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12-400-11-01. Design and Construction Standards Applicable to all Subdivision Applications:

(3) The installation and construction of all required subdivision improvements, facilities, services, and amenities shall comply with all standards and requirements, as applicable, and as provided and required by the Willard City Public Works Standard Book.

(4) The Developer shall be responsible for the installation of gas mains, power mains, water mains, storm water mains, communication mains, and the installation of infrastructure for fiber optic lines and a secondary water transmission and delivery system prior to street paving.

12-400-11-10. Sidewalks, Curbs, and Gutters:

The installation of curb, gutter, and sidewalks may be required by the Planning Commissions and/or City Council with any proposed subdivision or development. The intent is to provide adequate storm drainage, reduced flood hazard and to protect the health, safety, improvements, property, and the general welfare of the persons residing in the area to be subdivided or developed. Prior to considering the waiver of the curb, gutter, and sidewalk requirement to any subdivision or development, the applicant shall provide the following to the Planning Commission and SLUA: (1) A proposed storm water retention and drainage plan for the proposed subdivision or development that alleviates the need for curb and gutter; and (2) a proposed plan to address traffic circulation and pedestrian travel within the subdivision or development that preserves the safety and general welfare of pedestrians without a sidewalk. The City Engineer shall then review the proposed plans and submit a written recommendation to the Planning Commission for consideration.

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12-400-12-04. Possible Adjustments or Revisions to Water Rights Conveyance Requirements.

(2) Lands which are Restricted Against Future Development. Where development of the property in question is restricted by unusual circumstances such as topographic features, environmentally sensitive or fragile conditions, or voluntary limitations on landscape and other activities which will reduce the amount of water to be provided by the City, the City Council may reduce the amount of water right required to be conveyed to an amount commensurate with the nature of the proposed restricted development. Any such restriction must be accompanied by enforceable provisions for securing compliance in a form to be approved by the Willard City Attorney.

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