

3. Separate Offense; Punishment: Each person found guilty of violation shall be deemed guilty of a separate offense for every day during which any violation of any provision of this title is committed, continued or permitted by such person, and shall be punished as provided in SCMC 1-4-1. (Ord. 2007-01, 2-1-2007, eff. 2-21-2007)

¹UCA § 10-9a-601 et seq.

Chapter 11-2 PLATS AND PLANS

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11-2-1 PLATS REQUIRED

1. Approval; Recording: From the effective date hereof, no person shall subdivide any tract of land which is located wholly or in part within the limits of the city, nor shall any person sell, exchange or offer for sale, or purchase or offer to purchase any parcel of land which is divided into two (2) or more parcels of land within the city; nor shall any person offer for recording any deed conveying such a parcel of land or any interest therein, unless he shall first make or cause to be made a final plat thereof, which plat shall conform to all requirements of this title and shall have been approved by the administrative land use authority and recorded in the office of the county recorder.
2. Applicability Of Title: Any parcel of land located in a residential zone (R-1 zone) divided into two (2) or more parcels of land shall be governed by this title. This title will allow for the sale of lots without separate tax notices if in a city block and the roads are dedicated.
3. Compliance Required: All divisions of land require compliance with this title before the issuance of a zoning permit or building permit. Further, no sale or change of title shall result in any violation of any land use ordinance. (Ord. 2007-01, 2-1-2007, eff. 2-21-2007)

11-2-2 CONCEPT PLAN

1. Purpose: An Applicant may request a meeting with the Development Review Committee to obtain initial feedback and information prior to making a formal preliminary application for a Subdivision in accordance with Utah Code Title 10, Chapter 9a, Section 604 (§ 10-9a-604.1). This meeting shall be optional, non-binding, and considered separate from and independent of the required Subdivision approval review cycles. It is highly recommended that the Applicant participate in this optional Review Cycle.

2. **Application Required:** To provide a basic framework of the proposed Subdivision, the Applicant shall submit the required application to the Development Review Committee.
3. **Fees:** There are no fees associated with this type of application.
4. **Time Frame:** Within fifteen (15) business days after the receipt of the completed application, the Applicant shall be placed on the agenda of the next meeting of the Development Review Committee for discussion.
5. **Review:** The City shall provide comment on the Concept Plan and provide, or have available on the City website, each of the following:
 1. A copy of the applicable land use ordinances
 2. A complete list of standards required for the project
 3. Preliminary and Final application checklists

11-2-3 PRELIMINARY PLAN REVIEWS

1. **Submission Of Plan:** The subdivider/developer/owner shall submit electronic PDF's copies of a preliminary plan application prepared by a licensed professional in land use development, with all maps, charts, statements, documents, approvals, subdivision improvement plan, and other information required for the preliminary plan to the city recorder, together with the required submittal fee. For their consideration, said electronic copies shall be presented to all city officials, commissions, and governmental agencies concerned such as: city engineer, city council, planning and zoning commission, city attorney, etc.
2. **Contents:** In many cases, the preliminary plan may consist of a series of maps with legends and detailed information on each respective map. As an example, it may include a site plan map, a grading plan map, a utilities plan map, a drainage area plan map, a foliage planting plan map and/or any other map showing the information below. Maps should not be so cluttered as to render them confusing. Along with whatever information the city officials and other concerned agencies might require, the preliminary plan shall include:
 1. Name of owner and proof of ownership of the development parcel.
 2. Name of land surveyor, engineer and site planner and certificate as to the accuracy of the plat.
 3. Identification and legal description of the subdivision/parcel.
 4. Approved name of the subdivision/parcel.
 5. Location by section, township and range.
 6. Dimensions and bearings of all property boundaries.
 7. Layout and dimensions of all proposed lots and numbers of the same.
 8. Existing structures.

9. Vicinity map, at a specified scale, showing all lots, streets, sidewalks, and curb and gutters in the subdivision/parcel; and all abutting streets and public rights of way.
 10. High watermarks of all lakes, rivers, streams and location of any designated wetlands; all known potential natural hazards.
 11. Location of prominent natural features such as rock outcroppings, woodlands, lakes, ponds, and steep slopes.
 12. Location and dimensions of existing and proposed utilities and utility easements.
 13. Grading and drainage plans, including all proposed changes in grade.
 14. Existing and finished contours at intervals of at least five feet (5').
 15. Existing sanitary sewers, storm drains, water supply mains and culverts within the subdivision/parcel or within one hundred feet (100') thereof.
 16. Existing and proposed storm water drainage system, including easements.
 17. Location, width, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces to be dedicated to the public, with complete descriptions.
 18. Proposed on site and off site water facilities including culinary, irrigation, fire hydrants, and other water facilities.
 19. Soil erosion and sediment control plan, including trees and other vegetation proposed to be planted.
 20. Landscaping plan for any public or common areas.
 21. Proposed street lighting.
 22. Proposed zoning changes, if any are needed or recommended.
 23. Graphic scale.
 24. North arrow.
 25. Date of preparation.
 26. Abstract of title or registered property certificate.
 27. A certificate of review from the historic preservation subcommittee if land is within the historic district.
 28. Any other information necessary for the City Engineer to establish that adequate public facilities exist in the areas affected by the development to accommodate the development.
3. Subdivision Improvement Plan: Along with the plat, the applicant shall include the subdivision improvement plan. This includes the civil engineering plans associated with required infrastructure improvements and municipally-controlled utilities required for the subdivision. The following documents shall be submitted with the Plat drawing and be considered a part of the submittal:
1. Drawings showing layout, profile and detail design of:
 2. All utilities and easements, existing fences, plus statements from utility companies (water, sewer, electric, gas, telephone, etc.) as applicable, that service will be provided to the development.
 3. Every existing right of way and recorded easements shall be located on the plat

4. Every water conveyance facility, whether recorded or not, shall be located on the plat
 5. Plan, profile and typical cross-section drawings of the roads, bridges, culverts, sewers, and other drainage structures.
 6. Grading and drainage plan. The proposed grading plan shall be indicated by solid line contours superimposed on dashed line contours of existing topography for the area of the Final Plat. Such contours shall be at two (2) foot intervals for predominant ground slopes within the tract between level and five (5) percent grade, and five (5) foot contours for predominant ground slopes within the tract over five (5) percent grade. In case of predominantly level topography throughout a subdivision, one (1) foot contour intervals may be required.
 7. Erosion control plan when required, to be submitted as result of Preliminary Plat review.
4. Time Frame: Within forty (40) days after receipt of a completed application, the Development Review Committee shall complete their review of the application and subdivision improvement plan and provide written comments to the applicant as required by Utah Code Title 10, Chapter 9a, Section 604 (§ 10-9a-604.2). However, the review period cycle timeframe is waived if the proposal includes property affected by a geological hazard and more information is needed to review and approve development within the hazard area.
1. Location Is Within One Hundred Feet (100') Of Water Conveyance Facility: Within twenty (20) calendar days after the receipt of the completed application, the City shall notify in writing the Water Conveyance Facility Owner(s) of the Application and request comments related to the following aspects of the water conveyance facility: access, maintenance, protection, safety, and any other issues related.
 1. Any Water Conveyance Facility shall have at least twenty (20) days to respond. While the City may provide comments to the applicant before this twenty (20) day window is complete, the Administrative Land Authority shall not grant approval until after at least twenty (20) days after the day on which the City mailed notice to the Water Conveyance Facility.
 2. Water Conveyance Facility: Shall mean a ditch, canal, flume, pipeline, or other watercourse used to convey water used for irrigation or storm water drainage and any related easement for the ditch, canal, flume, pipeline, or other watercourse. See State Code 73-1-15.5-1b.
5. Review Cycles: The following outlines the review cycles, as intended by Utah State Code 10-9a-604, as amended. If the application includes additional approvals, such as a zone change, overlay approval, annexation, general plan amendment, right of way vacation, or any other legislative action, the review cycle timeline may not apply.