by these presents that we, the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots and streets to hereafter be known as (Name of subdivision) do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the municipality harmless against any easements or other encumbrances on the dedicated streets which will interfere with the municipality’s use, operation, and maintenance of the streets and do further dedicate the easements as shown.

	In witness whereof, we have hereunto set our signatures this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_, \_\_\_\_.

	\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_                              \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	Name, title                                                                              Name, title
	3. 🞎 A notary public’s “Acknowledgment”

	                                                        **ACKNOWLEDGMENT**

	State of Utah
	Cache County

	On the \_\_\_\_\_day of\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_, personally appeared before me, the undersigned notary public in and for said Cache County in the State of Utah, the signers of the attached OWNER’S CERTIFICATE OF DEDICATION, \_\_\_\_\_ in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

	My commission expires \_\_\_\_\_\_\_\_\_\_\_\_\_                        \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	                                                                                                     Notary Public
	4. 🞎 The City Planning and Zoning Commission’s “Certificate of Approval”

	                                         **PLANNING AND ZONING CERTIFICATE OF APPROVAL**

	This plat has been reviewed and approved by the Hyde Park City Planning and Zoning Commission.

	\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_                                                          \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	Date                                                                                        Chairperson
	5. 🞎 The Bear River Health Department’s “Certificate of Approval”

	                                                     **HEALTH CERTIFICATE OF APPROVAL**
	(To be obtained if septic tanks used rather than connection to the City’s sewer system.)

	The culinary water and wastewater disposal systems shown on this plat have been reviewed and hereby approved.

	\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_                                                             \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	Date                                                                                          Health Department
	6. 🞎 The City engineer’s “Certificate of Approval”

	                                            **CITY ENGINEER’S CERTIFICATE OF APPROVAL**

	I hereby approve the above plat having reviewed it for conformity with standard engineering practice and Hyde Park City’s Subdivision Ordinance.

	\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_                                                                    \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	Date                                                                                              City Engineer
	7. 🞎 The City attorney’s “Certificate of Approval”

	                                                      **CITY ATTORNEY’S CERTIFICATE OF APPROVAL**

	I have reviewed the above plat and approve it for acceptance by Hyde Park City.

	\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_                                                                      \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	Date                                                                                                City Attorney
	8. 🞎 The City Council’s “Certificate of Approval”

	                                               **CITY COUNCIL’S CERTIFICATE OF APPROVAL**

	The above plat is hereby approved and accepted by the Hyde Park City Council on this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_.

	\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_                                      \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	Mayor                                                                                               Attest:
	9. 🞎 The County Surveyor’s “Certificate of Approval

	                                      **COUNTY SURVEYOR’S CERTIFICATE OF APPROVAL**

	I certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.

	\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_                                                                   \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	Date                                                                                             Cache County Surveyor
	10. 🞎 The County Recorder’s stamp of approval according to requirements prior to final plat approval

	**COUNTY RECORDER’S NO.** \_\_\_\_\_\_\_\_\_\_
	State of Utah, County of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, recorded and filed at the request of
	\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date \_\_\_\_\_\_\_\_\_\_\_ Time \_\_\_\_\_\_\_\_\_\_\_\_ Fee

	Abstracted \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

	Index \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_                                                 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	Filed in: File of Plats                                                           County Recorder
	11. 🞎 Signature of all affected Irrigation Companies

	                               **CANAL / IRRIGATION COMPANY CERTIFICATE OF APPROVAL**

	This plat has been reviewed an approved by the respective Canal / Irrigation Company.

	\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_                                                                      \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	Date                                                                                                     Authorized Signature

The Planning & Zoning Commission shall review and rework as necessary with the developer until they subsequently recommend approval to the City Council. All items shall be in compliance with the ordinance before being forwarded to the City Council.

Upon receiving approval from the City engineerand the Planning and Zoning Commission, the subdivider shall submit the approved plat to the City Council for action and proceed to obtain the other required signatures.

A development agreement shall be signed between the developer and Hyde Park City. A security of performance shall be posted and held by the City. All inspection fees must be paid. At this time the final plat will be returned to the developer.

The final plat shall then be taken to be recorded in the County Recorder’s office. At this point the subdivider may begin work on the improvements and may sell lots.

HISTORY

ADOPTED and PASSED by the Hyde Park City Council this 26th day of February 2020.

# HYDE PARK CITY CORPORATION

Sharidean Flint, Mayor

# ATTEST:

Donja Wright, City Recorder