



Planning Commission Meeting

Tuesday, September 6, 2022 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen, Commissioner Mary Cokenour, Commissioner Julie Bailey, Assistant City Manager Kaeden Kulow, City Recorder Melissa Gill

Meeting Location: 648 S Hideout Way

1. Call to Order

2. Minutes Review/Approval (action)

Attachments:

- **2022-08-02 Minutes** (2022-08-02_Minutes_for_approval.pdf)

3. Public Comment

4. Subdivision Request Initial Sketch-plan Review

Brandon Johnson

Attachments:

- **IMG_1510** (IMG_1510.jpeg)
- **Bates_500N_7-18-22 (1)** (Bates_500N_7-18-22__1_.pdf)
- **BrandonJohnsonSubdivisionPics** (BrandonJohnsonSubdivisionPics.pdf)

5. Approval Process and Platting Title 11 Subdivision Code (discussion)

Attachments:

- **11 Ch 2 V2 Process** (11_Ch_2_V2_Process.docx)
- **Preliminary Plat** (Preliminary_Plat.docx)

6. Opening Discussion Title 11 Chapter 3 Subdivision Code

Attachments:

- **11 Ch 3 v2 Design Stds** (11_Ch_3_v2_Design_Stds.docx)

7. Administrative Communications

8. Next Meeting Agenda

9. Adjournment (action)

Audio File

Notice of Special Accommodations

THE PUBLIC IS INVITED TO ATTEND ALL CITY MEETINGS In accordance with the

Americans with Disabilities Act, anyone needing special accommodations to attend a meeting may contact the City Office, 587-2271, at least three working days prior to the meeting. City Council may adjourn to closed session by majority vote, pursuant to Utah Code §52-4-4 & 5

Contact: Melissa Gill (melissa@monticelloutah.org 435-587-2271) | Agenda published on 09/02/2022 at 10:49 AM



Planning Commission Meeting Minutes

Tuesday, August 2, 2022 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen (Excused), Commissioner Mary Cokenour, Commissioner Julie Bailey, Assistant City Manager Kaeden Kulow, City Recorder Melissa Gill

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at 6:32 p.m. There were no visitors present.

2. Minutes Review/Approval (action)

Minutes:

MOTION was made by Commissioner Cokenour to approve the minutes, as presented. The motion was seconded by Commissioner Bailey and passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

3. Public Comment

Minutes:

There was no public present.

4. Review Title 11 Chapter 1 Subdivision Code (discussion)

Minutes:

There was a question of adjusting the definition of proposed subdivision because the plat has not been approved or recorded. Assistant City Manager Kulow will research that through legal counsel and get back to the Commission with the correct answer.

5. Review Title 11 Chapter 2 Subdivision Code (discussion)

Minutes:

The Commission discussed chapters 3 and 4 of the subdivision code along with chapter 2 and considered condensing them into chapter 2 of the code. They will review in more detail before making a decision. During this discussion the question of why six copies of a sketch plan must be presented to the Planning Commission at the preliminary meeting. Commissioner Bennett explained that one was distributed to the Fire Chief, Public Works Director, County Inspector (if property was at the edge of

town), Sanitation Dept., San Juan Health, and any other departments that may be involved with development for their feedback on how the development would impact the community. She further stated that these plans needed to include scale to help determine the topography of the area. Assistant Manager Kulow will consult with Public Works Director Langston to determine what measure of scale would be best to include in the code.

6. Administrative Communications

Minutes:

City Recorder Gill informed the Commission that the City has no more water meters available. There is a severe supply chain issue and Mountainland is currently working on getting some more in stock. The City is holding onto the two they have for the current new builds in progress. Assistant Manager Kulow will keep the Commission informed of any changes the City Council makes during the discussions of the R1 and R2 codes. He will also be advertising the open position on the Commission with the expectation of an interview by the Planning Commission before recommendation to the City Council. The next meeting of the PC will be Sept. 6, 2022.

7. Next Meeting Agenda

Minutes:

Approval process and Platting

8. Adjournment (action)

Minutes:

MOTION was made by Commissioner Bailey to adjourn the meeting at 8:38 p.m. and was seconded by Commissioner Cokenour. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

Audio File

https://soundcloud.com/user-250815044/2022-08-02-planning-commission?utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing

Notice of Special Accommodations

THE PUBLIC IS INVITED TO ATTEND ALL CITY MEETINGS In accordance with the Americans with Disabilities Act, anyone needing special accommodations to attend a meeting may contact the City Office, 587-2271, at least three working days prior to the meeting. City Council may adjourn to closed session by majority vote, pursuant to Utah Code §52-4-4 & 5

Tract Division Survey for Dee Bates Construction, LLC Within the SE¼ of Section 25, T33S, R23E, SLB&M



Narrative

The purpose of this survey is to divide the Dee Bates Construction, LLC Tract into 3 separate tracts as shown herein.

The call of 2000 feet from the southeast corner of Section 25 in the record deed was interpreted as being to the CE corner and the call of 660.3 feet was interpreted as being along the east-west CE section line and to reach the Dee Bates Construction, LLC Tract was aligned with said CE section line. The Road Tract to the north also calls for the CE section line.

The overlap of the record Dee Bates Construction Tract, LLC Tract with the possession line (line) on the north is shown herein. This survey makes no attempt to determine where a legal boundary may exist as other legal processes may dictate legal boundaries. The record line is shown herein for informational purposes. Legal counsel should be consulted. No measurements were set on this survey as this survey beyond the north line. The north line is shown herein in accordance with the record deed (1067-184).

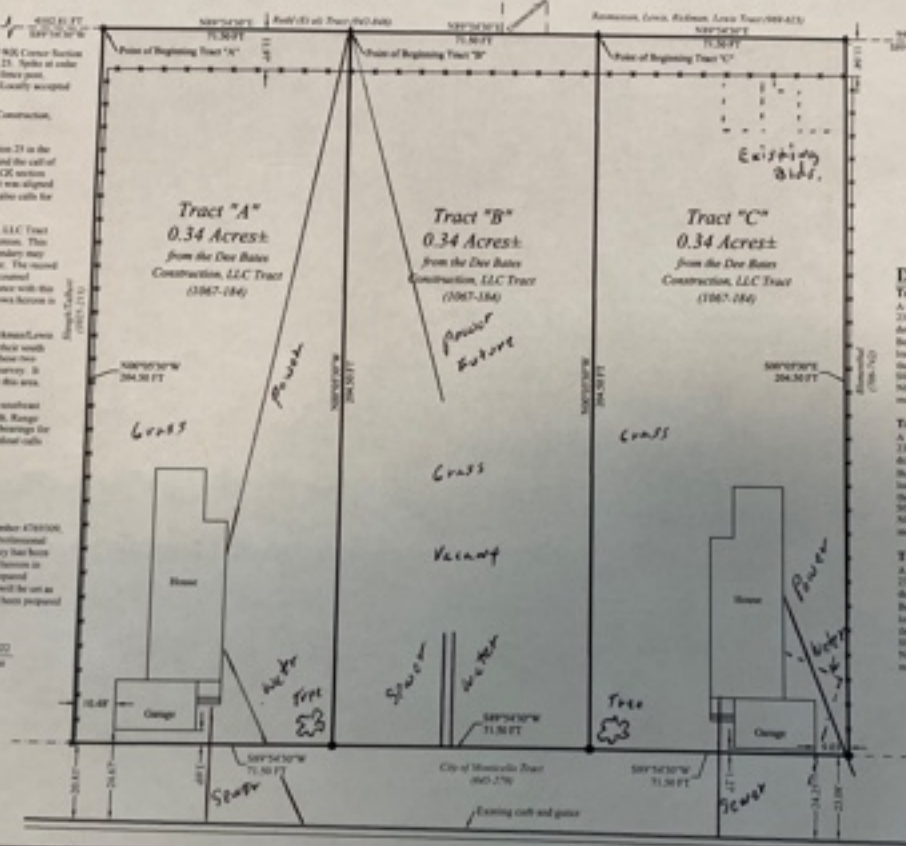
The Road Tract (192-846) and the Ramon/Lewis/Rickman/Lewis Tract (192-433) call for the east-west CE section line for their north boundary. A record description for the gap between the three tracts was not found as part of the basic research for this survey. It was not within the scope of this survey to further research this area.

The bases of bearings for this survey is North between the southeast corner and the CE corner of Section 25, Township 33 South, Range 23 East, SLB&M. This is in accordance with the bases of bearings for previous surveys in the area, and is in accordance with standard calls from record deeds along and line.

Surveyor's Certificate

I, Brad D. Bunker, Professional Land and Surveyor, Number 470000, hold a license in accordance with Title 14, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described herein in accordance with section 17-25-11. I hereby certify all proposed descriptions and measurements are correct. Measurements will be set as noted herein. I also certify that this record of survey has been prepared under my direction at the request of Braden Johnson.

Brad D. Bunker, Utah P.L.S. #470000



Descriptions

Tract "A"

A tract of land within the SE¼ of Section 25, Township 33 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:

Beginning at a point on the east-west CE section line of said Section 25 located S89°54'30"W 1012.00 feet from the CE corner of said Section 25, thence S89°54'30"E 71.30 feet along the CE section line, thence S89°54'30"E 204.30 feet, thence S89°54'30"W 71.30 feet, thence S89°54'30"W 204.30 feet to the point of beginning, containing 0.34 acres more or less.

Tract "B"

A tract of land within the SE¼ of Section 25, Township 33 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:

Beginning at a point on the east-west CE section line of said Section 25 located S89°54'30"W 1012.00 feet from the CE corner of said Section 25, thence S89°54'30"E 71.30 feet along the CE section line, thence S89°54'30"E 204.30 feet, thence S89°54'30"W 71.30 feet, thence S89°54'30"W 204.30 feet to the point of beginning, containing 0.34 acres more or less.

Tract "C"

A tract of land within the SE¼ of Section 25, Township 33 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:

Beginning at a point on the east-west CE section line of said Section 25 located S89°54'30"W 1012.00 feet from the CE corner of said Section 25, thence S89°54'30"E 71.30 feet along the CE section line, thence S89°54'30"E 204.30 feet, thence S89°54'30"W 71.30 feet, thence S89°54'30"W 204.30 feet to the point of beginning, containing 0.34 acres more or less.

Legend

- Found section monument is labeled
- Set 5/8" rebar and plastic cap (0.5 400000)
- Set monument (previous survey)
- Calculated corner location (not set)
- Fence
- - - - - Proposed Fence

County Recorder

State of Utah, County of San Juan, Recorded at the request of

Date: _____ Time: _____
Book: _____ Page: _____ Folio: _____

County Recorder

City of Monticello Acceptance

I hereby certify that this tract division survey has been reviewed and was accepted by the Mayor, Planning Commission, City Attorney, and City Recorder of the City of Monticello, Utah, this _____ Day of _____, 2022, by witnesses whom we hereby set our hand and affix the corporate seal of Monticello City.

Mayor _____ Planning Commission _____
City Attorney _____ City Recorder _____

Monuments shall not be set until final approval by the City of Monticello



Sheet: 1 of 1

Scale: 1" = 20'

Drawn By: B.D. Bunker

Date: July 2022

Drawing Name: Drawing Reference No. BE1243

Bunker Engineering, LLC
965 South Creek Road, Monticello, UT 84535
(435) 459-9152
P.O. Box 432, Monticello, UT 84535

Tract Division Survey
for
Dee Bates Construction, LLC
Within the SE¹/₄ of Section 25, T33S, R23E, SLB&M



Narrative

The purpose of this survey is to divide the Dee Bates Construction, LLC Tract into 3 separate tracts as shown hereon.

The call of 2640 feet from the southeast corner of Section 25 in the record deed was interpreted as being to the E¹/₄ corner and the call of 940.5 feet was interpreted as being along the east-west C¹/₄ section line and as such the Dee Bates Construction, LLC Tract was aligned with said C¹/₄ section line. The Redd Tract to the north also calls for the C¹/₄ section line.

The overlap of the record Dee Bates Construction Tract, LLC Tract with the possession line (fence) on the north is shown hereon. This survey makes no attempt to determine where a legal boundary may exist as other legal principles may dictate legal boundary. The record line is shown hereon for informational purposes. Legal counsel should be consulted. No monuments were set in accordance with this survey beyond the north fence line. The north line as shown hereon is in accordance with the record deed (1067-184).

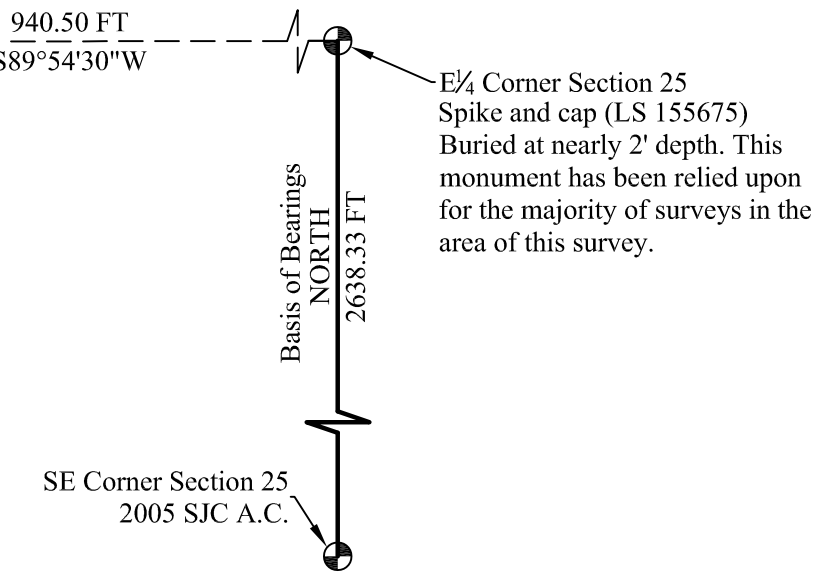
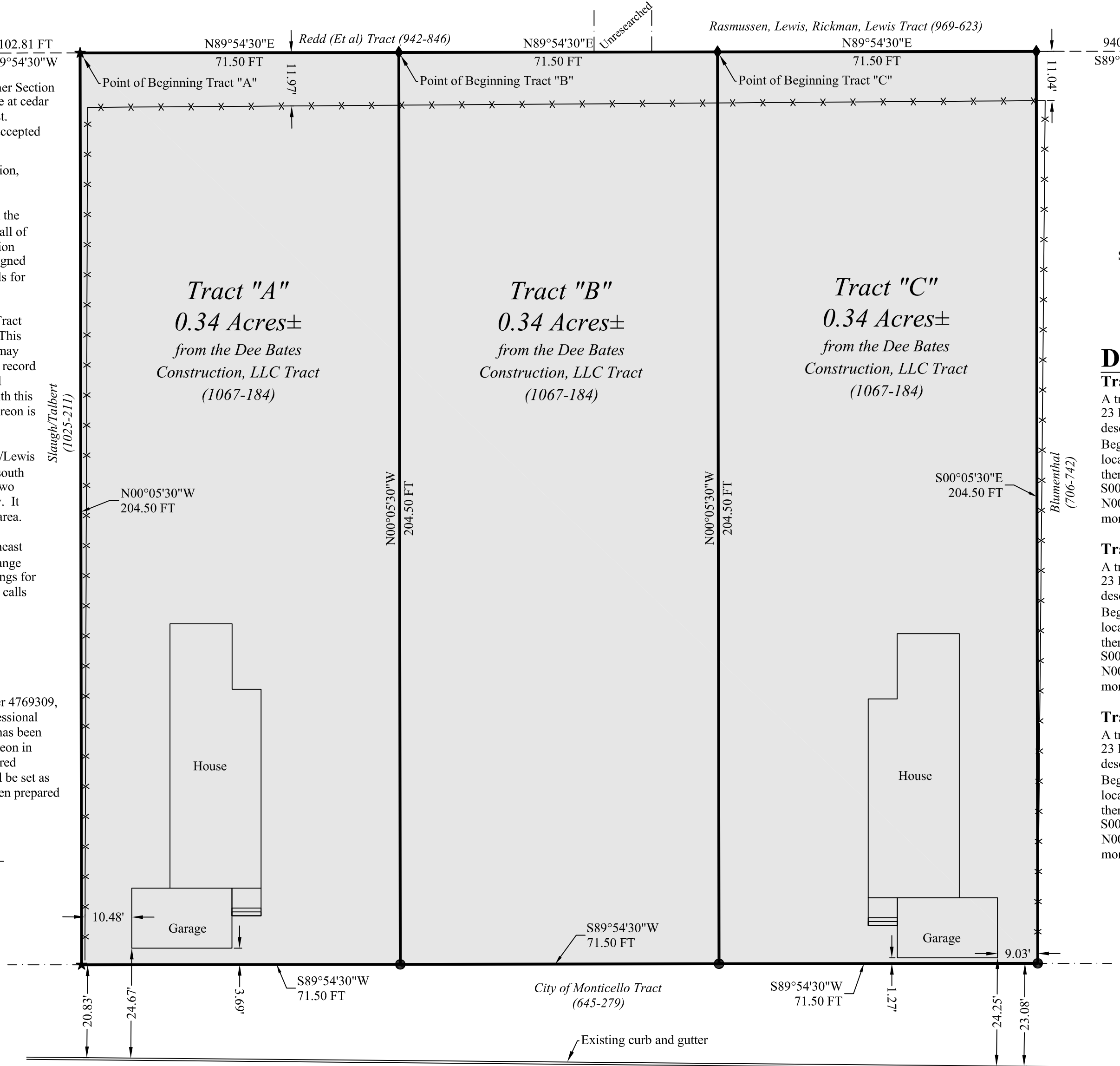
The Redd Tract (942-846) and the Rasmussen/Lewis/ Rickman/Lewis Tract (969-623) call for the east-west C¹/₄ section line for their south boundary. A record description for the gap between the these two tracts was not found as part of the basic research for this survey. It was not within the scope of this survey to further research this area.

The basis of bearings for this survey is North between the southeast corner and the E¹/₄ corner of Section 25, Township 33 South, Range 23 East, SLB&M. This is in accordance with the basis of bearings for previous surveys in the area, and is in accordance with cardinal calls from record deeds along said line.

Surveyor's Certificate

I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Brandon Johnson.

7/18/2022
Brad D. Bunker Utah P.L.S. #4769309 Date



Descriptions

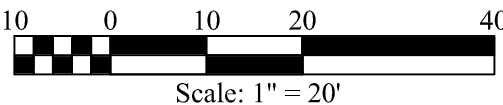
Tract "A"
A tract of land within the SE¹/₄ of Section 25, Township 33 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at a point on the east-west C¹/₄ section line of said Section 25 located S89°54'30"W 1155.00 feet from the E¹/₄ corner of said Section 25; thence N89°54'30"E 71.50 feet along the C¹/₄ section line, thence S00°05'30"E 204.50 feet, thence S89°54'30"W 71.50 feet, thence N00°05'30"W 204.50 feet to the point of beginning, containing 0.34 acres more or less.

Tract "B"
A tract of land within the SE¹/₄of Section 25, Township 33 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at a point on the east-west C¹/₄ section line of said Section 25 located S89°54'30"W 1083.50 feet from the E¹/₄ corner of said Section 25; thence N89°54'30"E 71.50 feet along the C¹/₄ section line, thence S00°05'30"E 204.50 feet, thence S89°54'30"W 71.50 feet, thence N00°05'30"W 204.50 feet to the point of beginning, containing 0.34 acres more or less.

Tract "C"
A tract of land within the SE¹/₄of Section 25, Township 33 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at a point on the east-west C¹/₄ section line of said Section 25 located S89°54'30"W 1012.00 feet from the E¹/₄ corner of said Section 25; thence N89°54'30"E 71.50 feet along the C¹/₄ section line, thence S00°05'30"E 204.50 feet, thence S89°54'30"W 71.50 feet, thence N00°05'30"W 204.50 feet to the point of beginning, containing 0.34 acres more or less.

Legend

- Found section monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- Set monument (previous survey)
- Calculated corner location (not set)
- Fence
- Protracted Tract



500 North Street

Monuments shall not be set until final approval by the City of Monticello

Sheet: 1 of 1

Scale: 1" = 20'

Drawn By: B.D. Bunker

Date: July 2022

Drawing Name: Drawing Reference No. BEI243

Bunker Engineering, LLC

965 South Creek Road, Monticello, UT 84535

P.O. Box 432, Monticello, UT 84535 (435) 459-9152

County Recorder

State of Utah, County of San Juan, Recorded at the request of

Date: Time:

Book: Page: Fee:

County Recorder

City of Monticello Acceptance

I hereby certify that this tract division survey has been reviewed and was accepted by the Mayor, Planning Commission, City Attorney, and City Recorder of the City of Monticello, Utah, this Day of , 2022. In witness whereof we hereto set our hand and affix the corporate seal of Monticello City.

Mayor

Planning Commission

City Attorney

City Recorder

View of Parcel From West End





View of Proposed West Lot 1



West View of Lot 2 & 3



North View of Lot 2



West View of Lot 3



East View of Parcel



East Property Line of Parcel



Utilities on East side



Utilities in middle of Parcel



View of back lot



View between homes – Looking East

DISCUSSION PAPER FOR PLANNING COMMISSION USE

TITLE 11 SUBDIVISION REGULATIONS

Red = Changes required by Utah law

Blue = Changes to be discussed by Planning Commission

CHAPTER 2 SUBDIVISION APPROVAL AND PLATTING PROCESS

SECTION:

11-2-1: Procedure For Approval

11-2-2: Sketch Plan

11-2-3: Preliminary Plat

11-2-4: Final Plat

11-2-5: Amended Plats

~~11-2-6: Prior Platted Parcels, Lots Or Blocks~~

11-2-1: PROCEDURE FOR APPROVAL:

Before recording any subdivision ~~creating one or more lots of five (5) acres or less in size~~, a subdivider shall:

- A. Meet with Zoning Administrator: Meet with the city zoning administrator to discuss the type of subdivision proposed, complete a **subdivision information form**, review existing zoning regulations for the area in which the subdivision is proposed, and schedule a meeting with the city planning commission.
 1. If the proposed subdivision meets the requirements for residential infill the subdivider shall conform with the requirements at **11-1-*** Residential Infill of this title.
 2. If the proposed subdivision meets the requirements of a common wall subdivision the subdivider shall conform with the requirements at **11-1-*** Common Wall Subdivision of this title.
 3. If the proposed subdivision meets the requirements of a planned unit development (PUD), the subdivider shall conform with the requirements at Title 10 Chapter 14 Planned Unit Development.
 4. If the proposed subdivision does not meet the requirements at 11-2-1(A)1 or 11-2-1(A)2 or 11-2(A)3, the subdivider shall follow the process set forth below.
- B. Meet With Planning Commission: The subdivider shall meet with the planning commission for a review and discussion of:
 1. The subdivision information form prepared in conformance with 11-2-1(A) of this title.
 2. A sketch plan of the proposed subdivision as required in section 11-2-3 of this title.

3. The intent of this meeting is to provide a mutual exchange of information that will help avoid future problems and misunderstandings. No formal action by the planning commission or city council is required at this time. **Moved from 11-2-2(D)**
- C. Submit Preliminary Plat: The subdivider shall prepare a preliminary plat of the proposed subdivision following the requirements at 11-2-3(A) and submit the preliminary plat and documents required by 11-2-3(B) to the planning commission for review. ~~File Six Copies Of Preliminary Plat: File six (6) copies of the preliminary plot plan with the planning commission for approval or disapproval. The preliminary plat shall be prepared in conformance with the provisions of section 11-2-4 of this chapter~~ The planning commission may require changes as allowed in 11-2-3(C) of this title.
 - D. Submit Final Plat: The subdivider shall prepare a final plat of the subdivision following the requirements at 11-2-4 Final Plat and submit the final plat to the planning commission.
 - E. Post a bond **as required by 11-4 Subdivision Improvements.**
 - F. ~~Method Of Domestic Waste Disposal: Show to the satisfaction of the city engineer that the proposed method of domestic waste disposal will adequately serve the area to be subdivided without detrimental effect on adjacent property, wells, or watercourses, and that the minimum requirements of the Utah state board of health will be met.~~ **Redundant, see 11-3-9**
 - G. ~~Adequate Surface Drainage: Show to the satisfaction of the city engineer that proposed subdivision improvements include adequate measures to control surface drainage without damage to natural terrain features or adjacent property.~~ **Redundant, see 11-3-7**
 - A. ~~File Final Plat: File three (3) copies of the final plat according to the provisions of section 11-2-5 of this chapter.~~ **Redundant, see 11-2-4**
 - B. ~~Submit Approved Plat To City Council: Upon receiving approval of the final plat, submit the approved plat to the city council.~~ **Redundant, see 11-2-4**
 - C. ~~Record Final Plat: Following city council approval of the final plat, the subdivider shall present the final plat, bearing all required signatures, to the county recorder and pay all recording fees. The city council approval of the final plat shall be void if not recorded within one year after the date of approval, unless application for an extension of time is made in writing to the planning commission and granted during the one year period.~~ **Moved to 11-2-4(F)**
 - D. ~~Completion Of Infrastructure Required: Sale of any lot or occupancy of any home shall not be permitted until infrastructure has been completed and approved by the city engineer. (Ord. 2012-01, 7-10-2012)~~ **Moved to 11-3-1**

11-2-2: SKETCH PLAN:

- A. The subdivider shall prepare a sketch plan **at a scale of _____** that displays the following characteristics of the proposed subdivision and abutting lots, parcels, or streets: **Do we want it on Google Earth or similar on-line mapping service? What about the person who has no mapping, drafting, or computer skills?**

- ~~B. A sketch plan shall be prepared showing the concept of the proposed subdivision. The sketch plan shall consist of a general site plan with sufficient detail to illustrate on-site characteristics of the proposed subdivision and adjacent parcels. The sketch plan should include such information as:~~
1. Existing vegetation.
 2. Topography and north arrow.
 3. Existing Buildings and Structures.
 4. Recorded Road and Utility Easements.
 5. Existing Public Streets.
 6. Drainage channels corridors.
 7. Existing above ground utility lines.
 8. Existing land uses.
 9. Proposed subdivision plot layout.
- C. Where the sketch submitted covers only one phase of a subdivider's proposed subdivision, a separate sketch map shall show the proposed street system for the entire area to be subdivided and the intersections with existing city streets.
- ~~D. Preapplication Meeting With Planning Commission: The sketch plan will be reviewed by the developer and planning commission at a preapplication meeting. At this preliminary meeting, the city will be notified of the developer's intent to subdivide; and the developer will be notified of various city ordinances, standards, special requirements and any other matters of concern to be considered in proceeding with preparation of the preliminary plat. The preliminary plat should be prepared in accordance with information discussed at this preapplication meeting, in addition to complying with other sections of this title. (Ord. 2012-01, 7-10-2012)~~

11-2-3: PRELIMINARY PLAT:

- A. ~~Form And Content:~~ The preliminary plat shall comply with the following requirements:
1. ~~Description:~~ In A title block shall be located in the lower right hand corner of the sheet, and contain the following information:
 - a. The proposed name of the subdivision, said name shall be distinct from any subdivision name on a plat recorded in the county recorder's office.
 - b. The location of the subdivision, including the address, section, township and range.
 - c. The names and addresses of the owner, or subdivider if other than the owner, and the surveyor of the subdivision.
 - d. Date of preparation, scale (not greater than 50 feet to the inch), and north point.
 2. ~~Existing Conditions:~~ The preliminary plat shall show:
 - a. Existing Conditions:
 - 1) The location of the nearest bench mark or monument.
 - 2) The boundary, length, and width of the proposed subdivision and the acreage included.

- 3) All property under the control of the subdivider within and abutting the proposed subdivision.
 - 4) The location, width, and names of all existing streets and future road corridors within four hundred fifty feet (450') of the subdivision. Also, all prior platted streets or other public open spaces, permanent easements and sections, and corporation lines, within and next to the tract.
 - 5) The location of all wells proposed, active, and abandoned, and of all reservoirs within the tract and to a distance of at least two hundred feet (200') beyond the tract boundaries.
 - 6) Rights-of-way and recorded easements within and to a distance of at least two hundred feet (200') beyond the tract boundaries showing pipe sizes and grades, manholes, and exact locations for existing
 - a) Water conveyance facilities.
 - b) Underground facilities.
 - c) Any other utility facility.
 - 7) Any water conveyance facility located, entirely or partially, within the proposed subdivision that
 - a) Is not recorded; and
 - b) Of which the owner of the land has actual or constructive knowledge, including from information made available to the owner of the land by the state engineer's inventory of canals or from a surveyor.
 - 8) Boundary lines of adjacent tracts of unsubdivided land, showing ownership where possible.
 - 9) Contour at vertical intervals of not more than two feet (2'). High water levels of all watercourses, if any, shall be shown in the same datum for contour elevations.
- b. Proposed development:
- 1) The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements, designated by actual or proposed names and numbers.
 - a) Street names shall comply with Title 7 Chapter 4 of city code.
 - b) Joining of proposed streets with existing streets shall serve as a continuation of existing streets from adjoining areas. From 11-3-3
 - c) Design, placement, and layout of streets shall meet minimum standards at 11-3-3 of this title.
 - 2) The layout, numbers and typical dimensions of lots, blocks, or buildings.
 - a) All lots shall front on a city street.
 - b) Lot numbers or addresses shall comply with Title 7 Chapter 4 of city code.
 - c) Dimensions shall include length, width, and acreage or square footage for each lot and block intended for sale.
 - d) Lot sizes and widths shall conform with the minimum requirements of the zone in which the subdivision is located. Lots below minimum size left from subdividing a larger tract shall be redrawn to be attached to an abutting lot and become part of the abutting lot.

e) 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 single ownership before approval of the final plat, and such transfer recorded in the county recorder's office before being certified to the planning commission by the subdivider. **Moved from 11-3-5**

3) Size of blocks

a) Length: The maximum length of a block shall be one thousand two hundred feet (1,200') and the minimum length of a block shall be two hundred fifteen feet (215').

b) Width: The width of a block shall be sufficient to allow two (2) tiers of lots.

4) **Tracts** of land intended to be dedicated or temporarily reserved for public use, or set aside for use of property owners in the subdivision.

5) Building setback lines as required by ~~section 11-3-5 of this title~~ **the zone in which the subdivision is located.**

6) Easements for water, sewer, drainage, utility lines and other purposes **shall be a minimum of ten feet (10') in width (see 11-3-3(D) of this title).**

7) **If a proposed subdivision or lots within a proposed subdivision include a drainage corridor recognized in Title 10 Chapter 12 Overlay Zones, an engineering drawing shall be prepared to show how the function of the corridor will be protected.**

B. In addition to the preliminary plat requirements at 11-2-3(A), the subdivider shall provide:

1. Title Report documenting ownership of land included within the proposed subdivision.

2. **Proof of ownership of irrigation water shares for deeding to city: Moved from 11-3-9(A)**

a. Any subdivider who owns water rights to ~~such~~ irrigation water shares not already vested in the city corporation, shall ~~be required to~~ deed to the city water shares equivalent to one acre-foot of water per year for each dwelling unit to be constructed. Such water shares shall be used for conversion to the culinary water system of the city as it is deemed necessary. **Should this apply only to residential subdivisions of a particular number of lots? What if the subdivision is for non-residential uses?**

b. Any subdivider who does not own irrigation water shares must purchase the equivalent shares and deed them to the city.

c. If no water rights are immediately available for purchase, the subdivider shall pay to the city an amount equal to the market value of said water shares and, as such time as water stock becomes available, the city shall purchase the equivalent shares.

3. ~~Copies Of Agreements: Where necessary, copies~~ Copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the planning commission.

4. ~~Engineering Drawings:~~ Preliminary engineering drawings, including typical cross sections and plans, and/or written statements regarding width and type of proposed off-site and on-site water mains, sanitary sewers, drainage facilities and other proposed improvements, such as sidewalks, curbs, gutters, parks, and fire hydrants.

5. ~~Grading And Drainage Plan~~: Preliminary grading and drainage plans, as required by the city engineer, showing existing grades with solid line contours and proposed grades superimposed with dashed line contours. However, plans in all hillside area subdivision shall also show:
 - a. Areas with twenty percent (20%) or greater natural slope by cross hatching. 8% in definition of hillside; what about "Hillsides of 8% of greater slope..."
 - b. The location of proposed cuts and fills.
6. ~~Environmental Impact Statement~~: Environmental impact statement, when required by the city engineer, shall be prepared indicating or describing the measures that will be taken for with respect to:
 - a. Control of erosion within the subdivided area.
 - b. Reseeding of cuts and fills.
 - c. Disposition of any geologic hazard and/or soil conditions which may cause injury or damage to improvements which may be constructed on the subdivision such as buildings, water and sewer lines and streets.
 - d. Prevention of fire and control of dust.
 - e. Prevention of accumulation of weeds and debris.
 - f. Disposal of surface water and disposition of flood hazards.
 - g. Preservation of natural drainage channels.

C. Amendments May Be Required:

1. Prior To Approval: Before approving a preliminary plat ~~or a final plat~~ of a subdivision, the planning commission may require amendments or modification of the plan if it finds that:
 - a. The layout of the subdivision does not conform to acceptable standards of design as set forth in this title.
 - b. The subdivision is not provided with adequate ingress or egress.
 - c. The subdivision contains geologic, soil, water, or other hazards, which would be detrimental to the subdivision surrounding area, or to the city.
 - d. The subdivision does not provide the required improvements or quality of improvements or does not comply with other requirements as set forth in this title city code.
 - e. The dimensions of the subdivision or any lot do not mathematically close.
2. Conform To Requirements: The subdivider shall make such amendments or modifications to the satisfaction of the planning commission and sufficient in all cases to correct the inadequacies so that the subdivision will conform to the requirements of this title.

D. Approval Of Preliminary Plat:

1. Review:
 - a. The subdivider shall provide six (6) copies of the preliminary plat for use by the city in its review of the proposed subdivision.

- b. The planning commission, city engineer, **culinary water authority, fire authority, and sanitary sewer authority**, shall review the preliminary plat and visit the site of the proposed subdivision. **As necessary the city may request review by the local health department, and/or the public safety authority.**
 - c. Following this investigation, the planning commission shall recommend approval of the preliminary plat as submitted or modified, or disapprove the plat.
 - d. The planning commission shall not recommend approval or disapproval of the plat until signature acceptance is received from each of the interested ~~city departments~~ **authorities.**
 2. Copies Of Plat Forwarded:
 - a. If the preliminary plat is recommended for approval, the planning commission shall return one copy of the plat signed by the planning commission chairman to the subdivider with any conditions attached.
 - b. Other signed copies shall be forwarded to each of the interested **authorities** ~~city departments~~.
 - c. One signed copy shall be retained in the office of the city recorder/clerk.
 - d. The planning commission shall retain one signed copy of the plat for its files.
 - e. If the preliminary plat is recommended for disapproval, the planning commission shall indicate its disapproval by distributing signed copies of the plat **to the subdivider and interested authorities** bearing the reasons for disapproval.
 3. **Limits on Signature Authority:** **The city shall not require that a plat be approved or signed by a person or entity who**
 - a. **Is not an employee or agent of the city; or**
 - b. **Does not have a legal or equitable interest in the property within the proposed subdivision; or**
 - c. **Does not provide a utility or other service directly to a lot within the subdivision; or**
 - d. **Does not own an easement or right-of-way adjacent to the proposed subdivision who signs for the purpose of confirming the accuracy of the location of the easement or right-of-way in relation to the plat; or**
 - e. **Does not provide culinary public water service whose source protection zone is included, in whole or in part, within the proposed subdivision.**
 4. Receipt of a signed copy **of an approved plat** shall be authorization for the subdivider to proceed with the preparation of plans and specifications for the **minimum improvements** **>>what is minimum, where is this defined?<<** hereinafter required by this title ~~and with the preparation of the final plat~~ in preparation of the final plat.
- E. Duration Of Preliminary Approval:
1. Maximum Period Valid: Approval of the preliminary plat by the planning commission shall be valid for a maximum period of twelve (12) months. After approval and upon application from the developer, the planning commission may grant an extension.
 2. If the final plat has not been recorded within the twelve (12) month period, or granted extension, the preliminary plat must again be submitted to the city council or planning commission for reapproval.

3. Large Tract Extension: Preliminary approval of a large tract shall not be voided if the final plat of the first ~~section~~ **phase** is submitted for final approval within one year and an extension of time is granted as to the remainder thereof. (Ord. 2012-01, 7-10-2012)

~~Filing: Whenever a subdivision is to be filed, six (6) copies of the preliminary or tentative plat shall be prepared and presented to the planning commission for their review.~~

~~Title Report Required: At the time the preliminary or tentative plat is presented to the planning commission, a title report shall also be submitted.~~ **Moved to B1 and D1 of this section**

11-2-4: FINAL PLAT:

- A. Approval **Required** Prior To Recording: No plat shall be recorded or offered for record, nor shall any land be offered for sale with reference to such a plat until said plat has been so approved in writing and recorded.
- B. Form: A final plat shall be prepared by a duly licensed land surveyor on all subdivisions.
 1. Said plat shall consist of a sheet of mylar, having outside or trim line dimensions of twenty four inches by thirty six inches (24" x 36").
 2. The border line of the plat shall be drawn in heavy lines, leaving a margin of at least one and one-half inches (1-1/2") on the left hand side of the sheet.
 3. The plat shall be so drawn that the top of the sheet either faces north or east, whichever accommodates the drawings best.
 4. All lines, dimensions and markings shall be made on the mylar, with approved waterproof drawing ink or equivalent. Details and workmanship on finished drawings shall be neat, clean cut, and readable. A poorly drawn or illegible plat is sufficient cause for rejection.
 5. Certification blocks that include
 - a) A licensed land surveyor's "certificate of survey".
 - b) The owner's "certificate of dedication".
 - c) A notary public's "acknowledgment".
 - d) The city planning commission's "certification of approval".
 - e) The city engineer's "certificate of approval".
 - f) The city attorney's "certificate of approval".
 - g) The city council's "certificate of approval".
 - h) A one and one-half inch by five inch (1-1/2" x 5") space in the lower right hand corner of the drawing for the county recorder's use.
- C. Content: The final plat shall show:
 1. The name of the subdivision, which name must be approved by the planning commission.
 2. Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, easements, areas to be reserved for public use and other important features. All dimensions shall be determined by an accurate field survey which shall balance and close within a limit of one in ten thousand (1 in 10,000). **feet?**

3. An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.
4. 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. Basis for bearings used shall be clearly stated.
5. Total dimensions of all lines, whether curved or straight, including lengths, bearings, radii, chords, internal angles, and location of points of curvature.
6. 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.
7. The dedication to the public of all streets and highways included in the proposed subdivision.
 - a. Street monuments shall be installed by the subdivider's land surveyor at such points designated on the final plat as required by the city engineer. Standard precast monuments will be furnished by the subdivider and must be placed prior to the release of the improvement bond.
 - b. The city shall not accept or maintain streets or public ways unless said streets have been constructed in accordance with standards and specifications which have been adopted by the city council. **Moved from 11-3-9(C)**
8. Pipes or iron rod markers shall be placed at each lot corner.
9. Accurate outlines and legal descriptions of 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 uses of all property owners.
10. Where it is proposed that streets be constructed on property controlled by a public agent or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the city attorney.
1. **The final plat shall require: Moved to 11-2-4(B)**
2. **The following information shall be submitted: Moved to 11-2-4(D)**

D. Amendments May Be Required:

3. **Prior To Approval:** Before approving a final plat of a subdivision, the planning commission may require amendments or modification of the plan if it finds that:
 - f. The layout of the subdivision does not conform to acceptable standards of design as set forth in this title.
 - g. The subdivision is not provided with adequate ingress or egress.
 - h. The subdivision contains geologic, soil, water, or other hazards, which would be detrimental to the subdivision surrounding area, or to the city.
 - i. The subdivision does not provide the required improvements or quality of improvements or does not comply with other requirements as set forth in ~~this title~~ city code.
 - j. The dimensions of the subdivision or any lot do not mathematically close.

4. Conform To Requirements: The subdivider shall make such amendments or modifications to the satisfaction of the planning commission and sufficient in all cases to correct the inadequacies so that the subdivision will conform to the requirements of this title.

E. Approval of Final Plat

1. Subdivider supplied documents

- a. Within one year after the approval of the preliminary plat, or within the time for which an extension to make such filing has been granted, the preliminary plat and two (2) mylar originals of the final plat shall be submitted for review; one of which will be retained for the city files, the other will be ~~sent to the county recorder~~ returned to the subdivider.
 - b. Submittal of an up to date abstract of this title or policy of title insurance shall be submitted to the city prior to precede said final plat approval.
 - c. A statement that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full, or a letter stating that a satisfactory bond has been filed to secure such payment.
 - d. An itemized estimate of the cost of all proposed or required improvements, including labor and material.
 - e. One copy of any proposed restrictive covenants in final form and signed by all of the owners of any interest in the subdivision who signed the final plat subdivision map. This copy shall be acknowledged by a notary public and shall be recorded in the office of the county recorder along with the final plat.
2. Filing Fee: There shall be a city filing fee and inspection fee for the filing of a final plat of a subdivision, which shall be borne by the subdivider, and paid to the city in accordance with the provisions of section 11-5-3 of this title. >what is correct code cite?
 3. When the subdivider has supplied the required materials and paid the city filing fee, the final plat will be reviewed by the planning commission, city engineer, culinary water authority, fire authority, and sanitary sewer authority, at the next regularly scheduled meeting of the planning commission. As necessary the city may request review by the local health department, and/or the public safety authority. After review the planning commission shall make a recommendation to the city council for approval or disapproval of the final plat.
 4. After receiving recommendations from the planning commission, the city council must act upon the final plat within sixty (60) days, unless an extension of time is agreed upon by the parties concerned. Failure by the city council to act upon the final plat in that time period will be considered approval of the final plat.

F. Recordation of Final Plat:

1. Following city council approval of the final plat, the subdivider shall present the final mylar plat, bearing all required signatures, to the county recorder and pay all recording fees. The city council approval of the final plat shall be void if not recorded within one year after the date of approval, unless application for an extension of time is made in writing to the planning commission and granted during the one year period.

2. One copy of the signed mylar of the final plat shall be filed in the office of the city recorder/clerk for use by the city. ~~engineer or such other personnel as the city council may designate.~~

11-2-6: AMENDED PLATS: Resubdivision?

In all subdivisions which have been recorded and in which major changes need to be made, which shall change the subdivision substantially, the subdivision may be vacated or amended upon recommendation of the city engineer and approval of the city council. An amended plat shall be filed and recorded in accordance with the provisions of this title. (Ord. 2012-01, 7-10-2012) >>What is substantial change? Do we need some standards or criteria?<<

11-2-2: PRIOR PLATTED PARCELS, LOTS OR BLOCKS: Replaced by 11-1-9

~~A. Conditions For Approval: The division of prior platted parcels, lots or blocks into not more than four (4) lots may be approved by the city council upon recommendation of the planning commission under the following conditions:~~

- ~~1. Each lot created meets the frontage, width, and area requirements of section 11-3-5 of this title, or has been granted a variance from such requirements by the board of adjustment.~~
- ~~2. The division of land does not require the dedication of land for a street or other public purpose, nor is it traversed by any proposed streets shown on the official map.~~
- ~~3. The division of land does not require the extension and/or addition of street, sewage disposal, water, curb, gutter, sidewalk or storm drainage improvements, as specified in chapter 4 of this title.~~

~~B. Application: Applications made to the planning commission for the subdivision of prior platted parcels, lots or blocks, shall contain the following:~~

- ~~1. An accurate plat prepared by a licensed land surveyor on a sheet of mylar, with waterproof ink. The top edge of the plat shall be either north or east, whichever fits the drawing best. The plat shall show:
 - ~~a. Lot lines, including arcs and tangents with dimensions in feet and hundredths.~~
 - ~~b. Easements for water, sewer, drainage, utility lines and other purposes.~~~~
- ~~2. A nonrefundable filing fee, of such amount as the city council may from time to time establish by resolution.~~

~~C. Procedure:~~

- ~~1. The applicant shall submit the application for the subdivision of a prior platted parcel, lot, or block, to the planning commission.~~
- ~~2. The application, together with all pertinent information, shall be sent to the city engineer and any other pertinent city departments for their approval. Such approvals, together with any comments and/or recommendations, shall be returned to the planning commission.~~

3. ~~After receiving all recommendations, the planning commission shall review the subdivision and make recommendation to the city council for approval, modification and approval, or denial.~~
4. ~~The planning commission shall submit their recommendation on the subdivision to the city council for its consideration within thirty (30) days after receipt of all recommendations unless an agreement is reached by the applicant and the planning commission to table the matter until the next regular decision making meeting of the planning commission. Failure of the planning commission to submit its recommendation within thirty (30) days or to table the matter shall be deemed a recommended approval by such commission of the proposed subdivision.~~
5. ~~The city council, after fifteen (15) days' notice and at a public meeting, may approve, modify and approve, or deny the subdivision.~~
6. ~~Upon acceptance of the subdivision by the city council, the final plat bearing official signatures of the city engineer, city council, city planning commission, city attorney, and signed by a licensed land surveyor, shall be deposited in the office of the county recorder for recording at the expense of the subdivider. (Ord. 2012-01, 7-10-2012)~~

Preliminary Plat

11-2-4: PRELIMINARY PLAT:

A Filing: Whenever a subdivision is to be filed, six (6) copies of the preliminary or tentative plat shall be prepared and presented to the planning commission for their review. (Do we want this changed to “presented to planning administrator, who, upon approval, will then present it to planning commission for their review”?)

There is no mention, here, of a fee, due at time of first submission, until 11-5-2: PLAT FEES:

A - First Submission: The subdivider shall pay a basic fee, at the time of the first submission of a preliminary subdivision plat, plus an additional amount for each lot or parcel contained within the preliminary plat.

1 Title Report Required: At the time the preliminary or tentative plat is presented to the planning commission, a title report shall also be submitted.

B Form and Content: The preliminary plat shall comply with the following requirements:

1 Description: In a title block located in the lower right-hand corner of the sheet, the following shall appear:

- a The proposed name of the subdivision.
- b The location of the subdivision, including the address, section, township and range.
- c The names and addresses of the owner, or subdivider if other than the owner, and the surveyor of the subdivision.
- d Date of preparation, scale (not greater than 50 feet to the inch), and north point.

2 Existing Conditions: The plat shall show:

- a The location of the nearest bench mark or monument.
- b The boundary of the proposed subdivision and the acreage included.
- c All property under the control of the subdivider, even though only a portion is being subdivided, where the plat submitted covers only a part of the subdivider's tract, a sketch of the subdivider's land shall be submitted and the street system of the part submitted shall be considered in the light of existing official street maps or other planning commission studies.
- d The location, width, and names of all existing streets within four hundred fifty feet (450') of the subdivision. Also, all prior platted streets or other public open spaces, permanent easements and sections, and corporation lines, within and next to the tract.
- e The location of all wells proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least two hundred feet (200') beyond the tract boundaries.
- f Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least two hundred feet (200') beyond the tract boundaries showing pipe sizes and grades, manholes and exact locations.
- g Existing ditches, canals, natural drainage channels, open waterways and proposed realignments.
- h Boundary lines of adjacent tracts of unsubdivided land, showing ownership where possible.

i Contour at vertical intervals of not more than two feet (2'). High water levels of all watercourses, if any, shall be shown in the same datum for contour elevations.

Between “2. Existing Conditions” and “3. Proposed Plan”, should we have it written on how to differentiate between, what reads to me, as two different plats, but all information on one plat or do we want two separate plats that overlay over each other, to show what, and how, changes are being made?

3 Proposed Plan: The subdivision plan shall show:

a The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements, designated by actual or proposed names and numbers. (Refer to 11-3-3: Street Standards)

b The layout, numbers and typical dimensions of lots. (Refer to 11-3-5)

c Parcels of land intended to be dedicated or temporarily reserved for public use, or set aside for use of property owners in the subdivision.

d Building setback lines as required by ~~section 11-3-5 of this title.~~ (Refer to R1/R2 setbacks; if/when approved by CC?)

e Easements for water, sewer, drainage, utility lines and other purposes. (Refer to 11-3-3: D)

4 Copies of Agreements: Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the planning commission.

5 Engineering Drawings: Preliminary engineering drawings, including typical cross sections and plans, and/or written statements regarding width and type of proposed off site and onsite water mains, sanitary sewers, drainage facilities and other proposed improvements, such as sidewalks, curbs, gutters, parks, and fire hydrants. (Refer to 11-5-4: ENGINEERING FEES, in regards to subdivider’s responsibility.)

6 Grading and Drainage Plan: Preliminary grading and drainage plans, as required by the city engineer, showing existing grades with solid line contours and proposed grades superimposed with dashed line contours. However, plans in all hillside area subdivision shall also show: (Refer to 11-3-7: A – Grading, B - Drainage)

a Areas with twenty percent (20%) or greater natural slope by cross hatching. Change grade to 10%, if CC approves R1/R2 proposed changes.

b The location of proposed cuts and fills.

7 Environmental Impact Statement: Environmental impact statement, when required by the city engineer, shall be prepared indicating or describing the measures that will be taken with respect to: (Refer to 11-3-1:General Standards)

- a Control of erosion within the subdivided area.
- b Reseeding of cuts and fills.
- c Disposition of any geologic hazard and/or soil conditions which may cause injury or damage to improvements which may be constructed on the subdivision such as buildings, water and sewer lines and streets.
- d Prevention of fire and control of dust.
- e Prevention of accumulation of weeds and debris.
- f Disposal of surface water and disposition of flood hazards.
- g Preservation of natural drainage channels.

C Amendments May Be Required:

11-2-6: AMENDED PLATS:

In all subdivisions which have been recorded and in which major changes need to be made, which shall change the subdivision substantially, the subdivision may be vacated or amended upon recommendation of the city engineer and approval of the city council. An amended plat shall be filed and recorded in accordance with the provisions of this title. (Ord. 2012-01, 7-10-2012)

1. Prior To Approval: Before approving a preliminary plat or a final plat of a subdivision, the planning commission may require amendments or modification of the plan if it finds that: Does 11-2-6 only refer to final plat, as it states "filed and recorded", and preliminary plats are not recorded?

a The layout of the subdivision does not conform to acceptable standards of design as set forth in this title.

b The subdivision is not provided with adequate ingress or egress.

c The subdivision contains geologic, soil, water, or other hazards, which would be detrimental to the subdivision surrounding area, or to the city. Reference: 11-1-8:

SUBDIVISION NOT TO ENDANGER HEALTH OR PROPERTY:

No subdivision shall be developed in the city which, in the opinion of the city council, shall be detrimental to the health or well being of the residents of the city when the subdivision is completed. (Ord. 2012-01, 7-10-2012)

d The subdivision does not provide the required improvements or quality of improvements or does not comply with other requirements as set forth in this title. 11-4-1: Improvements Completed only refers to final plats.

e The dimensions of the subdivision or any lot do not mathematically close. What does this actually mean?

2 Conform to Requirements: The subdivider shall make such amendments or modifications to the satisfaction of the planning commission and sufficient in all cases to correct the inadequacies so that the subdivision will conform to the requirements of this title. Refers, again, to 11-2-6, already referenced in 11-2-4, 7-C – repetition?

D Approval of Preliminary Plat:

1 Review: The planning commission, city engineer, and other interested city departments shall review the preliminary plat and visit the site of the proposed subdivision. Following this investigation, the planning commission shall recommend approval of the preliminary plat as submitted or modified, or disapprove the plat. The planning commission shall not recommend approval or disapproval of the plat until signature acceptance is received from each of the interested city departments.

2 Copies of Plat Forwarded: If the preliminary plat is recommended for approval, the planning commission shall return one copy of the plat signed by the planning commission chairman to the subdivider with any conditions attached. Other signed copies shall be forwarded to each of the interested city departments. The planning commission shall retain one signed copy of the plat for its files. If the preliminary plat is recommended for disapproval, the planning commission shall indicate its disapproval by distributing signed copies of the plat bearing the reasons for disapproval.

3 Copy of Plat Retained: One copy of the approved preliminary plat signed by the chairman of the planning commission shall be retained in the office of the city recorder/clerk. One signed copy shall be given to the subdivider.

4 Receipt: Receipt of this signed copy shall be authorization for the subdivider to proceed with the preparation of plans and specifications for the minimum improvements hereinafter required by this title and with the preparation of the final plat.

E Duration of Preliminary Approval:

- 1 Maximum Period Valid: Approval of the preliminary plat by the planning commission shall be valid for a maximum period of twelve (12) months. After approval and upon application from the developer, the planning commission may grant an extension. If the final plat has not been recorded within the twelve (12) month period, or granted extension, the preliminary plat must again be submitted to the city council or planning commission for reapproval. (If time limit expires, refer to: 11-5-2: PLAT FEES: B Reapplication: A reapplication fee shall be paid by the subdivider at the time of a reapplication for approval of a preliminary plat which has been previously reviewed by the city. Such fee shall be based on the need for additional review of major changes to the original plat. (Ord. 2012-01, 7-10-2012))

- 2 Large Tract Extension: Preliminary approval of a large tract shall not be voided if the final plat of the first section is submitted for final approval within one year and an extension of time is granted as to the remainder thereof. (Ord. 2012-01, 7-10-2012) (What exactly is this?)

Tract - 1 : an indefinite stretch of land a large tract of forest. 2 : a defined area of land 40 acre tracts: <https://www.merriam-webster.com/dictionary/tract> - Should E:2 be in Final Plat information section, or included under 3 - Proposed Plan: The subdivision plan shall show?

~~~~~

#### Miscellaneous Notes:

When I say "Refer to", do we want to leave all references in a separate chapter, or move them within this chapter? For example, leave 11-3 as a separate chapter, as is; or move all information stated within 11-2-4: Preliminary Plat?

# DISCUSSION PAPER FOR PLANNING COMMISSION USE

## TITLE 11 SUBDIVISION REGULATIONS

Red = Changes required by Utah law

Blue = Changes to be discussed by Planning Commission

### CHAPTER 3 SUBDIVISION DESIGN STANDARDS

#### SECTION:

11-3-1: General Standards

~~11-3-2: Standards Of Construction~~

11-3-3: Street Standards

~~11-3-4: Block Standards~~

11-3-5: Lot Standards

11-3-6: Cuts In Pavement

11-3-7: Development Standards

11-3-8: Private Roads And Driveways

11-3-9: Water And Sewer

#### 11-3-1: GENERAL STANDARDS:

- A. The design and development of subdivisions shall preserve, insofar as it is possible, trees, native land cover, natural watercourses, topography, existing topsoil, and vegetation.
- ~~B. The standards of construction of all buildings, structures, utilities, streets, and sidewalks are to~~ shall conform to the building codes and standards of street construction adopted by the city; ~~and also to the heretofore adopted by the city council. (Ord. 2012-01, 7-10-2012)~~
- C. Where the city engineer has determined that land is subject to hazardous conditions such as landslides, mudflows, rock falls, snow avalanches, **suspect soils**, ground subsidence, shallow water table, open quarries, floods, and polluted water supply, said lands shall not be subdivided until
  1. The hazards have been eliminated; or
  2. Evidence submitted that the said hazards will be eliminated by the subdivision and construction plans **as required by 11-2-3(B).**
- D. All cut and fill slopes shall be reseeded and/or planted with vegetation as required by the **city council.** **>>planning commission? city engineer?** or as stipulated in the environmental impact statement required by 11-2-3(B).

- E. Completion Of Infrastructure Required: Sale of any lot or occupancy of any home shall not be permitted until infrastructure has been completed and approved by the city engineer.

**11-3-2: STANDARDS OF CONSTRUCTION: Moved to 11-3-1(B)**

**11-3-3: STREET STANDARDS:**

A. Minimum Design Standards:

1. Minimum right-of-way width for a two-way city street shall be thirty four feet (34'), and the minimum hard surface width shall be twenty four feet (24'); minimum standards do not allow on street parallel parking. To allow parallel on street parking the minimum right of way must be fifty feet (50') and the minimum hard surface must be forty feet (40').
2. Minimum right-of-way width for a one-way city street shall be thirty feet (30'), and the minimum hard surface width shall be twenty feet (20'); minimum standards do not allow on street parallel parking. To allow parallel on street parking the minimum right of way must be thirty eight feet (38') and the minimum hard surface must be twenty eight feet (28'). Parking is permitted only on the right hand side when viewed from the flow of traffic.
3. Sidewalk construction will be in accordance with [Title 7 Chapter 2 subsection 3C of city code](#).
4. Private drives shall have a minimum width of twenty feet (20') and shall be finished with an all-weather surface.
  - a. Parking of vehicles and placement of public utilities in private drives is prohibited.
  - b. The city will not maintain private drives, and
  - c. The city will not collect trash from private drives.

B. Construction:

1. Streets shall be constructed with city approved materials [>>who does this? what is process?>>](#).
2. Minimum requirements shall be as follows:
  - a. Base, six inches (6") compacted depth.
  - b. Gravel, three-quarter inch (3/4") or one inch (1") minus, to a compacted depth of three inches (3").
  - c. Asphalt, two and one-half inches (2-1/2") compacted depth.
  - d. Specifications for the design of street subbase, ~~base, hard surfacing,~~ curb and gutters, sidewalks, and the treatment of drainage courses shall comply with standard specifications as adopted by the city. [>>found where?<<](#)
  - e.

- C. Cul-De-Sacs: Cul-de-sacs shall be used only where unusual drainage or land ownership configurations exist which make other designs undesirable.
1. Each cul-de-sac shall have a minimum hard surface width of twenty four feet (24') and a minimum right of way width of not less than thirty four feet (34').
  2. Cul-De-Sacs shall have a maximum length of four hundred feet (400'), and must be terminated by a turnaround of not less than one hundred twenty feet (120') in diameter.
  3. Surface water must drain away from the turnaround, except where due to the grade surface, water cannot be drained along the street away from the turnaround. In such cases necessary catch basins, drain lines and drainage easements shall be provided.
- D. Utility Easements:
1. Utility corridor easements of not less than ten feet (10') shall be required where necessary for poles, wire, conduits, storm or sanitary sewers, gas and water mains and other public utilities'
  2. Easements of greater width may be required along property lines where necessary for surface overflow or for the extension of main sewers or similar utilities.
  3. The location of said easements shall be as shown on the final plat. ~~to be specified by the planning commission~~
- E. Street Intersections: Streets shall intersect each other as nearly as possible at right angles. City streets shall approach other city streets at an angle of not less than eighty degrees (80°). Offsets in street alignment between ten feet (10') and one hundred twenty feet (120') shall be prohibited.
- F. Street Grades: Minimum street grades shall be four-tenths of one percent (0.4%) and maximum street grades shall be twelve percent (12%).
- G. Corner Returns: Curbs at all intersections shall be rounded with curves having minimum radius of twelve feet (12') measured to the back of curb and gutter.
- H. ~~Design Specifications: Specifications for the design of street subbase, base, hard surfacing, curb and gutters, sidewalks, and the treatment of drainage courses shall comply with standard specifications as adopted by the city.~~ Moved to 11-3-3(B)
- I. ~~Street Names: New street names or numbering shall not duplicate those already approved by the planning commission. A street, obviously a continuation of another already in existence, shall bear the same name and numbering sequence. The numerical system of street designations shall be maintained and extended where possible.~~ Redundant, see 11-1-2(E) and 11-2-3(A)
- J. Street Dedications: All streets shall be dedicated for public use. The dedication of half streets in any subdivision is prohibited.

- K. ~~Relations To Adjoining Street System: The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas, or their proper protection where adjoining land is not subdivided, but in no case less than the required minimum width.~~ **Redundant, see 11-2-3**
- L. **Streetlights:** Streetlights within subdivisions shall be required at all intersections, and at any point where there is a change in direction of the road, and at a distance of no more than four hundred feet (400') apart.
- M. **Fire Hydrants:** Fire hydrants shall be placed at a distance of no more than five hundred feet (500') apart. (Ord. 2012-01, 7-10-2012)

**11-3-4: BLOCK STANDARDS: **Moved to 11-2-A****

**11-3-5: LOT STANDARDS:**

- A. **Building Sites:** The lot arrangement, design and shape shall be such that lots will provide a compact body of land for buildings and be properly related to topography and conform to requirements set forth herein. **What is "properly related"? Is this needed and if so where to put it?**
- ~~B. **Building Setback Lines:** Twenty foot (20') minimum front setback, thirty foot (30') minimum rear setback, and a minimum side setback of eight feet (8') for interior lots, and a twenty foot (20') for street side of corner lots, with the combined sum for the two (2) side yards not less than sixteen feet (16').~~
- ~~C. **Lot Sizes:** All lots shown on the subdivision plat must conform to the minimum requirements of ten thousand (10,000) square feet~~
- ~~D. **Lot Width:** Each lot shall have an average width of eighty feet (80') at the setback line in an R-1 zone and R-2 zone. All lots must abut on a city street.~~
- ~~E. **Corner Lots:** Corner lots shall have dimensions sufficient for the maintenance of required building setback lines twenty feet (20') on both streets, along with sufficient area to comply with area requirements of the zoning title 1-. **# B-G moved to 11-2-3(A)**~~
- ~~F. **Parts Of Lots:** All remnants of lots below minimum size, left over after subdividing a larger tract, must be attached to adjacent lots, and evidence of such attachment submitted prior to the approval of the final plat. All lots designated within a subdivision must be the minimum standards set forth in this title.~~
- ~~G. **Divided Lots:** 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 single ownership before approval of the final plat, and such transfer recorded in the county recorder's office before being certified to the planning commission by the subdivider. (Ord. 2012-01, 7-10-2012)~~

### **11-3-6: CUTS IN PAVEMENT:**

No cuts shall be made in street pavement after hard surfacing has been installed unless a permit is obtained and approved by the city. (Ord. 2012-01, 7-10-2012)

### **11-3-7: DEVELOPMENT STANDARDS:**

#### **A. Grading:**

1. Land with twenty percent (20%) or greater slope shall have natural vegetation but may be supplemented by other plant material.
2. Every lot or parcel shall have a buildable area equal to at least forty percent (40%) of the minimum lot size required in subsection 11-3-5C of this chapter.
3. All rough street and site grading shall be completed prior to the installation of utilities.
4. Borrowing from on site for fill shall be prohibited unless the material is obtained from a cut permitted under an approved grading plan obtained for some purpose other than to produce fill material, or imported from outside the hillside area.
5. Cut slopes shall be constructed to eliminate sharp angles of intersection with the existing terrain and shall be rounded and contoured as necessary to blend with existing topography to the maximum extent possible. The city will not accept the dedication and maintenance of cut and fill slopes except those within the required street right of way. Where a cut or fill slope occurs between two (2) lots, the slope shall normally be made a part of the downhill lot.
6. Every effort shall be made to conserve topsoil which is removed during construction for later use on areas requiring vegetation or landscaping (i.e., cut and fill slopes).

#### **B. Drainage:**

1. Stormwater runoff collection facilities shall be designed so as to retain stormwater runoff on development sites for a sufficient length of time so as to prevent flooding and erosion during stormwater runoff flow periods as determined by the city engineer, or be designed to divert into the closest usable ~~irrigation ditch or channel~~ **water conveyance facility**.
2. No ~~ditch or canal~~ **water conveyance facility** shall be approved as suitable for the use of storm drainage water without the written permission of the appropriate ~~irrigation company, or of the water users for such use~~ **water conveyance facility owner**.
3. Stormwater runoff collection facilities shall be so designed as to divert surface water away from cut faces or sloping faces of a fill.
4. Curb, gutter and pavement designs shall be such that water on roadways is prevented from flowing off the roadway except into appropriate drainage facilities.
5. Natural drainage shall be riprapped or otherwise stabilized to the satisfaction of the city engineer below drainage and culvert discharge points for a distance sufficient to convey the discharge without channel erosion.
6. Waste material from construction, including soil and other solid materials, shall not be deposited within a natural or manmade drainage course within irrigation channels.
7. Sediment catchment ponds shall be constructed on the development site, unless sediment retention facilities are otherwise provided by the developer.

- C. Fire Protection: The city fire chief ~~fire authority~~ must approve the subdivision for adequate fire protection. (Ord. 2012-01, 7-10-2012) **Redundant, see 11-2-3 and 11-2-4**

### **11-3-8: PRIVATE ROADS AND DRIVEWAYS:**

- A. The city shall not open, grade, pave or perform any maintenance work on any private or undedicated streets; and
- B. The city shall not lay utility lines in any street which has not:
1. Been accepted by the city as a city street.
  2. Which has not received approval of the city council as part of a final plat of a subdivision, unless an easement is granted.
- C. ~~The city shall not accept or maintain streets or public ways unless said streets have been constructed in accordance with standards and specifications which have been adopted by the city council. (Ord. 2012-01, 7-10-2012)~~ **Moved to 11-2-4(C)**

### **11-3-9: WATER AND SEWER:**

- A. ~~Any person, firm or corporation, who shall hereafter subdivide any land within the city limits share assure adequate water availability:~~ **Moved to 11-2-3(B)**
1. ~~Any subdivider who owns water rights to such irrigation water shares not already vested in the city corporation, shall be required to deed to the city water shares equivalent to one acre-foot of water per year for each dwelling unit to be constructed. Such water shares shall be used for conversion to the culinary water system of the city as it is deemed necessary.~~
  2. ~~Any subdivider who does not own irrigation water shares must purchase the equivalent shares and deed them to the city.~~
  3. ~~If no water rights are immediately available for purchase, the subdivider shall pay to the city an amount equal to the market value of said water shares and, as such time as water stock becomes available, the city shall purchase the equivalent shares.~~
- B. Water Installations: Water installations will be installed in accordance with the provisions of title 8 of this code.
- C. Sewer Installations: Sewer installations will be installed in accordance with the provisions of Title 8 of ~~city~~ code. (Ord. 2012-01, 7-10-2012)