

# CENTRAL VALLEY TOWN

## SUBDIVISION ORDINANCE

Ordinance 2005-011

2019 Amendment

### INDEX:

**SECTION 1 – Preamble**

**SECTION 2 - Definitions**

**SECTION 3 – General Provisions and Scope of Ordinance**

**SECTION 4 – Bonding**

**SECTION 5 – General Subdivision Design Standards and Required Improvements:**

**Subsection A: Road Design Standards**

**Subsection B: Streets:** Width; intersections; grades; curves; names; dedications; relationship to adjoining street system/s; Cul-de-sacs; public utilities easements; protection strips; open spaces; street lights

**Subsection C: Blocks**

**Subsection D: Lots**

**Subsection E: Public Utilities:**

**Subsection F: Water –** Canal or underground **water stock conveyance fee or money transfer fee**; Central Valley Town Water System; private Irrigation water; culinary and secondary water hookups; Utah State Health Certification for septic systems; storm water; fire hydrants

**Subsection G: Monuments and staking**

**Subsection H: Public hearings**

**Subsection I: Inspection of Improvements**

**Subsection J: Penalties**

**SECTION 6 - Geological Hazard Assessment**

**SECTION 7 - Subdivision application procedure, application form and fee schedule**

**SECTION 8 - Preliminary plat requirements and checklist**

**SECTION 9 - Final Plat requirements and checklist**

**SECTION 10 - Amendment to an existing subdivision plat, procedure and petition form**

**SECTION 1 - Preamble**

WHEREAS, the Central Valley Town Planning Commission and Town Council identified a need to prepare a Subdivision Ordinance; and

WHEREAS, it is necessary to establish official Town-wide planning goals and policies for future development in Central Valley Town to promote orderly growth, preserve property values, promote public safety and provide for the general welfare of Central Valley residents; and

WHEREAS, a public hearing to consider the Subdivision Ordinance was held on October 19, 2005, February 15, 2006 October 11, 2006, January 17, 2007, April 18, 2007, January 9, 2008, July 15, 2009, December 2, 2009, and April 21, 2010;

WHEREAS, an additional public hearing to consider the changes was held on October 2, 2013;

NOW, THEREFORE, be it hereby ordained by the Central Valley Town Council as follows:

**SECTION 2 – Definitions**

**2-100. For the purpose of this title, the following definitions shall apply:**

**Abstract of Title:** A condensed history, taken from public records or documents, of the ownership of a piece of land.

**Amended/amendment of a subdivision:** The changing or amending of any existing lot or lots of any subdivision plat previously recorded in the records of the county recorder as provided in this title.

**Bonding:** Bonding is a guarantee that the principal involved in the construction of a subdivision will finance and adhere to the current Central Valley Subdivision ordinance.

**Concept Plan:** A preliminary map or pre-application plat showing the concept of the proposed development or subdivision, having sufficient detail to illustrate on site characteristics of the proposed subdivision and adjacent parcels. Maybe in sketch form.

**Construction Plans.** Plans that include all applicable phases of development, ie. roads, utilities, drainage, sidewalks and lighting.

**Cul-de-sac:** A street or passage closed at one end; **NOT** a through street.

**Designated Town Engineer:** The term shall mean the engineer of the town, or any individual or firm retained or designated by the town for the purpose of performing engineering duties.

**Easement:** A land use right offered for a specific purpose or use over, upon, or beneath the land; it's location and extent being accurately described in the letting process or by separate document using metes and bounds; distinct from land ownership and granted to public, a particular party or public utility.

**Final Plat:** A permanent map or chart (Mylar), accurately describing division of land which has been surveyed and marked on the ground so that streets, blocks, lots and other divisions may be identified and located.

**Forecasted street system sketch for undeveloped land:** If proposed subdivision location is part of a larger tract or parcel of land and the subdivision plat covers only a part of the larger tract or parcel, the developer is to submit a prospective future street system sketch of the undeveloped land. The forecasted street system shall be considered in the light of existing master street plans or other town studies.

**Infrastructure change/s:** Roads, water mains, electricity, gas lines, sewer.

**Intervening Property:** Property located between an existing service facility and the property under development.

**Lot:** A parcel of real property shown as a delineated parcel of land with a number and designation on the final plat of a subdivision recorded in the office of the Sevier County

Recorder, or a parcel of land, the dimensions or boundaries of which are defined by record in the office of the Sevier County Recorder.

**Metes and Bounds:** The description of a lot or parcel of land by courses and distances. Or “the precisely described boundary lines of a parcel of land.

**Preliminary Plat:** A map or plan of a proposed land division, prepared in accordance with the regulations of this title.

**Preliminary Plat Procedure and Checklist:** A checklist containing all information and procedures as required by the current Central Valley Town subdivision ordinance.

**Protection Strip:** A strip of land between the boundary of a subdivision and a street within the subdivision, for the purpose of controlling the access to the street by the property owners abutting the subdivision.

**Public Hearing:** An advertised open hearing where the public can express any concerns regarding the proposed development.

**Restrictive covenants:**

- (a) The legal certifications by the proper local officials (usually the chief elected official and the planning commission chairman) and statement of dedication, dedicating all streets for public use that are not private streets, and a statement of dedication to include public parks or other public areas. Legal certification would include certificate of acceptance by the local government, attested by the town or county recorder.
- (b) A restriction in a private written agreement between landowners to restrict the use or development of land for the benefit of other land. The land where the restrictions apply is called the “burdened” land. The land that benefits from the restrictions on the burdened land is called the “benefited” land.
- (c) Restrictive covenants are most commonly applied when a developer subdivides land for sale and wishes to apply restrictions on the use and development of the lots to benefit or protect other land. A covenant limits the use and development of a lot to a single house is a common type of restrictive covenant. Covenants that restrict the type of building materials that can be used for new buildings and fences are also common.
- (d) A registered covenant is a restrictive covenant that is recorded on the certificate title for the burdened land, ie. easements.

**Developer:** Any person or legal entity laying out or making a land division for the purpose of sale.

**Subdivision:** Any land that is divided, re-subdivided or proposed to be divided for residential purposes into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on the installment plan or upon any and all other plans, terms and conditions. All subdivisions require a water stock conveyance fee; approval of the Central Valley Town Planning Commission and the Town Council. No building permit shall be issued until water stock conveyance fee is paid in full to the town clerk.

For purposes of this title, there are three (3) types of subdivisions provided in the current Central Valley Town Subdivision Ordinance:

**Major:** Any division of land divided into ten (10) or more lots or any subdivision requiring infrastructure changes, ie. roads, water mains, electricity, gas lines, sewer installations.

**Minor:** Any division of land divided into less than ten (10) lots requiring no infrastructure changes.

**Single Lot Split:** Division of one (1) piece of property with an EXISTING DWELLING into two (2) separate lots requiring no infrastructure changes. No preliminary or final plat required. However, a survey with legal property description is required. All single lot split subdivisions require a water stock conveyance fee; approval of the Central Valley Town Planning Commission and the Town Council. No building permit shall be issued until water stock conveyance is paid in full to the town clerk.

**Utah State Department of Health Feasibility Certificate:** A written certificate verifying that all lots of the subdivision have been tested (perk test) and are found adequate for the installation and operation of septic tank systems in accordance with the current state regulations.

**Utah State Department of Transportation Standard Specifications:** Specifications written to the contractor explaining what the contractor must do. Unless otherwise noted, all actions are to be performed by the contractor.

**Water Stock Conveyance Fee:** One (1) acre foot of water stock or monies equivalent to one (1) acre foot of water per development lot shall be required to be conveyed to Central Valley Town as a condition for subdivision approval or issuance of a building permit.

### **SECTION 3 - General Provisions and Scope of Ordinance**

#### **3-100: General Provisions:**

**A. Short Title:** This chapter shall be known as the "Central Valley Town Subdivision Ordinance" and may be so cited.

**B. Purpose:** The purpose of this ordinance shall be to promote the health, safety, convenience, and general welfare of the present and future development of the town; to facilitate the transfer of land having accurate land descriptions; to bring about the development of a more attractive and wholesome environment within and about the town; and to establish the rights, duties, and responsibilities of developers with respect to land subdivision and improvements thereon; and to facilitate the implementation of a master street plan.

Any proposed subdivision and its ultimate use shall be in the best interest of the public welfare and the neighborhood development of the area concerned and the developer shall present evidence to this effect when requested to do so by the town council.

**C. Interpretation:** In any interpretation and application, the provisions of the title shall be considered as minimum requirements. Where the provisions of this title impose greater restrictions than any statute, other regulation, ordinance or covenant, the provisions of this title shall prevail. Where the provisions of any statute, other regulation, ordinance or covenant impose greater restrictions than the provisions of this title, the provision of such statute, other regulations, ordinance or covenant shall prevail.

**D. Severability:** Should any chapter, section, clause, or provision of this ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be invalid.

#### **3-200: Scope of Ordinance:**

- A. Subdivisions:** From the effective date of this ordinance no person shall subdivide any tract of land which is located wholly or in part within the limits of Central Valley, Utah, nor shall any person sell, exchange, or offer for sale, or purchase, or offer to purchase any parcel of land which is any part of a subdivision of a larger tract of land within the town, nor shall any person offer for recording any deed conveying such a parcel of land or any interest therein unless such person or persons shall first make or cause to have made a record of survey plat, preliminary plat and final plat or as required in **Sections 8 and 9** of this ordinance which plat shall be in accordance with all of the requirements of this ordinance and shall have been approved by the planning commission and town council and recorded in the office of the county recorder.
- B. Bonding:** All required infrastructure improvements will be bonded for or completed by the developer and approved by Central Valley Town Council before any parcel of land is sold and before any building permit will be issued.
- C. Improvement costs:** Cost of said infrastructure improvements shall be borne entirely by the developer. Divisions for only agricultural purposes and divisions for municipal use and development will not be subject to this ordinance.
- D. Amendment to an existing subdivision:** A fee owner of land wishing to vacate, make an alteration or amendment of a previously approved Central Valley Town subdivision plat will be required to follow Utah State Statute 10-9a-806 and pay the applicable fee to Central Valley Town.
- E. Subdivision for agricultural purpose/s:** When land is divided for agricultural purposes no application for subdivision is required. A “Notice of Non Compliance” is to be sent to the property owner and a copy to the Sevier County clerk for attachment to the land description indicating no building permit for a home or business may be issued until such time the owner has completed the process of application and approval for a subdivision. When the land owner proposes to build a dwelling on said land the owner must make application to the town for a subdivision

#### **SECTION 4 – Bonding**

When infrastructure improvements are required, those improvements will be bonded for 110% of the engineering cost estimate and approved by Central Valley Town Council before any parcel of land is sold or issuance of a building permit. The bond will be a

CASH bond unless prior approval is obtained from the town council for collateral such as water stock certificate/s or land.

Bond amounts may be suggested by the town planning and land use committee but final bonds will be set by the town council based on written estimates of required improvements. Estimate must be submitted by a licensed contractor or engineer. The minimum bond shall be one hundred-ten per cent (110%) of the estimated cost of the required improvements. When the subdivision improvements are all completed and accepted by the town, the bond will be released except for ten percent (10%) which will be held for two (2) years as a guarantee against latent defects of material or workmanship. At the end of the guarantee period the remainder of the bond shall be released if there are no problems.

**The purpose of the bond** is to insure construction of the required infrastructure improvements within two (2) years from date of final approval, without cost to the town. If this time schedule is not met, the town may cash the bond or sell the collateral and complete the improvements. At such time the subdivision approval expires and the developer will be required to re-apply and comply with current ordinances.

#### **SECTION 5 – General Subdivision Design Standards and Required Improvements**

- A. Road Design Standards: ALL streets are to be designed by a licensed engineer or engineering firm and constructed by a licensed road construction firm as approved by the town council.**
  
- B. Streets, Grading and paving, Cul-De-Sacs, and Trenching: All design and construction must conform with the detail figures included as addendum to this subdivision ordinance, to-wit: Figure 1: Street Section – 66’ Width (no on street parking); Figure 2: Standard Cul-De-Sac Detail; and Figure 3: Standard Utility Trench Detail.**
  
- C. Curb, gutter and sidewalks.** Not required.
  
- D. Alleys** are not allowed unless prior approval has been obtained from the town council. If approved they shall have a minimum width of twenty (20) feet. Alleys may be required in the rear of business lots, but will not be accepted in residential blocks except under unusual conditions where such alleys are considered necessary by the planning commission.



- E. **Reverse curves** shall have a tangent of at least ninety (90) feet unless in the opinion of the planning commission such is not necessary.
- F. **Street intersections.** Streets shall intersect each other as near as possible at right angles. Minor streets shall approach the major or collector streets at an angle of not less than eighty (80) degrees. Offsets in street alignment of more than ten (10) feet or less than one hundred twenty (120) feet shall be prohibited.
- G. **Street curves.** Where the street lines within a block deflect from each other at any one point more than ten (10) degrees, there should be a connecting curve. The radius of the curve for the inner street line should not be less than three hundred fifty (350) feet for major streets, two hundred fifty (250) feet for an important neighborhood street, and one hundred (100) feet for minor streets.
- H. **Street names.** Shall be numerical.
- I. **Street lights:** Not required.
- J. **Street dedications.** All streets shall be dedicated for public use. The dedication of half streets in any subdivision is prohibited.
- K. **Relationship to adjoining street system/s.** New streets will align with existing and projected streets. Street widths will be the same as, or greater than, existing street widths, but no less than required by this ordinance. Street arrangement must not cause unnecessary hardship to owners of adjoining property when they plat their land and seek to provide for convenient access to it. Where, in the opinion of the planning commission and the town council, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property. Streets leading to, and within a proposed subdivision shall be brought to required standards for width and construction. The developer shall bear the full responsibility for the completion of required improvements. The town will not accept a street until it is brought up to standards. It shall be the developer's responsibility for relocation of utilities if needed.
- L. **Public Utility Easements:** Easements will be required where necessary for poles, wire, conduits, storm or sanitary sewers, gas and water mains, and other public utilities. Where alleys are not provided and an easement is necessary, easements on internal lot lines shall be no less than five (5) feet. Easements on back line lots will not be required unless utilities are present.
- M. **Protection strips.** Where subdivision streets parallel contiguous property of other owners, the sub-divider may establish a protection strip of not less than one (1) foot

in width located within the road right of way and lying next to the adjacent property. The said strip of property shall be deemed part of the dedicated right of way, provided that an agreement with the town attorney has been made by the subdivider. A land owner choosing to access property across the protection strip shall make payment to the original developer in an amount equal to the fair cost of the street improvements, plus the value of one-half (1/2) the land in the street at the time of the agreement. The agreement shall expire 10 years from the date the agreement was signed and shall become void.

**N. Provision for public use spaces (parks, schools, other public spaces).** In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other areas for public use. Any provision for such open spaces shall be indicated on the preliminary plat in order that it may be determined when and in what manner such areas will be dedicated to, or acquired by, the appropriate agency. If any such proposed public areas have not been purchased at a fair price by the agency within one (1) year after the recording of the final plat, such areas may be divided into lots and sold by the developer in accordance with lot requirements of this ordinance. When any such public space is shown on the preliminary plat, a copy of such plat shall be made available to the appropriate public agency for its consideration within a reasonable time after receipt of copies of the plat by the town council.

**O. Blocks**

- a. **Block length.** The maximum length of blocks, generally, shall be one thousand (1000) feet and the minimum length of block shall be four hundred (400) feet. In blocks over eight hundred (800) feet, the developer may be required to dedicate a ten (10) foot wide walkway.
- b. **Block width.** The width of blocks generally shall be sufficient for two (2) lots.
- c. **Block use.** Blocks intended for business or industrial use shall be designed for such purposes with adequate space set aside for off-street parking, alleys, and delivery facilities.

**P. Lots.**

- a. **Front yard:** The minimum setback for any building shall be thirty (30) feet.
- b. **Building sites.** The lot arrangement, design, and shape shall be such that lots will provide satisfactory and desirable sites for building and be properly related to topography and conform to requirements set forth herein.
- c. **Lot sizes.** All lots shown on the subdivision plan must conform to the minimum requirements of the zoning title, for the zone in which the

subdivision is located, and to the minimum requirements of the town council. The minimum width for lots shall be as required by the zoning title for area and shall not be less than one hundred (100) feet at the setback line. The minimum area of a lot shall be not less than one half (.50) acre, so as to provide adequate area for the sewage disposal system to operate properly and to adequately use lots for the purpose in which they are designed.

- d. Frontage.** Each lot shall abut on a street a minimum of one hundred (100) feet.
  - e. Corner lots.** Lots shall have a minimum of one hundred thirty (130) feet frontage.
  - f. Remnants of lots.** Lots below minimum size left over must be attached to adjacent lots rather than allowed to remain as unusable parcels.
  - g. Drainage.** Lots shall be designed in such a manner as to eliminate any flooding or pollution of adjacent properties and homes.
  - h. Side lines of lots.** Side lines of lots shall be approximately at right angles, or radial to the street lines.
  - i. Irrigation ditches.** In proposed subdivisions with irrigation ditches running adjacent to the frontage or within the area to be subdivided, the developer shall provide culverts or bridges in conformance with town standards and or irrigation company standards for the purpose of providing proper access to each lot in the proposed subdivision. In no cases shall the culvert or bridge be less than eighteen (18) inches in diameter and thirty (30) feet long. Any variation to this requirement must be approved by the town council.
  - j. Re-subdivision of a lot.** Once a subdivision has been approved into individual lots, it shall be unlawful for the owner to re-subdivide such lot, even though the acreage may be sufficient, without first obtaining the approval of the town council, subject to state code requirements for amending a subdivision plat.
- Q. Public Utilities.** Utilities will be installed by an applicable utility company either above or below ground, with the approval of both the developer and Central Valley Town. The developer shall bear the costs of materials and installation. Power lines shall meet all standards of the National Electric Code.
- R. Water regulations and requirements.**

- a. **Water Stock Conveyance fee:** One (1) acre foot of water stock or money equivalent to one (1) acre foot of water stock per development lot shall be required to be conveyed to Central Valley Town as a condition for subdivision approval or issuance of a building permit. The official town council signature on final plat will be withheld until water stock conveyance fee is complete as set forth in this ordinance. **Water stock shall be conveyed to the town prior to the time of development. All other sources such as monies equal to a current share of one (1) acre foot of water per development lot must be approved by the town council. No credit will be given for excess water stock conveyed above the amount required by the town.** In addition, all new buildings and residences are to acquire and be connected to Central Valley Town water and available services. Current well sources will convey well rights to town as a condition of hook-up. **Water stock conveyance fee must be completed prior to the issuance of any building permit/s.**
  
- b. **The Central Valley Town water system.** The town culinary water delivery system shall extend to the property line of every lot and shall be capable of delivering flows and pressures as required by Central Valley Town Water Department.
  
- c. **Water mains.** All water mains shall be a minimum of eight (8) inches in diameter. Dead end water mains are strongly discouraged and will only be allowed upon sufficient demonstration to the town council that looping or extending lines to adjacent existing water mains is not practical or feasible. If dead end lines are allowed, they shall be extended to the development boundaries to accommodate future extension and/or looping. All lines must be flushable. The developer shall extend water mains in the community water system from the nearest adequate source to the subdivision at the developer's expense and in accordance with the town's standards.
  
- d. **Private irrigation water.** If property has previously been under irrigation, the developer must provide private irrigation water for lots larger than one (1) acre. The amount of water shall be equivalent to one (1) share per acre and a minimum of two (2) acre feet per share.
  
- e. **Culinary and secondary water hookups.** All culinary and secondary water hookups must be secured through Central Valley Town.

- f. **Storm water.** The town council shall require the developer to dispose of storm water as such provisions are deemed necessary. If easements are required across abutting property to permit drainage of the subdivision, it shall be the responsibility of the developer to acquire such easements. In new subdivisions a plan shall be submitted, showing a drainage plan with barrow ditches and disposal method for storm water. Storm water shall not be discharged or disposed of in such a way as to harm or cause damage to adjacent properties. All existing waterways shall be preserved and maintained within the area of influence.
  
- g. **Fire hydrants.** Fire hydrants shall be installed by the developer prior to the completion of the subdivision and shall be in compliance with standards adopted by the local jurisdiction. Fire hydrants shall be located a maximum of five hundred (500) feet apart. Size and type of hydrants shall be approved by Central Valley Town prior to installation. All hydrants shall have adequate thrust blocking or restrained joint type fittings.

**S. Monuments and lot staking.**

- a. **Permanent monuments.** Monuments shall be accurately set and established at such points as are necessary to definitely establish all lines of the plat except those outlining individual lots. Monuments shall be of a type approved by Central Valley Town, and shall conform to current industry standards.
  
- b. **Survey stakes.** Stakes shall be placed at all lot corners so as to completely identify the lot boundaries on the ground.

**T. Public hearings.**

**Public hearing.** If at any time during the various steps set forth in the preceding ordinance, the town council determines that a public hearing would be useful or productive as to any of the purposes of the ordinance, the council may call such a public hearing.

**U. Inspection of improvements.**

**Requirement.** Appropriate agencies or departments of the town shall inspect or cause to be inspected all structures, streets, fire hydrants and water supply, electric facilities, and sewage disposal systems in the course of construction, installation or repair, etc. Excavation for fire hydrants, water and sewer mains and laterals shall not be covered over or back-filled until such installation shall have been approved by the town. If any such installation is covered before

being inspected and approved, it shall be uncovered after notice to uncover has been issued to the responsible person, at no cost to Central Valley Town.

- V. Penalties.** Any person, firm, or corporation, whether as principal, agent, employee, or otherwise, violating or causing or permitting the violation of the provisions of the ordinance shall be guilty of a misdemeanor determined by the Sevier County Attorney and punishable by law. Such person, firm, or corporation who intentionally violates this ordinance shall be deemed to be guilty of a separate offense for each and every day during which any violation of this ordinance is committed, continued, or permitted by such person, or corporation, and shall be punishable as herein stated.

## **SECTION 6 - Geological Hazard Assessment**

Central Valley Town reserves the right to require a geologic hazard investigation, prepared by a qualified geological technical expert, at the expense of the developer. The developer must reveal to Central Valley Town any potentially hazardous conditions not already identified by the town.

The design and development of subdivisions shall preserve, in so far as it is possible, the natural terrain, natural drainage, existing topsoil and trees and vegetation.

Land subject to hazardous conditions such as landslides, mud flows, rock falls, ground subsidence, evidence of land mass movements, sinkholes, ground cracks, fault activity, shallow water table, open quarries, floods, and polluted water supply shall be identified and shall not be subdivided until the hazards have been eliminated or evidence submitted that said hazards will be eliminated or mitigated by the subdivision and construction plans.

Any development in hazard potential areas shall receive special attention in order to mitigate hazards.

Pending the completion by the Utah Geological Survey of a Fault Hazard Map for Central Valley, the planning commission and/or town council may rely upon the existing information available from UGS or other publicly or privately prepared geological reports to identify fault hazards or the historic features or character of an area.

Whenever development or construction is or may be subject to unusual potential or actual geologic or flood hazards, the applicant shall meet the special conditions required by the planning commission and/or town council to reduce or eliminate such hazard, or if such conditions cannot be met or will not be met, the application for subdivision development may be denied.

## **SECTION 7 – Application for Subdivision, Procedure and application form**

- A. Application form:** See Addendum Figure 4 - Subdivision Application Form
- B. Concept plan.** Any person or persons who propose to subdivide land shall confer with a designated member of the town council or town staff before submitting any plat charts or plans in order to become familiar with the requirements or existing plans of the town. A sketch or concept plan shall be submitted, which illustrates the concept of the proposed subdivision. Said plan shall show street width and approximate lot acreage.
- C. Sewer and water feasibility statement. (State health certification).** The developer must submit a Utah State Health Department Certificate certifying that all lots in the subdivision are tested and are found adequate for installation and operation of septic tank systems in concurrence with State regulations prior to the approval of any subdivision. (Perk Test)
- D. Preliminary Plat.** A preliminary plat shall be prepared in conformance with all standards, rules and regulations contained herein and approved by the planning commission.
- E. Public hearing.** A public hearing must be held before the planning commission to entertain public comments per state regulations.
- F. Check fees.** The developer will pay actual costs if an engineering review is required.
- G. Subdivision Fee Schedule.** See current Central Valley Town Consolidated Fee Schedule.

## **SECTION 8 – Preliminary plat requirements and checklist.**

- A. Requirements.** The requirements of the preliminary plat or record of survey plat are set forth by the town council upon recommendation of the planning commission and all plats submitted to the planning commission and town council must be in conformance with standards, rules and regulations obtained herein and adopted by the town council.
- B.** The plat should include, but not be limited to, the following information and procedures as required by present ordinance:

<b>PRELIMINARY PLAT CHECKLIST – Information and Procedures</b>	<b>Major</b>	<b>Minor or Single Lot Split</b>
<b>1. Concept plan presentation with town official/s</b>		
<b>2. Application completed and fee paid to town clerk</b>		
<b>3. Public Hearing on Planning Commission level</b>		
<b>4. Name of owner</b>		
<b>5. Public survey monuments</b>		
<b>6. Certificate of land surveyor</b>		
<b>7. Identification and legal description of subdivision</b>		
<b>8. Proposed name of subdivision</b>		
<b>9. Proposed name/s of streets</b>		
<b>10. Location by section, township and range</b>		
<b>11. Dimension and bearing of all property boundaries</b>		
<b>12. Layout, dimensions and acreage of all lots</b>		
<b>13. Existing structures</b>		
<b>14. Vicinity map showing lots, streets, public right-of-ways</b>		
<b>15. High water mark of streams and location of designated wet lands</b>		
<b>16. Location of prominent natural features</b>		
<b>17. Location and dimensions of existing and proposed utility easements</b>		
<b>18. Grading plan</b>		
<b>19. Seismically active area</b>		
<b>20. Utah Public Health Department Certificate</b>		
<b>21. One (1) foot contour intervals up to 20% grade; five (5) foot contour intervals over 20% grade.</b>		
<b>22. Drainage plan</b>		
<b>23. Existing sewage disposal system within the subdivision or within 100 feet</b>		
<b>24. Description of width dimension of proposed street/s, alleyway/s, easement/s and open space/s etc.</b>		
<b>25. Proposed water facilities and fire hydrants</b>		
<b>26. Soil erosion</b>		
<b>27. Vegetation preservation</b>		
<b>28. Landscaping common area</b>		
<b>29. Street lighting</b>		
<b>30. Zoning changes</b>		
<b>31. Fencing</b>		
<b>32. Graph scale and North arrow</b>		
<b>33. Date of preparation</b>		
<b>34. Abstract of Title</b>		
<b>35. Allow or non-allowance of animals</b>		
<b>36. Flood plan permit</b>		
<b>37. Pressurized irrigation</b>		



<b>38. Utah Department of Transportation access permit and/or Sevier County access permit.</b>		
<b>39. Subdivision Application approved and signed by planning commission chairman.</b>		

- C. Forecasted street system sketch for undeveloped land.** If proposed subdivision location is part of a larger tract or parcel of land and the subdivision plat covers only a part of the larger tract or parcel, the developer is to submit a prospective future street system sketch of the undeveloped land. The forecasted street system shall be considered in the light of existing master street plans or other town studies.
- D. Other data.** Other data, material or plans may be required by the planning commission.
- E. Post plat review.** After review of the plat, the planning commission shall act on the plat within a reasonable time. **A public hearing must be held to receive comments regarding the proposed subdivision.** If approved, the planning commission shall submit the subdivision for review to the town council along with any recommendations or conditions for approval. If disapproved, the planning commission shall identify reasons therein and return plat to developers.
- F. Preliminary engineering drawings and plans.** Preliminary engineering drawings and plans shall be required including typical cross sections of proposed streets, location of on and off site, proposed water and sewer facilities and other proposed improvements such as sidewalks, curb and gutter, parks, and open spaces, fire hydrants, street lights and drainage and flood control facilities.

**SECTION 9 – Final plat requirements and checklist**

- A. Requirements.** A final plat shall be required and shall include and conform with the approved Preliminary Plat and conform with all city and county standards, rules and regulations contained herein and approved by the town council and contain two (2) Mylar maps with signature block per county requirements.

The plat should include, but not be limited to, the following information and procedures as required by present ordinance:

<b>FINAL PLAT CHECKLIST</b>		
<b>Information and Procedures</b>	<b>MAJOR</b>	<b>MINOR Or Single Lot Split</b>

1. Conform with approved preliminary plat application		
2. Clearly marked "Final Plat"		
3. Subdivision name and location		
4. Legal description of land		
5. Accurate drawing		
6. Graphic scale		
7. North arrow		
8. Location map		
9. Date of plat		
10. Name, date, signature of owner/developer		
11. Name, date, signature and certificate of land surveyor or engineer		
12. Dimensions of boundary lines		
13. Locations and width of right-of-ways		
14. Widths and names of streets and sidewalks		
15. Addresses of each lot		
16. Location and widths of utility and drainage easements		
17. Location and names of existing and proposed parks and open spaces		
18. Lot number and size		
19. Location of survey monuments		
20. Location of streams, wetlands and high-water marks		
21. Restrictive covenants		
22. Bonding		
23. Road surface		
24. Water stock conveyance fee		

**B. Plat recording.** A final plat must be recorded in the office of the county recorder no less than ninety (90) days after approval of the final plat by the town council and no lot can be sold within any subdivision until the plat has been so approved and recorded. A permanent copy of the final plat shall be submitted to Central Valley Town Clerk.

**SECTION 10 – Amendment to an existing subdivision plat, procedure and petition.**

**Petition Requirements:** Petition shall be filed subject to Utah State Statute 10-9a-608 Subsection 1a:

- A. Petition. (Subject to Utah State Statute 10-9a-608 Subsection 1a):** A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and approved by the town, may file a written petition with the land use authority (town council) to have some or all of the plat vacated or amended.
- B. Notice:** If the petition is filed under 10-9a-608 Subsection 1a, the land use authority (town council) shall provide notice by mail, email, or other effective means to each affected entity that provides a service to an owner of record of the portion of the plat that is being vacated or amended at least ten (10) calendar days before the land use authority (town council) may approve the vacation or amendment of the plat.
- C. Public Hearing:** If the petition is filed under 10-9a-608 Subsection 1a, the land use authority (town council) shall hold a public hearing within 45 days from date of petition filing if:
  - a. Any owner within the plat notifies the municipality of the owner's objection in writing within 10 days of mailed notification, or
  - b. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.

**10-101a. Requirements:** Petition shall be filed subject to Utah State Statute 10-9a-608 Subsection 2:

- A. Petition. (Subject to Utah State Statute 10-9a-608 Subsection 2):** Unless a local ordinance provides otherwise, the public hearing requirement of Subsection ~~(1)(c)~~ does not apply and a land use authority (town council) may consider at a public meeting an owner's petition to vacate or amend a subdivision plat if the petition seeks to:
  - a. Join two or more the petitioner fee owners' contiguous lots;
  - b. subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
  - c. adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision;
  - d. on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or
  - e. alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not: owned by petitioner or designated as a common area; and
  - f. notice has been given to adjacent property owners in accordance with any applicable local ordinance.
- B. Request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way or easement is subject to Section 10-9a-609.5.**

- C. Petition to vacate or amend an entire plat or portion of a plat shall include:
  - a. Name and address of each owner of record of land contained in the entire plat or on the portion of the plat described in the petition; and
  - b. the signature of each owner of record of land contained in the entire plat or on the portion of the plat described who consents to the petition.
  
- D. The owners of record of adjacent parcels that are described by either a metes and bounds description or by a recorded plat may exchange title to portions of those parcels if the exchange of title is approved by the land use authority. The land use authority shall approve an exchange of title if the exchange does not violate any of the current Central Valley Town land use ordinance. If approved, a notice shall be recorded in the office of the county recorder. Said notice shall be executed by each owner included in the exchange and by the land use authority; it shall contain an acknowledgment for each party executing the notice in accordance with the provisions of Title 57, Chapter 2a, Recognition of Acknowledgments Act; and recite the descriptions of both the original parcels and the parcels created by the exchange of title; and a document of conveyance shall be recorded in the office of the county recorder. Note: A notice of approval recorded under this section does not act as a conveyance of title to real property and is not required in order to record a document conveying title to real property.
  
- E. The name of a recorded subdivision may be changed by recording an amended plat making that change. The surveyor of the amended plat shall certify that the surveyor holds a license with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act; has completed a survey of the property described on the plat in accordance with the town's current subdivision plat requirements; has verified all measurements and has placed monuments as represented on the plat. An owner of land may not submit for recording an amended plat that gives the subdivision described in the amended plat the same name as the subdivision in a plat already recorded in the county recorder's office.

This ordinance shall take effect upon adoption and posting.

Amended Ordinance Passed and adopted this \*\* day of October, 2019.

X

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Central Valley Town Mayor

X

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Central Valley Town Clerk

**Central Valley Town Subdivision Ordinance Addendum Index:**

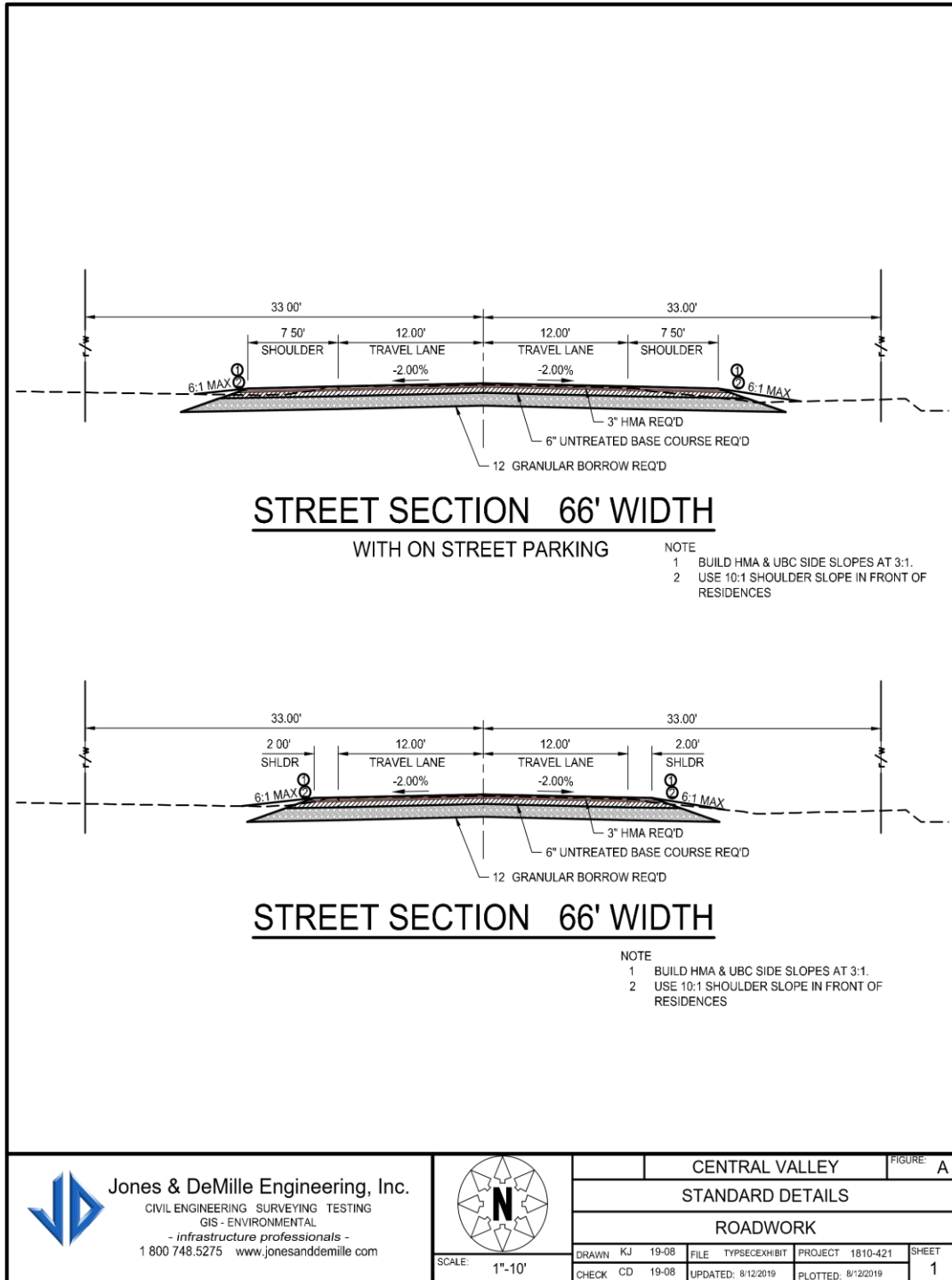
Addendum 1: Figure 1: Street Section – 66 ‘ width – no on street parking

Addendum 2: Figure 2: Standard Cul-De-Sac Detail

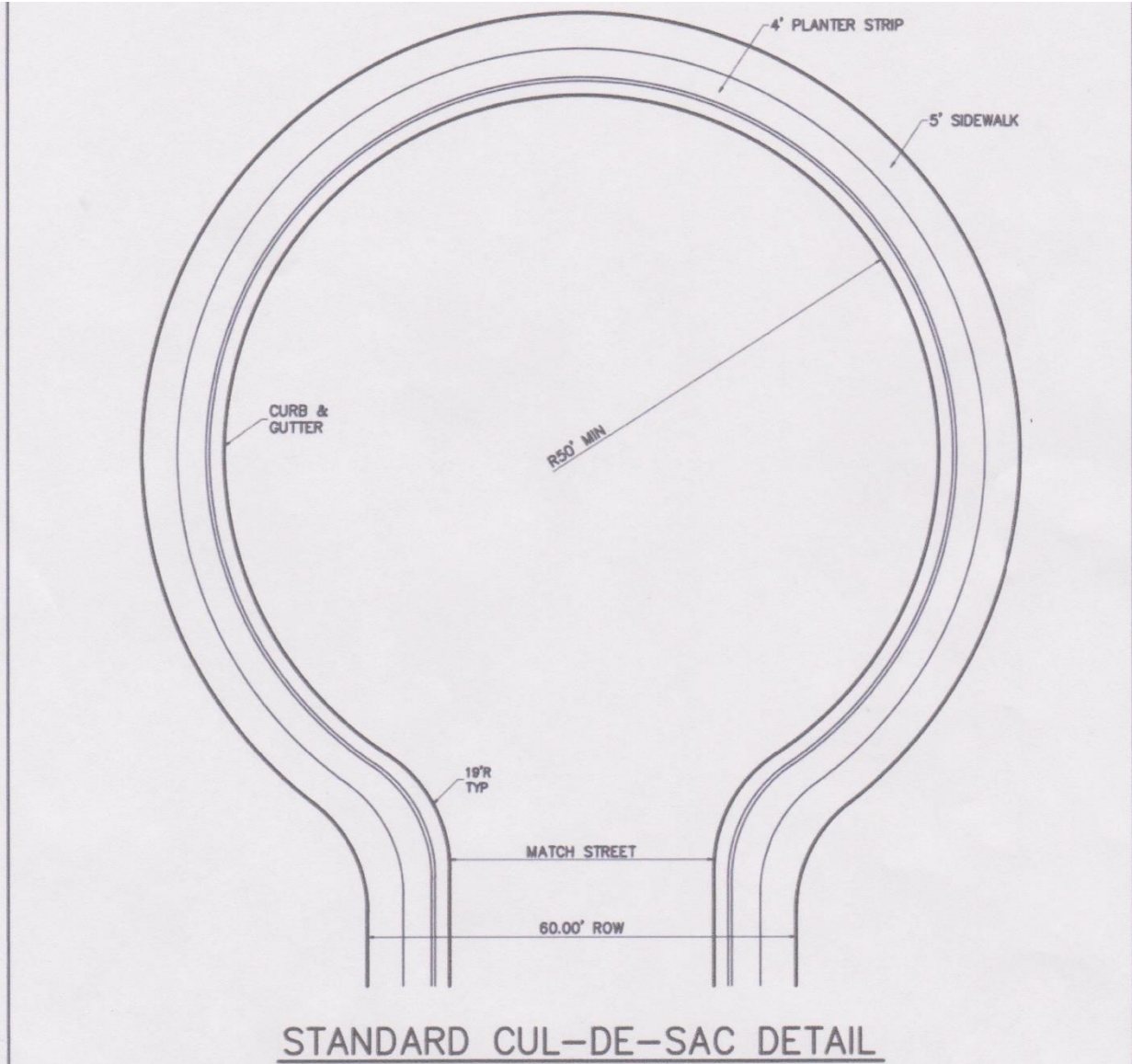
Addendum 3: Figure 3: Standard Utility Trench Detail

Addendum 4: Subdivision Application Form

Addendum 1: **Figure 1: Street Section – 66' Width (no on street parking)**



Addendum 2: Figure 2 – Standard Cul De Sac Detail




REVISION	DATE
	2014-5-22

**S-121**



**Jones & DeMille Engineering, Inc.**  
 1535 South 100 West    1675 South Hwy 10  
 Richfield, Utah 84701    Price, Utah 84501  
 Voice 435.896.8266    Voice 435.637.8266  
 Fax 435.896.8268    Fax 435.637.8268  
 www.jonesanddemille.com

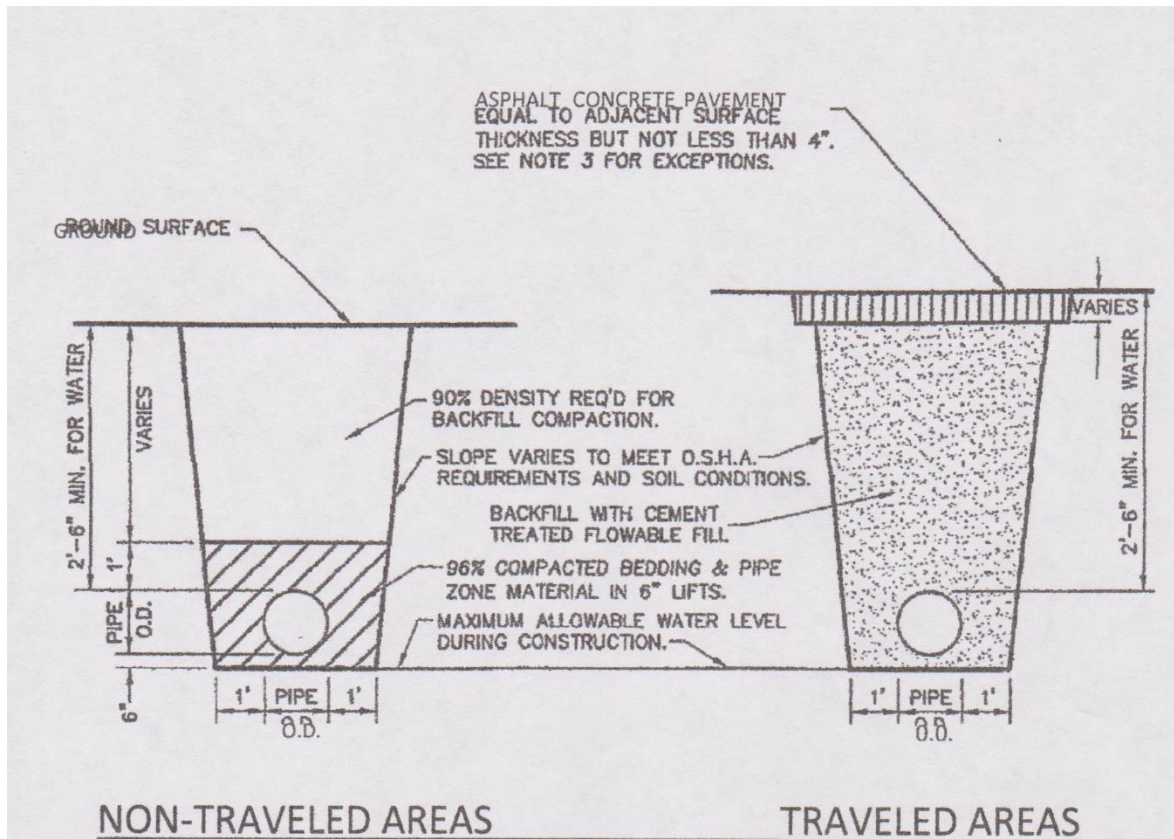


SCALE NONE

RICHFIELD CITY		FIGURE
STANDARD DETAILS		
ROADWAY & MISCELLANEOUS		
DRAWN: L.G. 01-05	PEN: TBL 1st/9th-2/2000.ctb	PROJECT: 0711-211
CHECK: T.M.J. 01-05	FILE: S-121	LAST UPDATE: 5/22/2014
		SHEET: S-121

Addendum 3: Figure 3: Standard Utility Trench Detail







## STANDARD UTILITY TRENCH DETAIL

### NOTES:

- DO NOT PLACE NEW PAVEMENT OR PERMIT VEHICULAR TRAFFIC OVER TRENCH FOR AT LEAST 24 HOURS AFTER PLACING CEMENT TREATED FLOWABLE FILL.
- IF NEW PAVEMENT SURFACE NOT BE PLACED 7 DAYS AFTER TRENCHING. BACKFILL WITH CEMENT TREATED FLOWABLE FILL TO MATCH ELEVATION OF EXISTING PAVEMENT. REMOVE FLOWABLE FILL AS REQUIRED TO PLACE NEW PAVEMENT.
- IF EXISTING ROADWAY SURFACE CONSISTS OF A DOUBLE CHIP SEAL\* EITHER 3<sup>B</sup> OF ASPHALT CONCRETE PAVEMENT OR 6" THICK 6 BAG CONCRETE MAY BE USED TO PATCH THE TRENCH CUT.

 <p><b>Jon</b> 153 Rich Vt Inc.</p> <p>1535 South 100 west 1675 South Hwy 10 Richfield, Utah 84701 Price, Utah 84501 Voice 435.896.8266 Voice 435.637.8266 Fax 435.896.3268 Fax 435.637.8268 www.jonesanddemille.com</p>		CENTRAL VALLEY TOWN	
		STANDARD TRENCH DETAIL	
		ROADWAY & MISCELLANEOUS	
SCALE = NONE		CBO 10-15	PROJ: 1510-274
		CHECK: FILE: 1/1/2018 10:27:00	1053/2018

Addendum 4: Subdivision Application Form (Note: obtain hard copy at town hall office)

**CENTRAL VALLEY TOWN  
Subdivision Application**

**Section 1:**

Owner/s:	Address:	Phone numbers:
Name of Subdivision:		Address:

**Section 2:**

**CONCEPT PLAN:** *(to be completed by town official)*

Date of Evaluation: \_\_\_\_\_  
Town Official: \_\_\_\_\_

Property Zone: <i>(circle one)</i> R-1: Residential ½ acre R-2: Residential 2 acres R2C: Residential/commercial 2 acres	Number of lots:  Total Acreage:	Subdivision type: <i>(circle one)</i> Major Minor Single Lot split	Application Fee: \$ _____  Date Paid:
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**Section 3:**

**PRELIMINARY PLAT:** *(to be completed by town official)*

Date presented to planning commission: \_\_\_\_\_

1. Preliminary plat checklist complete: Y or N 2. Preliminary checklist and plat approved for review of final checklist and plat and public hearing: Y or N	Final plat checklist complete: Y or N Date of public hearing: Date sent to town council:
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Notes:

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**Section 4:**

**FINAL PLAT:** *(to be completed by town official)*

Date presented to town council:	Approved subdivision: Y or N Date:	_____ Mayor's signature of approval and date
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*Note: This form must accompany subdividing paperwork through all phases of approval process. (Form/September 2010)*