

CEDAR CITY
Residential Development Overlay (RDO)
ENGINEERING CHECKING LOG

RDO Name: _____ Developer: _____ Design Eng.:

Date	Design Stage		Checker			Hours	Rate	Cost
	Prelim.	Final/ Const. Drawings	Engineer	Planner	City Surveyor			

TOTAL COSTS _____

CEDAR CITY CORPORATION
RESIDENTIAL DEVELOPMENT OVERLAY (RDO) CHECKLIST

Revised 11-10-2016

RDO NAME: _____ ENGINEER _____

<u>Development Stage</u>	<u>Checked Item/Details</u>	<u>Approved</u>	<u>Criteria/Comments</u>
A. Discuss with City Staff:			
1.	Details of the RDO		
2.	RDO Information		
	A) Allow Higher Density		
	B) Encourage Public Amenities		
	C) Master Plans are Recorded		
	D) Use Normal City Zones		
	E) Permitted only in certain Land Use Areas		
	F) Density Determined by Land Use		
	G) Minimum Area = 10 Acres		
3. Planning Commission			
	A) Application		
	B) Fees		
	1) \$25 Filing Fee		
	2) Plan Checking Fee		
B. RDO Master Plan			
1.	Map to Scale		
2.	Name of RDO		1" = 100'
3.	Sheet Number		

	<u>Approved</u>	<u>N/A</u>	<u>Criteria/Comments</u>
4. Vicinity Map of Area	_____	_____	_____
5. Ownership Lines	_____	_____	_____
6. Names of Following	_____	_____	_____
A) Owner/ Developer	_____	_____	_____
B) Engineer	_____	_____	_____
C) Surveyor	_____	_____	_____
7. Metes & Bounds Description	_____	_____	_____
8. Separate Parcels showing	_____	_____	_____
A) County Serial Number	_____	_____	_____
B) Tax Identification Number	_____	_____	_____
9. Show Existing Features	_____	_____	_____
A) Curbs	_____	_____	_____
B) Gutters	_____	_____	_____
C) Sidewalks	_____	_____	_____
D) Street Asphalt	_____	_____	_____
E) Sanitary Sewer/Manholes	_____	_____	_____
F) Water Supply/Main Valves	_____	_____	_____
G) Culverts	_____	_____	_____
H) Fire Hydrants	_____	_____	_____
10. Location Of	_____	_____	_____
A) Recorded Streets	_____	_____	_____
B) Water Irrigation Ditches	_____	_____	_____
C) Public Utility Easements	_____	_____	_____
D) Existing Structures	_____	_____	_____
E) Location of nearest Bench Mark	_____	_____	_____
11. Land Use Boundaries per General Plan	_____	_____	_____
12. Current zoning according to Zone Map	_____	_____	_____
13. Location of Master Planned Improvements	_____	_____	_____
A) Streets	_____	_____	_____

Within 500'

	<u>Approved</u>	<u>N/A</u>	<u>Criteria/Comments</u>
B) Water	_____	_____	_____
C) Sewer	_____	_____	_____
D) Storm Drain	_____	_____	_____
E) Parks	_____	_____	_____
F) Trails	_____	_____	_____
14. Location of Proposed Zoning Boundaries	_____	_____	_____
15. Approximate Location & Size of:	_____	_____	_____
A) Proposed Parks	_____	_____	_____
B) Proposed Trails	_____	_____	_____
C) School properties	_____	_____	_____
D) Church lots	_____	_____	_____
E) Open Spaces	_____	_____	_____
16. Zone Pods with Pod Numbers	_____	_____	_____
17. Density Table of POD Zones	_____	_____	_____
A) POD number	_____	_____	_____
B) Current Land Use	_____	_____	_____
C) Proposed Zone	_____	_____	_____
D) Acreage	_____	_____	_____
E) Max. allowed units/acre for land use area	_____	_____	_____
F) Total Allowed Units	_____	_____	_____
G) Acreage of Proposed	_____	_____	_____
1) Public Parks	_____	_____	_____
2) Trails	_____	_____	_____
3) Schools	_____	_____	_____
4) Churches	_____	_____	_____
5) Remaining Area	_____	_____	_____
H) Total POD Amounts	_____	_____	_____
18. FEMA Flood Zones	_____	_____	_____
19. Regional Airport Overlay Zones	_____	_____	_____

	<u>Approved</u>	<u>N/A</u>	<u>Criteria/Comments</u>
20. Soil Classifications			
21. Signature Certificates for:			
A) City Engineer			
B) City Attorney			
C) Planning Commission Chairperson			
D) Mayor			
C. RDO Notification (2 days before PC Meeting)			
1. 300 Ft. Radius Notification			
A) Certified Mailing			Form provided by City Verified by City Engineer no later than Monday AM prior to the Tuesday Meeting By Building Department
2. Sign Posting			
D. Documentation Provided to City Engineering			
1. Stage B Documents			
2. Electronic Plan			in PDF form 7 days before PC Meeting By City GIS
E. Planning Commission Approval			
1. Meeting (1 st or 3 rd Tuesday)			
F. Ordinance and Policy Declaration			
Prepared by City Attorney			
G. City Council Approval/Public Hearing			
1. Work meeting (1 st & 3 rd Wednesday)			
2. Action Meeting/Public Hearing (2 nd & 4 th Wed.)			
H. City Mapping			
1. Zone Map			
A) RDA Boundary			

Development Stage

Checked Item/Details

- B) POD Boundary
 - C) Max. # of dwelling units in each POD
2. General Land Use Map
- A) RDO Boundary

I. Signing /Recording of Ordinance

<u>Approved</u>	<u>N/A</u>	<u>Criteria/Comments</u>
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	By City Attorney

NOTICE OF PUBLIC MEETING

The undersigned, in accordance with City Ordinance, hereby gives Notice of a Proposed:

PUD Plat Amendment	_____
PUD Vicinity Plan	_____
Condo Plat Amendment	_____
Condo Vicinity Plan	_____
Road Vacating	_____
RDO Plan	_____
Subdivision Lot Modification	_____
Subdivision Plat Amendment	_____
Zone Change	_____

This proposal is within 300 feet of property you own. (map attached) This proposal will be discussed at a Planning Commission meeting to be held as follows:

DATE: _____
TIME: _____
PLACE: _____

If the Proposal is a Zone Change it would change the property shown on the map from:

_____ TO _____
(Current Zone Name) (Proposed Zone Name)

Anyone wishing to comment on this proposal should attend the Planning Commission meeting or you can send your **written comments to:**

Cedar City Corporation - Engineering
10 North Main Street
Cedar City, Utah 84720

The Planning Commission meeting is only the beginning of the approval process. By attending this meeting you will be able to follow the Proposal through the entire process to ultimate approval or disapproval.

Notice sent by: _____ Project Proponent- Phone # _____
(Signature- PRINT)

Please call the above number for any questions regarding this matter or attached map.

Eng/eng/forms NOTICE OF PUBLIC MEETING

CEDAR CITY CORPORATION
HAND DELIVERY
NOTIFICATION CERTIFICATION

NOTICE BY THE PETITIONER shall be given to all property owners of record within a 300-foot radius from the boundary of the proposal. Said notice shall be sent certified mail by the Petitioner to said property owners, or hand-delivered to the property owners (certificate of hand-delivery to be filed with City Engineer) in accordance with the most current Iron County Assessment Roll.

Address of Property: _____

Proposal Type:

- Condo Plat Amendment _____
- Condo Vicinity Plan _____
- PUD Plat Amendment _____
- PUD Vicinity Plan _____
- Road Vacating _____
- RDO Plan _____
- Subdivision Lot Modification _____
- Subdivision Plat Amendment _____
- Zone Change _____

I, _____ do hereby certify that notification was hand-delivered to the following property owners of record.

(Petitioner's Signature)

(Date)

Use additional pages as needed.

RETURN PROOF OF NOTIFICATION TO THE CITY ENGINEER'S OFFICE NO LATER THAN 5:00 PM, TUESDAY PRIOR TO THE TUESDAY WORK MEETING.