

CHAPTER 32

SUBDIVISIONS

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SECTION 32-1. Purpose of Ordinance.

1. The underlying purpose and intent of this Ordinance is to promote the health, safety, convenience, and general welfare of the inhabitants of Cedar City, in the matter of subdivision of land and related matters affected by such subdivision. This Ordinance is enacted for the further purpose of facilitating the orderly growth and development of the City; lessening congestion in the streets; preventing the over-crowding of land; avoiding undue concentration of population; securing economy in municipal expenditures; facilitating adequate provisions for transportation, water, sewage, schools, parks, and other public requirements; and stabilizing the value of property; increasing the security of home life; and in furtherance of the Municipal Land Use, Development and Management Act UCA §10-9a-101 et. sec.
2. Condominiums are required to comply herewith and the Condominium Ownership Act UCA § 57-8-1, et. sec. In the event of a Planned Unit Development, compliance herewith is mandated.

SECTION 32-2. Definitions.

1. For the purpose of this Ordinance, the following definitions shall apply:
 - A. Arterial Street. A street, existing or proposed, which serves or is intended to serve as an arterial traffic-way and is so designated on the Master Street Plan and further described in the Cedar City Engineering Standards.
 - B. Available Sewer. An existing City sewer main into which sewage from a proposed subdivision can drain.
 - C. Collector Street. A street, existing or proposed, of considerable continuity which serves or is intended to serve as the principle traffic-way between large and separated areas or districts and which is the main means of access to an arterial street system. As shown on Cedar City's Streets Master Plan and further described in the Cedar City Engineering Standards.
 - D. Easement. A quantity of land set aside or over which a liberty, privilege or advantage in land without profit, existing distinct from the ownership of land, is granted to the public or some particular person or part of the public.
 - E. Final Plat. A recorded plat of the land division, which has been accurately surveyed and such survey marked on the ground so that streets, alleys, blocks, lots and other divisions thereof can be identified. The Final Plat shall contain all information required by State Law and City ordinance.

- F. Intervening Property. Property located between the existing City utilities and public service facilities, and the property under development.
- G. Local Street. A street as defined by the Cedar City Engineering Standards, existing or proposed which is supplementary to a collector street and of limited continuity which serves or is intended to serve needs of a neighborhood.
- H. Lot Line Adjustment. The relocation of the lot line in a platted subdivision or a property line in an un-platted area that can be approved by the City Engineer if the proposed lot line adjustment complies with Section 32-5 (1).
- I. Meets & Bounds. The description of a lot or parcel of land by courses and distances.
- J. On-Site Facilities. Facilities installed in, under, or upon the public streets, or rights-of-way within or on the perimeter of the subdivision or development site.
- K. Off-Site Facilities. Facilities designed or located so as to serve other property outside the boundaries of the subdivision.
- L. Oversize Facility. Facilities with added capacity designed to serve other property outside the boundaries of the subdivision or development site.
- M. Preliminary Plat. A map of a proposed land division which has been prepared in accordance with regulations herein prescribed.
- N. Subdivider/Developer. A “Subdivider or Developer” is any person laying out or making a subdivision or Planned Unit Development (PUD) respectively as set forth above.
- O. Subdivision. A subdivision and what is included and not included in a subdivision is described in Title 10, Chapter 9a, Section 103 (52) of the Utah Code.

SECTION 32-3. Staff Sketch Review.

1. All types of Subdivisions, PUD’s or lot line adjustment proposals shall be presented to the City’s Staff Sketch Review Committee at the appropriate time before any City Council, City Planning Commission or City Staff approvals are obtained.

SECTION 32-4. Subdivision and PUD Plats Required.

1. The owner or agent of the owner of any land in a subdivision or PUD, except for land located in a recorded subdivision, shall not transfer or sell any lots or lands without first preparing a Final Subdivision or PUD Plat, and having such Plat approved by the City Council, and recorded in the Office of the County Recorder, for each lot so transferred or sold. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from penalties outlined in Title 10, Chapter 9a, Section 611 of the Utah Code; provided, however, that in subdivisions of less than ten lots, land may be sold by metes and bounds without the necessity of recording a final plat, if all of the following conditions contained herein are met:
 - A. The subdivision layout shall have first been approved by the Planning Commission;
 - B. The subdivision is not traversed by the mapped lines of a proposed street as shown on the Master Plan of Cedar City streets and does not require the dedication of any land for street or other public purposes; and
 - C. Each lot in the subdivision meets the frontage, width and area requirements of the Zoning Ordinance, or has been granted a variance from such requirements by the Board of Adjustments.

SECTION 32-5. Lot Line Adjustment Approval Procedure.

1. Lot line adjustments may be approved by the City Planning Commission if they comply with items (A) through (F) below. Lot line adjustments may be approved by the City Engineer if they comply with all items (A) through (G) below:
 - A. No more than three (3) lots are affected by the lot line adjustment;
 - B. No City streets or easements are affected by the lot line adjustment;
 - C. No City street dedications or easement dedications are required by the lot line adjustment;
 - D. No public infrastructure or improvements are required to be constructed and/or dedicated to the City;
 - E. No land area is being added to the original total land area of the combined parcels or the total area of the combined platted lots affected by the lot line adjustment;
 - F. All City zoning ordinances are complied with; and

- G. The proposed lot line adjustment is not contested by any property owner included in the proposed lot line adjustment or any property owner who was required to receive a notice according to this section.
2. Prior to the City approving a lot line adjustment the City Engineer shall receive the following:
- A. a record of survey showing:
 - 1. Proper scale;
 - 2. Title block depicting the survey name, location, name of the engineer/surveyor, the date, the scale, and the sheet number;
 - 3. A north arrow;
 - 4. Certificates, legal description, etc.:
 - a. The surveyor's certification and stamp;
 - b. The property legal description depicting boundaries, lots, parcels, easements, etc.;
 - c. Survey narrative;
 - d. Basis of bearings/elevations;
 - e. City zone;
 - f. FEMA flood zone;
 - g. Soils area;
 - h. Legend with survey monuments, signs, fire hydrants, and other relevant data;
 - i. City Engineer's approval certificate;
 - j. When deemed necessary by the City Engineer approvals from utilities;
 - k. Vicinity map;

1. A map showing an existing layout of the affected area showing lot lines, lot numbers, lot or parcel addresses, street lines, street numbers, and the location and types of existing easements, and;
 - m. A map showing the proposed lot modifications showing lot lines, lot line distances, line bearings, legal description, closure, lot areas, lot frontages, lot numbers, and the identity of adjacent owners.
- B. Final signed deeds showing:
 1. Grantor's name and address;
 2. Grantor's notarized signature;
 3. Grantee's name and address;
 4. Parcel/lot legal description with reference to the plat being amended;
 5. Parcel/lot legal description matching the record of survey;
 6. Closure of the legal description; and
 7. Deed restriction, if any.
3. At least 14 days prior to the City making the decision to approve a lot line adjustment a public notice shall be provided as follows:
 - A. Notice shall state the following:
 A lot line adjustment is being proposed on a property within 300-feet of your property. The exact location and details of the proposed lot line adjustment are shown on the enclosed drawing(s). (Include 11" X 17" copies of the required record of survey maps). Objections to the proposed lot line adjustment will be received by the City Engineer until 5:00 p.m. on / / (specify date). If no objections are received by the specified date and time the matter will be approved by the City Engineer without further public process. If an objection is received by set date the City Engineer will schedule the matter for the public meeting of the Cedar City Planning Commission for their review and possible approval.
 - B. Notice shall be delivered as follows:
 The notice by the Applicant shall be given to all property owners of record within a 300-foot radius from the boundary of the proposed lot line adjustment. Notice shall be sent certified mail by the Applicant 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.

4. Prior to the City Planning Commission Chair or City Engineer signing the approved record of survey, and stamping and signing the deeds, the City Engineer shall collect the filing fee and plat checking fee at a rate to be set by the City's consolidated fee schedule.
5. Once the Planning Commission Chair or City Engineer has signed the record of survey and stamped and signed the deeds, the lot line adjustment shall be deemed approved. The approval shall be valid as provided by the provisions of this ordinance. The deeds and record of survey shall be returned to either the title company or the applicant for recording with the Iron County Surveyor and Iron County Recorder.
6. A lot line adjustment shall not require compliance with the following provisions of this ordinance; bonding, submission of as-built and/or construction drawings, inspections, soils testing, water pressure minimums, and required improvements.

SECTION 32-6. Minor Lot Subdivision Approval Procedure (Less than 10 lots including the remainder parcel, not requiring a Plat).

- Step 1.** Discuss Proposed Subdivision with City Engineer. Any person wishing to subdivide within Cedar City, Utah, shall secure from the City Engineer information pertaining to the City's plan of streets, sewer, water, drainage, parks, trails, zoning, subdivision of lands, other master plan requirements affecting the land to be subdivided, and the required water conveyance to the City according to Section 32-9-19. Subdivider shall also be informed that multiple, contiguous minor lot subdivisions shall not be allowed.
- Step 2.** Determine the type of minor lot subdivision and requirements. There are two (2) types of minor lot subdivision, a simple minor lot subdivision and a detailed minor lot subdivision as defined below:
1. Simple minor lot subdivisions shall consist of the minor lot subdivisions where the minor lot subdivision meets one or more of the following criteria:
 - a. The subdivision is in a residential zone and all lots front a dedicated public street that is completely improved with curb, gutter, sidewalk, asphalt, water mains, sewer mains, and storm drains, but may not have sewer and water service laterals, and there are less than (10) lots including the remainder parcel:
 - b. The subdivision is in an industrial or commercial zone and all lots that front a dedicated public street, the street is completely improved with curb, gutter, sidewalk, asphalt, water mains, sewer mains, and storm drains, but may not have sewer and water service

laterals, and there are less than (10) lots including the remainder parcel:

- c. The subdivision is in an industrial or commercial zone and all lot frontages along unimproved dedicated public streets are more than two hundred (200) feet and there are less than (10) lots including the remainder parcel.
2. Detailed minor lot subdivisions shall consist of those minor lot subdivisions where:
 - a. The subdivision is in a residential zone and one or more of the lot frontages is not completely improved with required curb, gutter, sidewalk, asphalt, water mains, sewer mains, and storm drains, and there are less than (10) lots including the remainder parcel:
 - b. The subdivision is in an industrial or commercial zone and one or more of the lots that front a dedicated public street that is not completely improved with required curb, gutter, sidewalk, asphalt, water mains, sewer mains, and storm drains and there are less than (10) lots including the remainder parcel:
 - c. The subdivision is in an industrial or commercial zone and one or more of the lot frontages along unimproved dedicated public streets are less than two hundred (200) feet and there are less than (10) lots including the remainder parcel.

Step 3. Vicinity Plan. (Only required for detailed minor lot subdivisions) The subdivider shall then prepare a Vicinity Plan at a scale of not smaller than 1 inch = 100 feet, and shall submit a copy of the same to the City Engineers. The Vicinity Plan shall show:

1. A small map showing the location of the subdivision in relation to existing City roads and recognizable landmarks;
2. The general layout and numbering of the lots and remaining parcel within the area to be subdivided and how the lots connect with existing adjoining streets and lots;
3. The lot frontages (in lineal feet) and areas (in square feet) of the lots within the subdivision;

4. The location of existing and proposed main water lines, main sewer lines, and storm drain facilities within the land to be subdivided and the adjoined existing streets;
5. The locations of existing building(s) on the property being subdivided;
6. A title block containing the subdivision name, subdivider's name and the name, address, and phone number of the subdivider's engineer;
7. City zoning designation and boundaries within the subdivision;
8. FEMA flood zone designation and boundaries within the subdivision;
9. Soils area designation;
10. Survey monuments, and;
11. Names of the adjacent property owners.

Step 4. Vicinity Plan City Engineer Approval. (Only required for detailed minor lot subdivisions) The City Engineering Staff shall Review and Approve the Vicinity Plan before submitting to the Planning Commission for review.

Step 5. File Planning Commission Application and Fees. For both simple and detailed minor lot subdivisions the subdivider shall submit an application to the City Engineer and pay the applicable Planning Commission and filing fees according to the City's adopted fee schedule. Pursuant to the provisions of Title 10, Chapter 9a, Section 509, of the Utah Code, upon submission of a complete application and payment of filing fees the Subdivider or Developer is entitled to substantive review of their application under the land use laws currently in effect.

Step 6. Vicinity Plan Planning Commission Approval. (Only required for detailed minor lot subdivisions) The Planning Commission shall review and approve the vicinity plan or approve it subject to changes or alterations. Whenever final approval has been obtained from the Planning Commission the Vicinity Plan approval shall remain effective for a period of Two (2) years.

Step 7. Soil Report Approval and Compliance. (only required for detailed minor lots subdivision), See Section 32-9(1).

Step 8. Engineering Drawings. (Only required for detailed minor lots subdivision). See Section 32-9(4)

- Step 9.** Improvement Cost Estimate. (Only required for detailed minor lots subdivision.) The subdivider shall prepare and submit to the City Engineer an improvement cost estimate for all improvements shown on the engineering drawings including a 3% markup for Construction Management and a 0.5% markup for testing.
- Step 10.** City Engineer's Approval of the Engineering Drawings and Cost Estimate. (Only required for detailed minor lots subdivision.) The City Engineer shall review and approve, or recommend changes consistent with City ordinances and adopted standards, to the proposed detailed minor lot subdivision's engineering drawings, soils report, design study reports and improvement cost estimate.
- Step 11.** Minor Lot Subdivision Final Plan and Deeds. Upon receiving the Planning Commission's approval of the Vicinity Plan for a detailed minor lot subdivision and the City Engineer's approval of the engineering drawings, soils report, design study reports and improvement cost estimate for a detailed minor lot subdivision, for both simple and detailed minor lot subdivisions the subdivider shall prepare and submit to the City Engineer one copy of the Final Plan and Deeds both in hard copy and electronic PDF format. Failure to submit a Final Plan of a detailed minor lot subdivision within two (2) years of the date of approval of the Vicinity Plan shall terminate all proceedings and render all approval of the Vicinity Plan and Engineering drawings null and void.

The following information shall be submitted as part of the Final Plan:

1. A Final Plan shall be in the form of a Record of Survey that shall contain the following information:
 - a. The location of the subdivision in relation to existing City streets and recognizable landmarks;
 - b. The layout of streets and lots within the area to be subdivided and how those streets and lots connect with existing streets within the subdivision including;
 1. Centerline bearings;
 2. Curve data;
 3. Widths;
 4. Street names and/or street numbers;
 5. Section corner tie;

6. Right-of-way markers on state roads;
 7. Centerline monuments;
 8. Set and/or found corners, and;
 9. Other such information that may be necessary to fully and fairly describe the road;
- c. Parcel information for both new and remaining parcels including, but not limited to the following:
1. Distances;
 2. Bearings;
 3. Legal description;
 4. Closure of the parcels;
 5. The square footage of each parcel;
 6. The frontage length of each lot along a dedicated City Street;
 7. Parcel numbers;
 8. Other similar information related to the subdivision of the parcel, and;
 9. Parcel addresses.
- d. Detailed information including distances, monument tie, parcel line tie, bearings, and boundaries for the airport overlay zone;
- e. The relationship of existing and planned streets within 200 feet from the outside boundaries of the entire subdivision;
- f. The locations and sizes of the main water lines, main sewer lines, and storm drain facilities within the subdivision and within 200 feet of the boundary of the subdivision;
- g. The location of any proposed and existing parks, open space, and trails within the land to be subdivided;

- h. A title block containing the subdivider's name and the name, address, and phone number of the subdivider's engineer;
- i. Surveyor's stamp and certification;
- j. Legal descriptions of the boundary and each parcel;
- k. Survey narrative;
- l. Basis of bearings, monuments, and elevations;
- m. City zoning designation and boundaries within the subdivision;
- n. FEMA flood zone designation and boundaries within the subdivision;
- o. Soils area designation;
- p. Survey monuments;
- q. If required, a certificate showing the acknowledgment and approval of the Electric Company, Gas Company, Telephone Company, Cable Company, and other private providers of public utilities;
- r. City Engineer's approval certificate;
- s. City Attorney's approval certificate (Detailed Minor Lot Subdivisions only);
- t. A certificate for the Planning Commission's approval;
- u. Show the building(s) existing on the property, and describe how these buildings(s) meet the following:
 - 1. Structural independence;
 - 2. Separate water service;
 - 3. Separate sewer service;
 - 4. Required setbacks;

5. Required parking;
 6. Fencing;
 7. Landscape, curb, gutter, and sidewalk; and
 8. Any other requirement that may apply to the subdivision.
- v. List the names of the adjacent property owners;
2. Signed and notarized recordable deeds necessary to transfer title to all lots and any easements associated with the minor lot subdivision.

Step 12. Final Plan and Deeds City Surveyor's Review. For both simple and detailed minor lot subdivisions the City Surveyor shall check the final plan and deeds for accuracy and completeness. The corrected final plan shall then be a plotted original on 24" X 36" mylar signed and stamped by the Surveyor and signed by all utilities if required, and then given to the City Engineer for his/her approval and signature.

Step 13. Performance Bonding and Fees. (Only required for detailed minor lot subdivisions), See Section 32-9(10 &11).

Step 14. Filing Fee Collection by the City Engineer. (Only required for simple minor lot subdivisions.) Upon receiving the filing fees and approving the final plan and signed and notarized deeds the City Engineer shall schedule simple minor lot subdivisions for review and approval by the Planning Commission.

Step 15. Bonding and Fee Collection by the City Attorney. (Only required for detailed minor lots subdivision.) Upon receiving the final plan, signed and notarized deeds, bond estimate and accrued review fees from the City Engineer for detailed minor lot subdivisions only, the City Attorney shall collect the required bonding amount, signed bond agreement and required fees and schedule the detailed minor lot subdivision for review and approval by the Planning Commission.

Step 16. Minor Lot Subdivision Planning Commission Approval. Upon reviewing the final plan and deeds for a simple or detailed minor lot subdivision, the Planning Commission shall review and approve or disapprove the layout of the subdivision, or approve it subject to change or alteration. If the minor lot subdivision is approved, the record of survey shall be signed by the Planning Commission chairperson. Any deeds for the minor lot subdivision shall be stamped and signed by the Planning Commission Chair. The record of survey shall be filed with the Iron County Engineering and Surveying Office. The deeds shall be recorded with the Iron County Recorder. All recording shall be completed by the Subdivider.

This section amended by Cedar City Ordinance No. 1014-15.

Section 32-7 Platted Subdivision Approval Procedure (10 Lots or More).

Step 1. Discuss Proposed Subdivision with City Staff. Any person wishing to subdivide land within Cedar City, which requires the submission of a Final Plat, the subdivider shall secure from the City Engineer information pertaining to the City's plan of streets, sewer, water, drainage, parks, trails, zoning, subdivision of land, and other Master Plan requirements and the required water right conveyance to the City according to 32-9-19.

Step 2. Vicinity Plan. The subdivider shall then prepare a Vicinity Plan at a scale of not smaller than 1 inch = 100 feet, and shall submit one (1) copy of the same to the City Engineer. The vicinity Plan shall show:

1. A small map showing the location of the subdivision in relation to existing City roads and recognizable landmarks;
2. The general layout of streets and lots within the area to be subdivided and how the streets and lots connect with existing or proposed streets and lots within all phases of the subdivision;
3. The lot frontages (in lineal feet) and areas (in square feet) of the lots within the subdivision;
4. The relationship of existing and master planned streets within 500 feet from the outside boundaries of the entire subdivision;
5. The location of existing and proposed main water lines, main sewer lines, and storm drain facilities within the land to be subdivided;
6. The relationship of the main water lines, main sewer lines, and storm drain facilities to those existing or proposed main water lines, main sewer lines, and storm drain facilities within all phases of the subdivision;
7. The location of existing or proposed master planned main water lines, main sewer lines, and storm drain facilities within 500 feet from the outside boundaries of the entire subdivision;
8. The location of any existing and proposed and master planned parks, open space, and trails within the land to be subdivided;

9. Elevation contours at 2-foot intervals on NGVD 1929 Datum.
10. A title block containing the subdivision name, subdivider's name and the name, address, and phone number of the subdivider's engineer;
11. City zoning designation and boundaries within the subdivision;
12. FEMA flood zone designation and boundaries within the subdivision;
13. Soils area designation;
14. Survey monuments;
15. List of names of the adjacent property owners on their property.

Step 3. Vicinity Plan City Engineer Approval. The City Engineering Staff shall review or recommend changes consistent with adopted City ordinances, engineering standards and City master plans; and approve the Vicinity Plan before submitting to the Planning Commission for review.

Step 4. File Planning Commission Application and Fees. Submit application to the City Engineer and pay the applicable Planning Commission and filing fees according to the City's adopted fee schedule. Pursuant to the provisions of Title 10, Chapter 9a, Section 509, of the Utah Code, upon submission of a complete application and payment of filing fees the Subdivider or Developer is entitled to substantive review of their application under the land use laws currently in effect.

Step 5. Vicinity Plan Planning Commission Approval. The Planning Commission shall review and give a positive or negative recommendation of the vicinity plan or recommend it to the City Council subject to changes or alterations. Where a subdivider owns or controls more land than is desired to be developed immediately, the Planning Commission or City Council may require that a Vicinity Plan of the whole area or a portion thereof be submitted, in which case the subdivider shall indicate on the Vicinity Plan the portion to be developed immediately, and the portion to be held for future development.

Step 6. Vicinity Plan City Council Approval. Upon receiving the Planning Commission's recommendation, the Vicinity Plan shall be submitted to the City Council. The City Council may approve or disapprove the Vicinity Plan, or approve it subject to changes and alterations. Failure to submit a Final Plat within two (2) years of the

date of approval of the Vicinity Plan shall terminate all proceedings and render all approval of the Vicinity Plan null and void.

Step 7. Preliminary Plan. Upon approval of the Vicinity Plan by the City Council, the subdivider shall prepare a Preliminary Plan of the subdivision and shall submit one (1) copy of the same for review and approval to the City Engineer. The preliminary plan shall include the following information;

1. A title block containing:
 - a. The name of the subdivision;
 - b. The location of the subdivision;
 - c. The date;
 - d. The scale;
 - e. The name of the engineer and/or surveyor;
 - f. Sheet number;
2. A north arrow;
3. The subdivision boundary with length and bearings;
4. Section tie including:
 - a. Monuments;
 - b. Line bearing/lengths;
 - c. Basis of bearings;
5. Adjacent owner names;
6. Names and widths of existing streets within 200 feet of the subdivision;
7. Existing culverts, channels, and basins;
8. City zoning designation and boundaries within the subdivision;
9. FEMA flood zones including zone designations, zone boundaries within the subdivision and flood elevations in NAVD 1929 datum;

10. Existing contours at 2 foot intervals;
11. Existing waterlines, valves, hydrants, and sizes within 200 feet;
12. Existing sewer lines, sizes, flow direction, and manholes within 200 feet;
13. Existing buildings within the subdivision;
14. Existing easements;
15. Proposed streets inside and outside the subdivision including;
 - a. Name and/or number (no duplicates with streets within Iron County);
 - b. Length and bearings;
 - c. Widths;
 - d. Intersection fillets;
16. Proposed water mains, locations, sizes, valving, and fire hydrants inside and outside the subdivision;
17. Proposed sewer lines, location, sizes, manholes inside and outside the subdivision;
18. Proposed drainage system, line location, line sizes, manholes, curb inlets/outlets, channels and basins within or adjacent to the subdivision;
19. Property easements for gas, water, sewer, phone, fiber, aviation, off-site utilities, and trails within the subdivision;
20. Lot information including border lines (lengths and bearings), lot numbers, lot areas in square footage and lot frontage lengths;
21. Location map;

Step 8. Soil Testing and Report Approval. See Section 32-9(1).

Step 9. Engineering Drawings. See Section 32-9(4).

Step 10. Improvement Costs Estimate. The subdivider shall prepare and submit to the City Engineer an improvement cost estimate for all improvements shown on the

engineering drawings including a 3% markup for Construction Management and a 0.5% markup for testing.

Step 11. Preliminary Plan and Engineering Drawings City Engineer Approval. The City Engineer shall review or recommend changes consistent with adopted City ordinances, engineering standards and City master plans; and approve the proposed Subdivision's Preliminary plan, Engineering drawing, soils report, design study reports and improvement cost estimate.

Step 12. Final Plat. Once a submitted preliminary plan, engineering drawings, soils reports, design study reports and the improvement cost estimate have been checked and approved by the City Engineer the subdivision can proceed with the Final Plat process. The subdivider shall then prepare and submit a copy of the final plat of the subdivision to the City Engineer. Failure to submit a Final Plat within two (2) years of the date of approval of the Vicinity Plan, and/or Engineering drawings, whichever is later, shall terminate all proceedings and render all approval of the Vicinity Plan, preliminary plan and Engineering drawings null and void.

The following information shall be submitted with the final plat:

1. A title report showing all water rights within the last 3 years that show the property as the point of use.
2. The final plat shall contain the following information:
 - a. Title block including the subdivision name, subdivision location, date, scale, the identity and contact information for the engineer/ surveyor, and sheet numbering;
 - b. A north arrow;
 - c. Boundary legal description matching the preliminary plan that closes, and the total subdivision area expressed in terms of acres;
 - d. Section ties including monuments, line bearing/length, and basis of bearing;
 - e. Existing and platted streets including street names, street widths, and center line monuments;
 - f. Existing and proposed occupation (fence) lines;
 - g. Existing easements;

- h. Proposed street information including names and/or numbers, length/bearings, width, curve numbers and data table;
- i. Proposed easement information including location of all utility easements (utility easements include but are not limited to gas, water, sewer, phone, cable, fiber), location of mail boxes, size of easements, and all off-site easements;
- j. Lot information including border lines, lengths/bearings, numbers, areas expressed in both acres and square feet, addresses;
- k. A vicinity map;
- l. The airport overlay zone;
- m. Airport aviation easements in any approach zone including the boundary of the easement, the bearings/distance of the easement, monument ties, and lot line ties;
- n. If applicable, twin home lot division line;
- o. FEMA flood zones including zone designations, zone boundaries and flood elevations in NAVD 1929 datum;
- p. A soils notice stating words to the effect that a soils report has been required for the subdivision and that a copy of the report is available for review and inspection at the offices of the City Engineer;
- q. Insufficient sewer depth note;
- r. Other such information that is reasonable in the City Engineer's opinion based on adopted City ordinances, engineering standards and City master plans and the unique aspects of the subdivision.
- s. Approval certificates for the following:
 - 1. All utility companies (utility companies include but are not limited to gas, electric, telephone, cable television, post office, and fiber);
 - 2. Surveyor;
 - 3. Notarized owner's signature and dedication;

4. City Engineer;
5. City Attorney;
6. Planning Commission Chairperson (referencing the Planning Commission's approval of the vicinity plan);
7. Mayor;
8. City Recorder; and
9. County Recorder.

Step 13. Engineer's Approval. The City Surveyor and Engineer shall check the final plat copies for accuracy and completeness, and shall determine the amount of bond or other performance guarantee, which shall be based upon the estimate of the cost of supplying and installing the required improvements as provided by the subdivider's Engineer. The City Engineer shall calculate the City fees to be paid, and the required amount of water that needs to be conveyed to the City necessary to comply with the City's Water Acquisition Ordinance prior to final plat approval. The corrected Final Plat shall then be a plotted inked original on 24" X 36" mylar signed and stamped by the Surveyor and signed and notarized by the owners, and signed by all utilities and then given to the City Engineer for his/her approval and signature. Upon calculation and/or approval of the bond amount, required City fees and water conveyance quantity the City Engineer shall forward all information to the City Attorney for collection and the scheduling of the matter for City Council review.

Step 14. Performance Bond, Fees, Title Report, Bond Agreement, Reimbursement Agreement, CC&R's, Water Conveyance, and other matters. Upon the City Attorney receiving the Final Plat and other information from the City Engineer the subdivider shall provide the following to the City Attorney for review and approval prior to the City Attorney scheduling the matter for Final Plat approval by the City Council:

1. Performance bonding as described in Section 32-9(10) guaranteeing the required improvements will be installed and paid for without cost to the City;
2. A title report. The title report is to be reviewed to verify ownership, taxes, including green belt roll back taxes, and special improvement district assessments are current, and to examine the liens that are on the property. All ownership in the title report must match

the ownership on the plat. All taxes, including green belt roll back taxes, and special improvement assessments must be current;

3. Payment of all fees owed to the City pursuant to the City's adopted fee schedule. The fees shall include but not be limited to Planning Commission filing fee, plat and plan checking fees, pre-plat approval construction fees, utility line reimbursement fees, lift station up-grade fees, recording fees, inspection fees and water assessment fees;
4. If requested by the subdivider, an off-site utility extension reimbursement agreement shall be prepared by the City Attorney and signed by the subdivider;
5. Documentation of all conveyances of water rights to the City according to Section 32-9-19;
6. Original CC&R's ready for recording as deemed necessary by the City;
7. All outstanding matters must be completed prior to scheduling for City Council approval. These matters include but are not limited to the matters described above, Attorney letters certifying compliance with the Utah Condominium Act, verification of original deeds for easements, and any other matter that is required by the subdivision of the land.

Step 15. Final Plat Must Be Approved or Disapproved by City Council. After approved by the City Engineer and City Attorney, whichever approval is later, the Final Plat must be approved or disapproved by the City Council within 60 days of such approval. Upon approval of the Final Plat by the City Council, the City shall submit the Final Plat Mylar to the County Recorder for recording. All Final Plats must be recorded in the office of the Iron County Recorder not more than 30 days from the date of approval of the Final Plat by the City Council. A Final Plat of any subdivision which is not recorded within 30 days from the date of approval of the City Council shall be null and void unless a longer period of time is approved by the City Council. Recordation of the Final Plat shall be deemed as acceptance of the dedication of any street, public way or ground.

Section 32-8 Planned Unit Developments (PUD).

1. Purpose. The purpose of the Planned Unit Development (PUD) is to allow for flexible and efficient utilization of land in residential, industrial and commercial developments (consolidation of open spaces, clustering of dwelling units and efficient use of public facilities). It is intended that a PUD create attractive and desirable environments.
2. Uses.

- A. PUD's shall be utilized in the process of annexing developed property where said development does not meet City Engineering Standards; in such case, the City reserves the right to require conversion of such developed property to a PUD as a condition of annexation.
 - B. PUD's may be allowed in residential, commercial and industrial zones, and the PUD development plan shall become supplementary to the provisions of the zone in which the PUD is located.
 - C. PUD's shall only be developed as residential attached town home and condominium developments, gated single and multi-unit residential communities and commercial and industrial developments. Un-gated single unit housing developments shall not be allowed to develop as a PUD except for additional phases that are contiguous with and part of an existing PUD or to facilitate the annexation of developed property where the City owned and maintained improvements do not meet Cedar City Engineering Standards.
 - D. Uses permitted in the PUD shall be limited to those uses permitted in the zone in which the PUD is allowed.
 - E. Conversion of existing buildings to a PUD shall conform to existing building codes and the provisions of this chapter.
3. Approval Procedure. The following is the procedure for PUD approval with specifics for each step set forth:
- Step 1.** Discuss Proposed PUD with City Engineer. Any person wishing to develop a PUD within Cedar City shall secure from the City Engineer information pertaining to the City's plan of streets, parks, drainage, zoning, subdivision of land, and other Master Plan requirements affecting the land to be subdivided.
 - Step 2.** File Planning Commission Application and Fees. The filing fee required for a PUD is per the City's adopted fee schedule and shall be submitted with the Planning Commission application. Pursuant to the provisions of Title 10, Chapter 9a, Section 509, of the Utah Code, upon submission of a complete application and payment of filing fees the City will consider the Subdivider or Developer entitled to substantive review of their application under the land use laws currently in effect.
 - Step 3.** Vicinity Plan. The developer shall then prepare a Vicinity Plan of the PUD and present the same to the City Engineer. The Vicinity Plan shall be drawn to a scale not smaller than 60 feet to the inch, and be on standard 24" X 36" paper. Each sheet of the Plan shall contain the scale of the drawing, the sheet number and an

arrow indicating north. The Vicinity Plan shall also contain the following information:

1. The proposed name of the development;
2. Where the submitted plan covers only a part of the development's tract, or is part of a larger vacant area, the plan shall show the location of the development as it forms part of a larger tract. In such case, a sketch of the prospective street system of the remaining area shall be submitted;
3. A vicinity map containing sufficient information to accurately locate the property shown on the vicinity map;
4. The names and addresses of the owner(s), the developer, the engineer and surveyor of the development;
5. The boundary lines of the tract to be developed;
6. City zoning designation and boundaries within the PUD;
7. FEMA flood zone designation and boundaries within the PUD;
8. The unit or lot dimensions and square footage of each unit or lot;
9. Existing curbs, gutters, sidewalks, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts, and fire hydrants within the tract or within 200 feet of the proposed PUD (the dimensions of all such improvements shall also be indicated);
10. The location, width and other dimensions of proposed curbs, gutters, sidewalks, streets, easements, parks, and other open spaces, and designation of any land to be dedicated to the City;
11. The location of all existing or recorded streets, alleys and easements, water courses, ditches, public utilities and other important features, and existing structures within the development or within 200 feet thereof, and the location and distance to the nearest existing bench mark or monument and section line;
12. Boundary lines of adjacent tracts of land, showing ownership and property monuments;
13. A tabulation of each proposed use by acreage and its percentage of the total acreage;

14. Parks, playgrounds, common areas and facilities, and other appurtenances within the PUD;
15. Location of all dwellings and other structures within the development, the common areas, and other areas of private ownership;
16. The following shall also be submitted with the Vicinity Plan:
 - a. Any request for proposed zone change if necessary;
 - b. An overall Project Analysis describing the concepts the developer proposes to implement with the project development, including but not limited to:
 1. An expected buyer profile, including selling price range of units.
 2. Project description indicating the general configuration for the project (i.e., single family, townhouses, condominiums, etc.) with the proposed plan for landscaping, mailboxes, street lighting, and walkways.
 3. Proposed budget for common area amenities and landscaping, and infrastructure, including construction, as well as operations and maintenance projections; and
 4. Project construction phasing and time schedule, for infrastructure; landscaping, buildings, amenities, etc.
 - c. Identification of all variations to the development standards of the underlying zone, including, but not limited to:
 1. Road widths and street setbacks, according to City Standards;
 2. Location of buildings and structure or front, side, and rear yard setback requirements;
 3. Lot area requirement (lot size and width);
 4. Building sizes (minimum and/or maximum ground floor and multi-level); and,

5. Building heights (maximum); and
6. Supplementary regulations or special provisions.

Step 4. Public Notification. Any application for a PUD must comply with the following notice requirements five (5) business days prior to the Planning Commission Work Meeting for the Vicinity Plan:

1. Notice by the Petitioner shall be given to all property owners of record within a 300-foot radius from the boundary of the proposed PUD. 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;
2. The posting of a sign(s) by the City on the proposed PUD site. The sign(s) shall be posted in a conspicuous place at all points where City Streets intersect, within 10-feet of the street right-of-way line. The sign(s) shall be at least 24 inches square and be labeled with 2-inch high letters reading “PROPOSED PLANNED UNIT DEVELOPMENT” with the PUD notice stapled below, and;
3. When reviewing the Vicinity Plan of a PUD the Planning Commission shall hold a public hearing (requiring appropriate notice and advertising) before submitting recommendations to the City Council.

Step 5. Vicinity Plan Planning Commission Recommendation. After approval by the City Engineer, the Planning Commission shall review and recommend or not recommend the PUD Vicinity Plan to the City Council, or recommend it subject to changes or alterations. The Planning Commission may recommend in concept the Vicinity Plan provided they find:

1. That the proposed development will provide an environment at least as attractive as would be provided by a conventional development established under the application of the provisions of the underlying zone;
2. That the PUD project will provide efficient use of the land and useable open space as outlined in this chapter;
3. Before the Planning Commission meeting the developer shall also present the Vicinity Plan of the PUD to the City Sketch Review Board for their comments, with said comments reported to the Planning Commission;

4. That any variation allowed from the development standards of the underlying zones are clearly identified and do not create unreasonable hazards to the health, safety and general welfare of the residents of the proposed PUD and adjacent areas.

Step 6. Vicinity Plan City Council Approval. Upon receiving the Planning Commission's recommendation the Vicinity Plan shall be submitted to the City Council. The City Council may approve or disapprove the Vicinity Plan, or approve it subject to changes and alterations. Failure to submit a Final Plat of the PUD within two (2) years of the date of approval of the Vicinity Plan shall terminate all proceedings and render all approval of the Vicinity Plan null and void. Where a developer owns or controls more land than is desired to be developed immediately, the Planning Commission or City Council may require that a Vicinity Plan of the whole area or a portion thereof be submitted, in which case the developer shall indicate on the Vicinity Plan the portion to be developed immediately, and the portion to be held for future development.

Step 7. Preliminary Plan. Upon approval of the Vicinity Plan by the City Council, the Developer shall prepare a Preliminary Plan of the PUD and shall submit two (2) copies of the same for review and approval to the City Engineer. The preliminary plan shall include the following information;

1. A title block containing:
 - a. The name of the PUD;
 - b. The location of the PUD;
 - c. The date;
 - d. The scale;
 - e. The name of the engineer and/or surveyor;
 - f. Sheet number;
2. A north arrow;
3. The PUD boundary with length and bearings.
4. Section tie including:
 - a. Monuments;

- b. Line bearing/lengths;
 - c. Basis of bearings;
5. Adjacent owner names;
 6. Names and widths of existing streets within 200 feet of the PUD;
 7. Existing culverts, channels, and basins;
 8. City zoning designation and boundaries within the PUD;
 9. FEMA flood zone designation and boundaries within the PUD;
 10. Existing contours at 2 foot intervals;
 11. Existing waterlines, valves, hydrants, and sizes within 200 feet;
 12. Existing sewer lines, sizes, flow direction, and manholes within 200 feet;
 13. Existing buildings within the PUD;
 14. Existing easements within the PUD;
 15. Proposed streets including;
 - a. Name and/or number (no duplicates with streets within Iron County);
 - b. Length and bearings;
 - c. Widths;
 - d. Intersection fillets;
 16. Proposed water mains, locations, sizes, valving, and fire hydrants;
 17. Proposed sewer lines, location, sizes, manholes;
 18. Proposed drainage system, line location, line sizes, manholes, curb inlets/outlets, channels and basins;
 19. Property easements for gas, water, sewer, phone, fiber, avigation, off-site utilities, and trails;

20. Lot and unit information including border lines (lengths and bearings), lot or unit numbers, area in square footage;

21. Location map;

Step 8. Soil Testing and Report Approval. See Section 32-9(1).

Step 9. Engineering Drawings. See Section 32-9(4).

Step 10. Improvement Costs Estimate. The Developer shall prepare and submit to the City Engineer separate improvement cost estimates for the private and City owned and maintained improvements as shown on the engineering drawings including a 3% markup for Construction Management and a 0.5% markup for testing.

Step 11. Preliminary Plan and Engineer Drawings City Engineer Approval. The City Engineer shall review and approve the proposed PUD's Preliminary plan, Engineering drawing, soils report, design study reports and improvement cost estimate.

Step 12. Final Plat. Once a submitted preliminary plan, engineering drawings, soils reports, design study reports and the improvement cost estimate have been checked and approved by the City Engineer the PUD can proceed with the Final Plat process. The developer shall then prepare and submit a copy of the Final Plat of the subdivision to the City Engineer. The Final Plat shall contain the following information:

1. The name of the development;
2. A north arrow, the scale of the drawing and the date of preparation of the plat;
3. All lot or unit sizes, which shall be indicated by square feet;
4. Accurately drawn boundaries showing the proper bearings and dimensions of all boundary lines of the PUD, (properly tied by reference to a public survey monument - these lines shall be heavier than street and lot lines);
5. The names, widths, lengths, bearings and curve data of said streets, public utility and irrigation easements, and the boundaries, bearings and dimensions of all portions within the subdivisions intended to be dedicated to the use of the public, and the lines, dimensions, bearings and numbers of all units, lots, blocks and parts reserved within the PUD (all lot, blocks and streets shall be numbered in accordance with the street numbering system adopted by the City);

6. A licensed land surveyor's "Certificate of Survey";
7. The description of the boundaries of the development together with a certification by the Subdivider's engineer or land surveyor stating that the lots and units described fully comply with the requirements of this ordinance;
8. The owner's Certificate of Public and Private Dedications as required by Cedar City;
9. The signature of every person who owns property within the development and a notary public's acknowledgment of all signatures;
10. A signature line of the Planning Commission Chair;
11. A signature line for the Mayor and City Recorder;
12. A signature line for the City Engineer and City Attorney;
13. A signature line for all utility companies and the postal service;
14. A notice of all covenants, conditions and other restrictions which may be relevant and applicable to the property contained in the plat;
15. Designation of common areas and private ownership areas;
16. Identification of common landscaped areas, parking areas, driveways and other features required by this section;
17. Footprint drawings of all buildings and building elevations where required;
18. City zoning designation and boundaries within the PUD;
19. FEMA flood zone designation and boundaries within the PUD;
20. Plat restrictions, lot restrictions and other information required by the Planning Commission and/or City Council;
21. Other such information that is reasonable in the City Engineer's opinion based on adopted City ordinances, engineering standards and City master plans and the unique aspects of the subdivision; and

22. In the case of a PUD/Condominium project, the preliminary plat shall so indicate and comply with step 15 at final plat.

Step 13. City Engineer's Approval. The City Surveyor and Engineer shall check the final plat copies for accuracy and completeness, and shall determine the amount of bond or other performance guarantee, which shall be based upon the estimate of the cost of installing the required improvements as provided by the Developer's Engineer. The City Engineer shall calculate the City fees to be paid, and the required amount of water that needs to be conveyed to the City necessary to comply with the City's water acquisition ordinance prior to final plat approval. The corrected Final Plat shall then be a plotted original on 24" X 36" mylar signed and stamped by the Surveyor, and signed and notarized by the owners, and signed by all utilities and then given to the City Engineer for his/her approval and signature. Upon calculation and/or approval of the bond amount, required City fees and water conveyance quantity the City Engineer shall forward all information to the City Attorney for collection and the scheduling of the matter for City Council review.

Step 14. Performance Bond, Fees, Title Report, Bond Agreement, Reimbursement Agreement, CC&R's, Water Conveyance, and other matters. Upon the City Attorney receiving the Final Plat and other information from the City Engineer the developer shall provide the following to the City Attorney for review and approval prior to the City Attorney scheduling the matter for Final Plat approval by the City Council:

1. Performance bonding as described in Section 32-9(10) guaranteeing the required improvements will be installed and paid for without cost to the City;
2. A Title Report. The Title Report is to be reviewed to verify ownership, taxes, including green belt roll back taxes, and special improvement district assessments are current, and to examine the liens that are on the property. All ownership in the Title Report must match the ownership on the plat. All taxes, including green belt roll back taxes, and special improvement assessments must be current;
3. Verification of payment of all fees owed to the City pursuant to the City's adopted fee schedule. The fees shall include but not be limited to Planning Commission filing fee, plat and plan checking fees, pre-plat approval construction fees, utility line reimbursement fees, lift station up-grade fees, recording fees, inspection fees and water assessment fees;
4. If requested by the subdivider, an off-site utility extension reimbursement agreement shall be prepared by the City Attorney and signed by the subdivider;
5. Documentation of all conveyances of water rights to the City according to Section 32-9-19;

6. Original CC&Rs ready for recording as deemed necessary by the City;
7. All outstanding matters must be completed prior to scheduling for City Council approval. These matters include but are not limited to the matters described above, Attorney letters certifying compliance with the Utah Condominium Act, verification of original deeds for easements, and any other matter that is required by the subdivision of the land.

Step 15. City Attorney Approval. A current Title Report or copy of a Title Insurance Policy indicating ownership of the property, Declaration of Covenants, Conditions and Restrictions, required bonding, bond agreement, receipt verifying payment of fees and Final Plat shall be presented to the City Attorney for review and approval. Where covenants, conditions and restrictions are imposed upon a PUD, two copies of the Declaration of Covenants, Conditions and Restrictions shall be submitted to the City, signed and prepared for recording at the Iron County Recorder's Office prior to approval of the Final Plat. In the case of a PUD condominium project, the developer shall submit to the City Attorney a written statement by an attorney who is licensed to practice in the State of Utah. This written opinion shall state that the Condominium Declaration, the Record of Survey Map, and other supporting documentation comply in all respects with the Utah Condominium Ownership Act, as well as all applicable federal, state and local laws and ordinances, and that when the Condominium Declaration and Survey Map have been recorded in the office of the Iron County Recorder that the proposed project will be a validly existing and lawful condominium project in all respects.

Step 16. City Council Approval of Final Plat. After approval of the Final Plat by the City Engineer and City Attorney, the City Council shall approve or disapprove the same. The City Council shall consider approving the Final Plat of the PUD in a manner consistent with state law provided it finds:

1. That all requirements of the Planning Commission have been incorporated into the Final Plat;
2. That all Engineering drawings of the PUD have been approved by the City Engineer, and;
3. In authorizing any PUD, the City Council may impose conditions reasonably connected and necessary to mitigate adverse impacts.

Step 17. Recordation of Final Plat. The Final Plat shall be recorded by the City after all signatures are obtained, all approvals are given, and all bonds and fees are posted with the City.

4. PUD Development Standards and Requirements.

A. Variations from the development standards of the underlying zone in which the PUD is located may be permitted by the City Council provided the variations are specifically adopted by the City Council as part of the approved development plan or approved supporting documents. Variations shall not include changes in the permitted uses allowed except to the extent set forth herein. The development standards set forth herein are not subject to variations permitted by the City Council.

B. The maximum residential density as defined below in lots and/or units per net acre for a PUD shall be as follows:

R-1	Same as the underlying zone
R-2-1	Same as the underlying zone
R-2-2	Same as the underlying zone
R-3-1	Same as the underlying zone
R-3-multi	Same as the underlying zone
RE	Same as the underlying zone
Commercial	Same as the underlying zone
Industrial	N/A

C. Structure Setbacks.

1. Residential - No structures shall be set back less than 20 feet from the right-of-way line of a dedicated street;
2. Commercial/Industrial - all setbacks shall be as required in the underlying zone, subject to required utility easements;
3. Building setbacks along the perimeter property lines of a residential PUD located in R-2-2, R-3 and MU zones shall be 10 feet. Building setbacks along the perimeter property lines of a residential PUD located in an R-1 or RE zone shall be 10 feet, except within 100 feet of where the perimeter property lines of the PUD intersect the public right-of-way, where the minimum setback from the perimeter property line of the PUD line shall be 20 feet. Building setbacks in Industrial and Commercial PUDs shall be according to the requirements of the underlying zone, and;

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4. When an existing building is converted to a PUD and the building is nonconforming because of setback requirements and utility easements, the building shall be allowed to continue as a nonconforming PUD relative to

the same setback and utility easement requirements/deficiencies. All utilities shall be placed underground, where practical, as determined by the Project Review Board.

- D. All PUD developments shall be served by the public sewer system and public water supply. All newly constructed utilities shall be placed underground. City utilities shall be metered as determined in Project Review Board. Each building shall be served by a separate sewer lateral, sized according to applicable code. Back-flow prevention valves shall be required in accordance with the applicable code.
- E. All PUD common street, drainage, water and sewer improvements shall be designed and installed and inspected according to applicable codes and standards.
- F. Fences. A six-foot high sight obscuring masonry fence shall be erected on the perimeter of all Residential PUD projects. Fences shall be setback a minimum of 10 feet from the right-of-way line of a dedicated street. The fence setback area shall be landscaped.
- G. Landscaping. In commercial or industrial PUDs, and residential PUDs, permanent landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.
- H. Parking. The parking of any PUD shall be the same as the parking requirements of the underlying zone.
- I. Private (non-dedicated) Streets.
 - 1. All streets within a PUD shall have a minimum paved width according to City Engineering Standards. Streets do not include parking lot driveways;
 - 2. A private street will not extend to or provide service to another property not included in a phase of the PUD;
 - 3. Private streets are entered from the public streets by a drive-way type entrance and are posted as private streets. Entrances shall be designed in accordance with City Engineering Standards;
 - 4. Private streets are not maintained by the City;
 - 5. When a PUD entrance occurs at the end of a City Street the developer shall provide for a dedicated, City Standard Cul-de-sac or equivalent turn-around, and;

6. As part of the PUD approval process and in order to provide legal public access to adjoining properties or to conform with the City's Street Master Plan, the City can require any street in the PUD to be a dedicated City street with widths and improvements according to City Engineering Standards.
- J. All storage and solid waste receptacles which serve multiple units and which are not located within a building shall be enclosed within a site obscuring fence or fence compatible with the design of the development.
 - K. A PUD may restrict the storage of recreational vehicles within the PUD in the restrictions and covenants of the project. Combined recreational vehicle storage areas in excess of 560 square feet shall be enclosed in a 6-foot-high site obscuring fence.
 - L. PUD plats prepared for filing shall be required to show the following minimum utility easements and required dedications to the public:
 1. All private streets;
 2. Minimum ten-foot utility easement on each side of all streets;
 3. Minimum seven and one-half foot utility easement around the perimeter of the PUD. In a Commercial or Industrial Zone, the City Council may grant an exception to said easement requirement, after a recommendation by the Project Review Board and the Planning Commission, and each City franchised utility has waived in writing their need for the easement; and,
 4. All public dedications for streets, trails, drainage, utilities, parks, etc. Said utility easements shall be for the purpose of installing and maintaining utility lines as required by the utility owners. Prior to filing of a Planned Unit Development plat, all utilities currently operating in Cedar City, Utah under a franchise agreement with the City, shall acknowledge by signature on the plat that they have approved said utility easements, and guarantee their utility improvements will be installed and maintained.
 - M. The declaration of Covenants, Conditions and Restrictions (CC&R's) shall include:
 1. A statement of maintenance responsibilities and estimated maintenance budget for all private common improvements, i.e. streets, drainage, sewer, water, landscaping, parks, trails, recreational facilities, club houses, parking areas, fencing, solid waste and other storage areas, etc.

SECTION 32-9 Subdivision and PUD General Requirements.

1. The following are the General Requirements for the development of subdivisions and/or PUDs as indicated:

A. Soils Report Compliance. The City Council requires that all proposed detailed minor lot subdivisions, platted subdivisions and PUDs undergo soils testing to determine the susceptibility of the soil in said subdivisions or PUDs to soils problems, including but not limited to: subsidence, enlargement, hydro-compaction, settling, slippage, and sinking of soil in relation to construction thereon or any other soil related condition that may pose a present or future threat to buildings or infrastructure constructed thereon. The subdivider or developer shall retain a Geotechnical Engineering Consultant to drill sufficient test pits and bore holes and make analysis and recommendations concerning the requirements to use the soil as the supporting structure for City streets, curb, gutter, sidewalk, utilities and other right-of-way improvements and for public and private buildings. Any such consultant so retained must first be approved by the City Engineer of Cedar City. The following details how the soils report will be reviewed by the City and used by the subdivider or developer in designing the subdivision or PUD:

1. Upon approval of the Vicinity Plan of a detailed minor lot subdivision or platted subdivision or a PUD, the subdivider or developer shall provide the City Engineer with two (2) copies of the proposed subdivision's soils report containing the testing, analysis and recommendations of the Geotechnical Engineer. The Soils Report may be submitted to a second geotechnical engineering firm retained by Cedar City for its comments and recommendations regarding the findings and recommendations of the original soils report. The cost of all engineering analysis shall be borne by the subdivider or developer and payment for the second engineering opinion shall be prepaid by the subdivider to the City;
2. After reviewing the original soils report and the second opinion of a detailed minor lot subdivision, the City Engineer may present the findings of the reports to the Planning Commission and/or City Council. The Planning Commission and City Council may either approve or disapprove the application for a subdivision or PUD in which a soils report has been required after considering the findings and recommendations of the original soils report and any required second opinion;
3. In all subdivisions and PUDs, all right-of-way improvements, all public utilities, other public improvements and private structures erected within a subdivision or PUD in which a soils report has been required and approved by the City must be built in accordance with the findings of the approved soils report. This shall be in addition to all other building code requirements. The Building Inspector shall have the authority to deny a building permit to a builder proposing to erect a structure within a subdivision or PUD that does not comply with the approved soils report. The City Engineer shall assist the Building Inspector in determining

the compliance of buildings with the engineering report. The City Building Inspector shall maintain a complete copy of the soils report for inspection and review by the general public and for the City's use in performing the duties of the City Building Inspector, and;

4. Violations of this section shall constitute a Class B Misdemeanor.
- B. Standards and Specifications. Engineering standards containing specifications for materials and installation of the required improvements to be owned and maintained by the City in subdivisions and PUDs shall be prepared by the City Engineer. Such engineering standards shall be approved by the Planning Commission and City Council and shall be adopted by resolution of the City Council. Said standards shall be considered minimum and shall apply under all ordinary circumstances; provided, however, that where the subdivider can show that a provision of these general requirements and design standards would cause unnecessary hardship if strictly adhered to and where, because of topographical or other conditions peculiar to the site, in the opinion of the City Council, a departure may be made without destroying the intent of such provisions, the City Council may authorize a variance. Any variance so authorized shall be stated on the Final Plat and the reasons for such departure shall be entered in writing in the minutes of the City Council. Otherwise, all improvements shall be installed in accordance with City Engineering Standards.
- C. Required Subdivision Improvements. The following improvements shall be required in all subdivisions and also PUDs where specifically indicated herein:
1. All streets shall have sub-base, and minimum two and one half (2 ½) inch oil mat from curb to curb in accordance with Cedar City's engineering standards;
 2. Signs in accordance with Cedar City's engineering standards;
 3. Street drainage and drainage structures shall be provided in accordance with Cedar City's engineering standards and City storm drain system master plans;
 4. The subdivider shall install sanitary sewers as approved by the City Engineer in accordance with Cedar City's engineering standards and City sewer system master plans;
 5. Water mains having a diameter of not less than eight (8) inches shall be installed in accordance with Cedar City's engineering standards and City water system master plans;
 6. Easements shall be provided, and fire hydrants and water meters installed to City specifications;

7. Curbs and gutters shall be installed in accordance with Cedar City's engineering standards;
8. Underground utilities shall be installed within the subdivision (these utilities shall include electricity, natural gas, telephone, cable T.V. and street lights; a subdivider may have the option of installing appropriate overhead utilities in any portion of the subdivision in which overhead utilities existed at the time of the presentation of the vicinity plat where such utilities could serve that portion of the subdivision);
9. Sidewalks for the entire subdivision where streets front lots in the subdivision shall be installed in accordance with Cedar City's engineering standards. Where a street does not front lots on both sides, the sidewalks along the side of the street not fronting lots can be omitted;
10. For Subdivisions and PUDs neighborhood delivery and collection box units (NDCBU) shall be installed (the location of the NDCBU'S shall be designated on the Final Plat after consultation by subdivider with the United States Postal Service and an appropriate easement provided therefore);
11. Street lights in accordance with Cedar City's engineering standards unless prohibited by recorded CC&Rs for the subdivision;
12. Six-foot-high site obscuring fences on lot lines of back yards of double fronted lots where the back yard is boarded by a City street;
13. Subdivisions and PUDs will be required to leave in place any existing and required un-paved, 20-foot minimum width, wild land accesses to any public property. Subdivisions and PUDs will be required to design streets to connect to the existing and required wild land accesses. The wild land accesses shall not be included as part of a lot.
14. For Subdivisions and PUDs off-site access streets are as follows:
 - a. Where off-site access streets to the subdivision or PUD extend through the subdivider's or developer's property the street shall be fully improved with pavement and curb and gutter, not including sidewalk;
 - b. Where off-site access streets to the subdivision or PUD extend through property not owned by the subdivider or developer the street shall be paved 13 feet on each side of the street centerline and be dedicated the required full width with the required public utility easements on both sides of the street.

- D. Engineering Drawings. Upon receiving the Planning Commission's approval of the Vicinity Plan and soils report for detailed minor lot subdivisions, platted subdivisions and PUDs the subdivider or developer shall have an engineer licensed in the State of Utah prepare and stamp one (1) copy of engineering drawings showing a detailed design of all the required subdivision or PUD City and common improvements as listed in Section 32-9(3). The engineering drawings shall be reviewed and initialed by the design engineers' internal checker and shall conform to all City Ordinances, City Engineering Standards, City Master Plans, sound engineering practices, other local, state and federal regulations, soils report recommendations and other requirements of the City Engineer that are based on adopted Cedar City land use regulations. Design study reports for drainage, water, sewer, and traffic may also need to be submitted when requested by the City Engineer. Whenever final approval has been obtained from the City Engineer on the Engineering Drawings the approval shall remain in effect for a period of two (2) years. If construction has not begun before the 2 year period elapses, the City Engineer has the right to have the drawings updated to the current Cedar City Engineer Standards in effect at that time.
- E. Parks, School Sites, Other Public Space. In subdividing property, consideration shall be given to sites for schools, parks, playgrounds, and other areas for public use, as shown on the Master Plan. Any provisions for such open spaces should be indicated on the Vicinity Plan in order that the City may determine when and in what manner such areas will be dedicated to, or required by, the appropriate agency.
- F. Water Pressure. No subdivision shall be approved in an area in which the water pressure at the highest spot in said subdivision has less than 40 p.s.i. with the water tank serving said area containing the amount of one (1) foot of water in said tank, unless said subdivision installs a water system consisting of either additional storage, booster pumps, or other requirements as determined to be necessary by the City Engineer to provide service to areas within said subdivision not meeting the 40 p.s.i. requirement.
- G. Access. All subdivisions shall have access to a dedicated, paved, City street or state highway. If these conditions do not exist, the subdivider will be required to obtain such access before Final Plat approval and make improvements before the subdivision is accepted.
- H. Minimum Public Utility Easements on Residential Lots. Residential subdivision plats prepared for filing shall be required to show the following minimum width utility easements:

1. Residential Lots:

- a. Minimum ten-foot utility easement on the front lot line;
 - b. Minimum five-foot utility easement on the side lot line of subdivision perimeter lots; and
 - c. Minimum seven and one-half foot utility easement on the rear lot line.
2. Commercial and Industrial Lots- Minimum twenty-foot easement on front lot line.
 3. Said utility easements shall be for the purpose of installing and maintaining utility lines as required. Prior to filing of any residential subdivision plat, all utilities currently operating in Cedar City, Utah, shall acknowledge by signature on the plat that they have reviewed said utility easements, and guarantee their utility improvements will be installed.

I. Cost Sharing of Improvements. Cost of on-site and off-site improvements, which are covered under the provisions of this section, as well as the cost of other improvements, which the subdivider is required to install, shall be shared between the subdivider and the City, according to the following schedule:

FACILITY	SUBDIVIDER	CITY
Easements and rights-of-ways	100%	0%
Grading and drainage of streets	100%	0%
Bridges	100% for all local and collector streets	0% (on-site and off-site)
Street and paving	100% for minor collector widths in residential areas and for collector widths in industrial and commercial areas	100% for widths above minor collector widths in residential areas and for collector widths in industrial and commercial areas are eligible for impact fee reimbursement
Curb, gutter, curb cuts, driveways and cross gutters	100%	0%
Sidewalk	100%	0%
Street signs	100%	0%
Electric utilities, Natural Gas, Telephone/Communications, Cable TV and Street light wiring	100%	0%
Street Light system	100%	0%

Water system	100% up to and including the diameter required for subdivision, 8" minimum	All required oversize in excess of the diameter required for subdivision that is eligible for the impact fee reimbursement
Fire Hydrants	100%	0%
FACILITY	SUBDIVIDER	CITY
Sanitary Sewer System	100% up to and including the diameter required for subdivision, 8" minimum	All required oversize in excess of the diameter required for subdivision that is eligible for the impact fee reimbursement
Storm drains, canals and Flood Channel Systems	100% up to and including the size required for subdivision, 24" minimum	All required oversize in excess of the diameter required for subdivision that is eligible for the impact fee reimbursement
Parks	Special negotiations with City Council	Special negotiations with City Council
Fences	100% for rear yard lot line fences on double fronted lots	0%
Wildland Access	100%	0%
Inspection and Materials testing	100%	0%

1. Exception is made when street is Federal or State Highway where City will not participate.
2. Whenever any off-site property is benefitted by the installation of any of the required improvements, the subdivider or developer, prior to recording the Final Plat, may sign an agreement with Cedar City providing that they shall be reimbursed for the expenses incurred for installing the improvements. After the improvements are installed and accepted by Cedar City, the subdivider or developer can begin receiving reimbursement amounts according to the agreement. These reimbursement amounts shall be collected and be paid by Cedar City to the subdivider that paid for the installation of the improvements. Such reimbursement shall extend until the subdivider or developer has been completely reimbursed without interest for the money expended for installing the improvements, or for a ten-year period from the time the reimbursement agreement is executed, whichever occurs first. Reimbursement shall only be collected from off-site property owners whose property fronts the installed improvements. The reimbursement for the fronting off-site property shall be calculated on a front foot basis and shall be 50% of the installation costs for street light, water, sewer and storm drain improvements that front the off-site property

and 100% of the installation costs for bridge, street, curb, gutter, sidewalk and sign improvements that are on the off-site fronting property's side of the road centerline. This reimbursement shall not eliminate the requirement to pay impact or other required City fees.

3. Improvements eligible to be paid for with impact fees shall be reimbursed by the City to the subdivider or developer. This impact fee reimbursement shall be based on the actual cost of installation including engineering and be subject to availability of impact fee funds.

J. Guarantee of Performance. For all required City owned and maintained improvements in detailed minor lot subdivisions, City owned and maintained platted subdivisions and PUDs and common improvements in residential PUDs the subdivider or developer will be required to post a bond with the City guaranteeing the required improvements will be installed and paid for without cost to the City. Such bonds shall be posted and administered as follows:

1. **Type and Amount of Guarantees.** The type of guarantee for the subdivision or PUD improvements may be in the form of a cash bond or letter of credit from an acceptable financial institution in an amount equal to the cost of the required utilities and improvements as approved by the City Engineer. All letters of credit shall be in a form acceptable to the City Attorney;
2. **Bond Amount.** The cash bond or letter of credit in an amount sufficient to cover the approved engineer's estimate plus an additional ten percent (10%) warrantee bond to cover the warranty period for the City owned and maintained improvements in detailed minor lot and platted subdivisions and residential PUDs;
3. **Duration.** Unless otherwise provided by a contract entered into according to this Chapter, the duration of the cash bond or letter of credit for the improvement bond and warrantee bonds shall continue until all improvement and warrantee work has been completed by the subdivider or developer;
4. **Default.** Unless otherwise provided by a contract entered into according to this Chapter, in the event the subdivider is in default or fails or neglects to satisfactorily install the required utilities and improvements within two years from the date of approval of the Final Plat by the City Council, or to pay all liens in connection thereto, the City may declare the bond or other assurance forfeited, and the City may install or cause the required improvements to be installed, using the proceeds from the collection of the bond or other assurance to defray the expense thereof;

5. **Bond Agreement.** A signed bond agreement with the City is required. The bond agreement shall be in a form approved for use by the City Attorney. These agreements are deemed necessary and proper to insure the improvements are constructed and the Mayor is authorized to sign them without prior approval from the City Council, and;
6. **Release of Bonds:**
 - a. A maximum of 90% of the cash bond or letter of credit shall be eligible for release as the improvements are completed according to the approved engineering drawings. 10% of the bond shall be retained until the City improvements in a subdivision or PUD are accepted by the City Engineer. The improvements shall not be accepted by the City Engineer until as-built drawings and grading reports are received, and the final inspection by the City Engineer and resulting punch list items are completed by the subdivider;
 - b. The additional ten percent (10%) cash bond posted to cover the warranty period shall remain in effect for one (1) year from the date the subdivision or PUD with City improvements is accepted by the City. The purpose of the bond is to pay for items that are not repaired by the subdivider or developer during the warranty period. Once this year has passed and the improvements have been accepted by the City this bond will be eligible for release to the subdivider or developer, and;
 - c. When the warranty bond is released the City will be deemed to have accepted all City improvements and shall assume responsibility for ongoing maintenance of the subdivision's or PUD's City improvements.
- K. **City Fees.** City fees for subdivisions and PUDs will be assessed according to the City's fee schedule and paid for before Final Plan or Plat approval by the City Council. The fees shall include but not be limited to Planning Commission filing fee, plan checking fees, pre-plat approval construction fees, utility line reimbursement fees, lift station up-grade fees, construction inspection fees, water acquisition fees, etc.
- L. **Inspection of Improvements.** The City Engineer shall inspect the work during construction for quality of materials and workmanship, but the subdivider or developer shall be responsible for the quality of all materials and workmanship.
- M. **Improvement Schedule.**

1. After the completed application and filing fees have been submitted to the City no improvement construction shall begin in a platted subdivision, detailed minor lot subdivision or residential PUD, including clearing and grubbing, before the Final Plat or Plan is approved by the City. If the subdivider or developer begins construction on the subdivision or PUD improvements before Final Plat approval by the City Council a pre-plat construction fee as set in the City's Fee Schedule will also be assessed and collected before Final Plat approval by the City Council.
 2. The City owned and maintained improvements in a platted subdivision, detailed minor lot subdivision and PUD, and common improvements in a residential PUD, shall be constructed within two (2) years of the Final Plat or Plan approval by the City. If the improvements are not installed within two (2) years of Final Plat or Plan approval by the City, the City shall use the subdivider's or developer's performance bond to install the improvements.
 3. In simple minor lot subdivisions included in Section 32-6 Step 2(1)(C) the required City owned and maintained improvements fronting the lot shall be completed before an occupancy permit is issued for any building on the lot.
 4. In commercial or industrial PUDs the common PUD improvements serving any lot in the PUD shall be completed before an occupancy permit is issued for the building on that lot.
 5. **No building permits will be issued in a platted subdivision or a detail minor lot subdivision (not including PUDs) until all fronting streets improvements are installed and accepted by the City.**
- N. As-built Drawings. No bond retainage will be released on a platted subdivision, PUD or a detail minor lot subdivision until final as-built drawings of any City owned and maintained improvements are prepared and submitted to the City Engineer.
- O. Improvement Completion and Acceptance. At the completion of the installation of the City owned and maintained improvements the City Engineer shall make a final inspection of the subdivision or PUD. If "as-built" plans are filed and other conditions thereof are found to be satisfactory, the City shall release the bond, not including the 10% cash warrantee bond, or other assurance and accept the responsibility for the dedicated right-of-ways, easements and City owned and maintained facilities. If "as constructed" plans have not been submitted to the

City Engineer or the required improvements are not completed within the required time period, the City may declare the subdivider in default.

- P. Warranty Period Acceptance. If the condition of material or workmanship shows unusual depreciation or does not comply with acceptable standards of durability at any time during the one-year warranty period it will be the responsibility of the subdivider or developer to make the necessary repairs. If the subdivider or developer does not complete the necessary repairs within 30 days after receiving written notice from the City, the City will declare the subdivider or developer in default and use the 10% warranty bond to complete the repairs.
- Q. Special Improvement Contracts. In the event that the improvements are installed under "special improvement contracts" the planning and execution of the work shall be carried out as prescribed by laws pertaining thereto.
- R. Amended Plats. Amended plats must be filed. When major changes, not including lot line adjustments, in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance within the requirements of this Ordinance and applicable state laws.
- S. Water Right Conveyance to the City.
1. Before Final Plat approval subdividers and developers of platted subdivisions and residential PUDs are required to convey water rights to the City according to the City's water acquisition ordinance.
 2. Minor lot subdivisions and commercial and industrial PUDs shall convey water rights to the City according to the City's water acquisition ordinance when a building permit is obtained on each lot.
- T. Enforcement and Permits. No officer of Cedar City shall grant any permit or license for the use of any building or land if such use would be in violation of this Ordinance.
- U. Penalty. Any person who shall violate any of the provisions of this Ordinance shall, upon conviction thereof, be punished by a fine not exceeding One Thousand Dollars (\$1,000.00) or imprisonment in the County Jail for six (6) months, or by both fine and imprisonment.
- V. Validity. If any section, sub-section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such holding shall not affect the validity of the remaining portion of this Ordinance.

ENTIRE CHAPTER AMENDED BY CEDAR CITY ORDINANCE NO. 0211-15