

**ORDINANCE NO. 19-07**

**AN ORDINANCE AMENDING TITLE 16 OF THE WASATCH COUNTY CODE CHAPTERS 16.02, 16.04, 16.05, 16.15, 16.27 SO AS TO UPDATE AND SIMPLIFY THE PROCESSES AND STANDARDS FOR APPROVING SUBDIVISION APPLICATIONS.**

**WHEREAS**, counties may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the unincorporated area of the county to provide for the health, safety, and welfare, promote prosperity, improve good order, comfort, convenience, and aesthetics of each county, and to protect both urban and non-urban development; and

**WHEREAS**, pursuant to this authority, the County Legislative Body enacted the Land Use and Development Code, and now amends the Land Use and Development Code; and

**WHEREAS**, the County Legislative Body desires to amend Title 16 to more fully integrate the more streamlined online application and DRC review processes that have recently been implemented, and;

**WHEREAS**, the County Legislative Body desires to ensure development provides for access and connectivity between properties, and;

**WHEREAS**, the County Legislative Body desires to eliminate redundancies in the Land Use and Development Code to make it easier to understand; and

**WHEREAS**, the County Legislative Body desires to update the Land Use and Development Code to provide greater clarity to developers on the processes they should follow to obtain approvals to develop, and;

**WHEREAS**, the County Legislative Body desires to ensure that development standards ensure that development will be approved and implemented in a manner that protects the health, welfare and safety of the future lot owners and current property owners; and

**WHEREAS**, Utah Code 17-27a-502 requires Wasatch County to give notice of public hearing as provided in Utah Code 17-27a-205(1)(a), and to hold a public hearing; and

**WHEREAS**, Wasatch County gave notice of all public meetings and public hearings related to this ordinance as required, and the planning commission held a public hearing as required; and

**WHEREAS**, the County Legislative Body finds that these amendments more fully promote the objectives and purposes of the general plan and the Land Use and Development Code; and

**WHEREAS**, the County Legislative Body finds that these amendments advance the health, safety, and welfare of Wasatch County; and

**NOW THEREFORE**, the County Legislative Body of Wasatch County ordains as follows:

SECTION I: **Repealer.** If any provisions of the County Code, policies, procedures, or resolutions heretofore adopted are inconsistent herewith they are hereby repealed.

SECTION II: **Enactment.** The following amendments, additions, and deletions to Title 16, the Land Use and Development Code, are hereby enacted:

**See attached.**

SECTION III: **Effective Date.** This Ordinance shall become effective immediately upon execution by the Chair of the County Council and the completion of public notice requirements imposed by state statute.

SECTION IV: **Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION V: **Public Notice.** The Wasatch County Clerk, and ex officio Clerk of the Wasatch County Council, is hereby ordered, in accordance with the requirements of Section 17-53-208, Utah Code Annotated, 1953, as amended, to do as follows:

- a. Enter at length this ordinance in the ordinance book;
- b. Deposit a copy of this ordinance in the office of the County Clerk;
- c. Publish a short summary of this ordinance, together with a statement that a complete copy of the ordinance is available at the County Clerk's office and with the name of the members voting for and against the ordinance, for at least one publication in a newspaper published in and having general circulation in the county; or post a complete copy of this ordinance in nine (9) public places within the County.

APPROVED and PASSED this 16 day of October, 2019.

Attest:

WASATCH COUNTY COUNCIL:

*Cal Griffiths*

Cal Griffiths  
Wasatch County Clerk

*Danny Goode*

Danny Goode, Chair  
Wasatch County Council



VOTE

Danny Goode, Chairman	<u>Y</u>
Mark Nelson, Vice Chair	<u>Y</u>
Spencer Park	<u>Y</u>
Kendall Crittenden	<u>-</u>
Jeff Wade	<u>Y</u>
Marilyn Crittenden	<u>Y</u>
Steve Farrell	<u>Y</u>

ADOPTION OF ORDINANCE AFFIDAVIT

STATE OF UTAH )  
 : ss.  
COUNTY OF WASATCH )

I, the undersigned, the duly qualified and acting County Clerk of Wasatch County, Utah, and ex officio Clerk of the Wasatch County Council, do hereby further certify, according to the records of said Council in my official possession, and upon my own knowledge and belief, that I have fulfilled the requirements of Section 17-53-208, Utah Code Annotated, 1953, as amended, by:

- [ ✓ ] (a) Causing this ordinance to be entered at length in the ordinance book;
- [ ✓ ] (b) Causing three (3) copies of this ordinance to be deposited in the office of the County Clerk;
- [ ✓ ] (c) Causing a short summary of this ordinance, together with a statement that a complete copy of the ordinance is available at the County Clerk's office and with the name of the members voting for and against the ordinance to be published for at least one publication in The Wasatch Wave, a newspaper of general circulation within the geographical jurisdiction of Wasatch County; or posting a complete copy of this ordinance in nine (9) public places within the County.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of the County Legislative Body of Wasatch County, Utah, this 6 day of November, 2019.



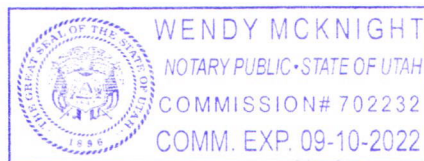
*Cal Griffiths*

Cal Griffiths  
Wasatch County Clerk / Auditor

SUBSCRIBED AND SWORN to me, a Notary Public, this 6 day of November, 2019.

*Wendy McKnight*  
Notary Public

Residing in: Wasatch  
My commission expires: 09-10-2022



1 **16.02.12: CONCEPTUAL CONNECTIVITY AND ADOPTION OF LOCAL STREET PLAN**

2 The legislative body, after recommendation from the Wasatch County planning commission, shall adopt  
3 and maintain a local street plan, which will provide long range planning for local neighborhood streets.  
4 This process is intended to ensure that property within a given area can be adequately developed and  
5 serviced.

6 A. In order to facilitate considerations related to a local street plan, the land developer shall be required  
7 to submit a Conceptual Connectivity Plan with all land use applications for development, vacation,  
8 or amendment to those development types listed in Section 16.27.04. Elements of this Conceptual  
9 Connectivity Plan shall show the proposed streets layout, lots and other features, including existing  
10 grade, utilities and watercourses in relation to all existing and planned streets within one-fourth  
11 (1/4) mile of the development. The plan shall show there is viable access to adjacent properties.  
12 The plan shall be prepared at a scale of not smaller than one inch equals four hundred feet  
13 (1" = 400').

14 1. The Conceptual Connectivity Plan is required for the purpose of demonstrating that  
15 the proposed development will not cause detriment to the integrated development  
16 of the overall area. The land developer shall coordinate with the planning department in  
17 developing the Conceptual Connectivity Plan. The Conceptual Connectivity Plan shall be  
18 considered and approved with the respective land use application.

19 2. The Conceptual Connectivity Plan shall not be binding upon the properties included  
20 in the plan that are not the subject of the land use application. However, should the  
21 legislative body determine that a specific street layout plan is crucial to ensuring  
22 the integrated development of an area, the legislative body may amend or adopt the  
23 local street plan as defined in this section.

24 B. Upon recommendation by the planning commission, the local street plan shall be submitted to the  
25 legislative body for consideration and potential adoption. ~~The land developer shall coordinate with~~  
26 ~~the planning department in developing the local street plan.~~

27 ...

28 **16.04.02: DEFINITIONS OF TERMS AND WORDS**

29 DEVELOPMENT: 1. The total area of the parcel of land on which a building permit is to be issued, or the  
30 total area of property being improved. 2. The act of, processes to authorize, or results of erecting, placing,  
31 constructing, remodeling, converting, altering, relocating, or demolishing any structure or improvement to  
32 property including, grading, clearing, grubbing, mining, excavating, or filling of such property.

33  
34 DEVELOPMENT REVIEW COMMITTEE: The committee created by Wasatch Code 16.27.02. Also  
35 known as DRC.

36 ...

37 **16.05.04: LOT AREA**

38 The minimum lot area or parcel size in the preservation zone (P-160) shall be one hundred sixty (160) acres  
39 per single-family dwelling. ~~Grouping of residential development lots may be allowed; provided, that~~  
40 ~~services are available and density is not increased more than base density, i.e., one unit per one hundred~~  
41 ~~sixty (160) acres. The approval process for grouping of residential lots is outlined in chapter 16.27,~~

42 ~~"Development Standards", of this title.~~ No density bonuses will be granted for development in the  
 43 preservation zone (P-160).

44 ...

45  
 46 **16.15.05: PHYSICAL CONSTRAINTS RESTRICTIONS**

47 No land within the JBOZ shall be developed that does not conform to the physical constraints standards  
 48 established in sections ~~16.27.23 and 16.27.24~~ 16.27.25 of this title.

49 ...

50  
 51 **16.15.24: DEVELOPMENT APPLICATION PROCESSRESERVED**

52 ~~A. GIS Data: All spacial data shall be obtained through the Wasatch County geographic information  
 53 services (hereinafter referred to as "GIS") department, including, but not limited to, ownership  
 54 boundaries, topographical data, service district boundaries, slope, aspect, solar radiation, gross  
 55 vegetative analysis, public lands survey coordinates, watercourses, water bodies, land use  
 56 designations and other pertinent data. Such information may be obtained, for which a fee will be  
 57 charged. If it is not possible for the developer to use the resources, actual printouts of the  
 58 information may be obtained from the GIS department. However, the developer should be aware  
 59 that it will take additional time and effort on the part of the GIS department to produce such  
 60 printouts. There will be a wait for such documents and a charge for the GIS department staff and  
 61 equipment to produce such documents.~~

62 ~~B. Concept Plan: A concept plan shall be prepared for all proposed developments. The concept plan  
 63 shall conform to the goals of the plan and the Wasatch County code relating to the JBOZ. As used  
 64 in this process, the term "concept plan" refers to a preliminarily engineered sketch plan drawn to  
 65 illustrate initial thoughts about the layout for open space lands, development sites, public trails, and  
 66 street alignments, etc. This plan should be prepared using the spacial data available through the  
 67 GIS department and any other sources available to the developer, as a guide to areas of the property,  
 68 which will not support development due to constraints. This is the stage where drawings are  
 69 tentatively illustrated, before heavy engineering costs are incurred in the design of any proposed  
 70 development, but after consideration of the spacial data. The concept plan will be checked against  
 71 the land use plan and the overall vision of the plan. These drawings shall be prepared by a team  
 72 that is headed up by a landscape architect and includes a civil engineer, and an attorney and  
 73 architect, if appropriate. After preparation, an appointment should be made with the planning office  
 74 to have the plan reviewed. The planning staff will issue a written response to their review indicating  
 75 where the concept plan is not in compliance with the plan, the JBOZ and the Wasatch County code.  
 76 The staff will issue recommendations which the developer may use to bring the plan into  
 77 compliance. If the developer disagrees with the recommendations and wishes to proceed without  
 78 making the recommended changes, he may apply for preliminary approval, at which time the  
 79 planning commission and county legislative body will determine if any of the recommendations of  
 80 the planning department may be varied or waived.~~

81 ~~C. Alternative Procedure: Properties that have not received master plan or density determination  
 82 approval, as depicted on the Jordanelle Basin comprehensive plan map, shall follow the process  
 83 outlined in section 16.27.07 or 16.27.10 of this title, depending on the number of lots. Other than  
 84 the master plan requirements listed in subsection 16.27.10C2 of this title, submittal requirements  
 85 for preliminary and final are listed in this chapter.~~

86 ~~D. Preliminary Plans: The preliminary application package shall contain a submittal of the application  
 87 for the JBOZ in a form which complies with the Wasatch County policy. The preliminary plans~~

88 shall be drawn to a scale not smaller than one inch equals one hundred feet (1" = 100'), and shall  
89 show the following:

- 90 1. ~~Project name and address;~~
- 91 2. ~~North point, scale, date;~~
- 92 3. ~~A copy of the record of survey filed with the Wasatch County surveyor's office. In the~~  
93 ~~event that the development has multiple phases, the proposed plat shall show the recorded~~  
94 ~~file number of the record of survey and/or paper copy of the survey;~~
- 95 4. ~~A copy of the closure sheet which shall show the following:~~
  - 96 a. ~~The courses and distance of the proposed development/subdivision boundary and~~  
97 ~~the error of closure;~~
  - 98 b. ~~The area of each lot in square feet and acres, and the error of closure for each lot~~  
99 ~~within the plat;~~
- 100 5. ~~All open spaces and roadways are to be considered as individual parcels and treated as~~  
101 ~~such;~~
- 102 6. ~~Names, addresses and telephone numbers of developer, engineer, and current and~~  
103 ~~prospective owners;~~
- 104 7. ~~Nearest section corner tie, township and range;~~
- 105 8. ~~Acreage, property dimensions, project perimeter, legal description;~~
- 106 9. ~~Jordanelle land use plan information from Wasatch County GIS;~~
- 107 10. ~~All proposed phases of the development, numbered and defined, with approximate~~  
108 ~~timetable for development;~~
- 109 11. ~~Location of entire development in relation to surrounding neighborhoods and~~  
110 ~~developments (include names of adjacent subdivisions and developments, adjacent~~  
111 ~~property owners' names and addresses, and adjacent land uses and buildings);~~
- 112 12. ~~Existing topography with a contour interval of two feet (2');~~
- 113 13. ~~Grading plans illustrating cut and fill limits and limits of disturbance and landscaping~~  
114 ~~plans, including topographic lines, and evidencing conformance with the Jordanelle master~~  
115 ~~drainage plan;~~
- 116 14. ~~Existing and proposed lot lines, easements, walkways, streets and rights of way (public and~~  
117 ~~private), including widths, names and numbers on subject and surrounding areas; proposed~~  
118 ~~dedications of public use areas; and existing and proposed curb, gutter and sidewalk.~~  
119 ~~Sidewalks may not be required in all residential areas, but should be noted on the plans if~~  
120 ~~proposed by the developer or if required by the county after initial review. Commercial or~~  
121 ~~mixed use areas will require sidewalks;~~
- 122 15. ~~Existing waterways (including irrigation), significant vegetation, and natural features of~~  
123 ~~the land;~~
- 124 16. ~~Sensitive lands in the JBOZ, including slopes over twenty five percent (25%), flood hazard~~  
125 ~~areas, fault line setback areas, wetlands, high water table areas, landslide areas, alluvial~~  
126 ~~fan, flood debris flow, or collapsible soil hazard areas, shallow groundwater areas, stream~~  
127 ~~or drainage corridor setback areas, springs, seeps or surface water areas, detention basin~~  
128 ~~areas, established road and utility corridors, ridgeline areas and geologic hazards;~~
- 129 17. ~~Soils testing and geotechnical analysis as required by the county;~~
- 130 18. ~~Existing and proposed infrastructure, including all fire hydrants, water and sewer lines,~~  
131 ~~storm sewer system, and all utilities, including, but not limited to, electricity, natural gas,~~  
132 ~~telephone, cable television;~~
- 133 19. ~~Proposed layout of all public and private streets, if any, including profiles (same scale as~~  
134 ~~site plan) and cross sections (same as county standards, at an interval of 100 feet or as~~  
135 ~~determined by the county planner);~~
- 136 20. ~~Location and elevation drawings of existing and proposed buildings, signs, dumpster and~~  
137 ~~utility enclosures, fences and other structures;~~

- 138 21. For commercial or mixed use projects, a landscaping plan illustrating evergreen/deciduous  
139 plant massing, planting materials, irrigation plans, revegetation areas, limits of disturbance,  
140 etc. For residential single family projects, the following will be required:  
141 a. A calculation of the amount of water that will be needed on the land for  
142 landscaping purposes;  
143 b. A plant materials list;  
144 c. An irrigation, sprinkling system design plan;  
145 d. A plan for the revegetation of cuts and fills;  
146 e. A letter from the Jordanelle Basin architectural review committee evidencing their  
147 review and recommendations;
- 148 22. Drainage plans illustrating that the development as planned does not impose adverse  
149 impacts to the drainage system or increase the sediment contribution to receiving waters.  
150 The drainage plan will illustrate methods of controlling runoff, directing flow and detaining  
151 or retaining water. Methods in preparing the necessary items to be contained in the drainage  
152 plan are described in "A Guide For Erosion And Sediment Control For Wasatch County".  
153 The drainage plan shall include the following:  
154 a. Site description;  
155 b. Development plan;  
156 c. Drainage assessment; and  
157 d. Stormwater pollution prevention plan;
- 158 23. Parking, access and loading plan, including required bus pullouts and/or other proposed  
159 mass transit plans;
- 160 24. Unit configuration footprints and typical architectural elevations;
- 161 25. Tabulation of projected ERUs, as described in the plan, number of housing units by type  
162 with the number of bedrooms, parking stalls provided, building square footage, building  
163 footprint square footage, open space acreage and percentage, landscape acreage and  
164 percentage, hard surface acreage and percentage;
- 165 26. Viewshed analysis illustrating existing and proposed views from selected vantage points.  
166 The county has identified eight (8) vantage points within the Jordanelle Basin which the  
167 applicant may be required to prepare a viewshed analysis. Compatibility to the surrounding  
168 environment and development, along with color, scale, and massing will be key elements  
169 evaluated. Any combination of the following vantage points may be required to be  
170 analyzed:  
171 a. From the Mayflower interchange or from the visitor's center at Hailstone State  
172 Park;  
173 b. From the viewpoint overlooking the dam along the road to Francis (SR 32) located  
174 on the south side of the Jordanelle Reservoir;  
175 c. From the viewpoint along the road to Kamas (SR 248) located on the northeast  
176 side of the Jordanelle Reservoir;  
177 d. From the intersection of SR 248 and old U.S. Highway;  
178 e. From the viewpoints along Highway 32 at mile markers 5, 6 and 8;  
179 f. From the viewpoint at 7487 East Highway 32;  
180 g. From the Peoa/Oakley turnoff on SR 248;  
181 h. From the water near the middle of the north arm of the Jordanelle Reservoir; and  
182 i. Visual assessments (from relevant designated vantage points as directed by the  
183 Wasatch County planner) depicting conditions before and after the proposed  
184 development. These shall include the proposed location, size, design, landscaping  
185 and other visual features of the project to assist in analyzing the potential aesthetic  
186 impact and most advantageous location of structures and other improvements to  
187 reduce any adverse impacts. The visual assessment shall be conducted using  
188 techniques as approved by the county planner, including, but not limited to,

189 sketches, models, hand-enhanced photographs, and computerized images.  
 190 Selection of the appropriate technique will depend on the size of the development  
 191 and the visual sensitivity of the proposed development site;

192 27. Any additional information which the county planner, planning commission and legislative  
 193 body may reasonably require in a specific instance. Where a developer owns or controls  
 194 more land than he or she wishes to develop immediately, the county may require that a  
 195 preliminary plan of the whole area be submitted, in which case the developer shall indicate  
 196 the portion to be developed immediately and the portion to be held for future development.

197 ~~E. Developer's Statement: Although a full environmental impact statement is not required for~~  
 198 ~~development under this plan, the developer must closely inspect his property and make a written~~  
 199 ~~representation to the planning department as follows:~~

- 200 1. The project will not consist of any development on natural slopes over twenty five percent  
 201 (25%) grade. If any development will occur on slopes over twenty five percent (25%), the  
 202 developer must disclose this fact since special geotechnical studies may be required, but in  
 203 no event may any development occur on slopes over thirty percent (30%);
- 204 2. The project will not consist of any development within any fault line setback areas;
- 205 3. The project will not consist of any development or disturbance of any wetland areas;
- 206 4. The project will not consist of any development within any landslide hazard areas;
- 207 5. The project will not consist of any development within any flood hazard area;
- 208 6. The project will not consist of any development within any areas that contain alluvial fan,  
 209 flood debris flow or collapsible soil hazard areas;
- 210 7. The project will not consist of any development within any shallow groundwater hazard  
 211 areas, stream or drainage corridor setbacks, areas of springs or seeps or surface water areas;
- 212 8. The project will not consist of any development within any areas that are recommended  
 213 locations for detention basins or established road and utility corridors;
- 214 9. The project will avoid any development that will protrude above any ridgelines. If any  
 215 development will protrude above ridgelines, the developer must disclose this fact. In that  
 216 event, the planning staff shall investigate and find ways to relocate the building to an area  
 217 that does not violate the ridgeline protection regulations, or the building site will not be  
 218 approved.

219 ~~F.A. Incomplete Or Incorrect Developer Statement: If a full and complete representation, as~~  
 220 ~~described in subsection E of this section, cannot not be produced by the developer, or if any~~  
 221 ~~evidence later discovered indicates that such representation has not been made after a full~~  
 222 ~~inspection, or there has been any change in circumstances indicating the likelihood of a failure to~~  
 223 ~~be able to meet the standards of the above section, the county may require that certain site specific~~  
 224 ~~reports be prepared. Any and all such reports that the county determines to be necessary may be~~  
 225 ~~required as part of the preliminary process.~~

226 ~~G. Preliminary Documentation: The preliminary documentation shall include the following~~  
 227 ~~documents, which shall be prepared in accordance with Wasatch County standards, and shall be~~  
 228 ~~submitted in accordance with the requirements of this code, or any amendment thereto, with the~~  
 229 ~~required application fees. A sample of many of such documents may be obtained through the~~  
 230 ~~planning office, if requested. These documents shall be a draft copy of each document, which shall~~  
 231 ~~be reviewed and the final copies will be submitted with the final documentation when application~~  
 232 ~~is made for final approval:~~

- 233 1. Draft copy of articles of incorporation and bylaws of the property owners' association;
- 234 2. Draft copy of declaration of covenants, conditions, restrictions and management policies;
- 235 3. A will serve letter from any special service district and/or other appropriate agency,  
 236 indicating the availability of water, water service, sewer service, extended fire, extended  
 237 police, schools, garbage collection and disposal, roads maintenance, trails maintenance,  
 238 open space management, stormwater detention, telephone service, electric service, natural  
 239 gas, and other municipal type services;

- 240 4. ~~A form of certification for each of the following (these are proposed certifications of what~~  
 241 ~~is intended to be placed on the plat, a sample of which may be obtained from the planning~~  
 242 ~~office):~~  
 243 ~~a. Owner's dedications;~~  
 244 ~~b. Surveyor's certificate of accuracy of survey;~~  
 245 ~~c. County surveyor's approval;~~  
 246 ~~d. Planning commission approval;~~  
 247 ~~e. Special service district and special improvement district approval;~~  
 248 ~~f. County manager approval of the plat and the acceptance of dedications of public~~  
 249 ~~lands, streets and easements;~~  
 250 ~~g. County fire marshal's approval;~~  
 251 ~~h. County attorney's approval as to form;~~  
 252 ~~i. Health department approval;~~  
 253 ~~j. Weed board approval;~~  
 254 ~~k. Recreation district approval;~~  
 255 ~~l. Public works approval; and~~  
 256 ~~m. County planning office approval.~~

257 ~~H. Preliminary Procedures:~~

- 258 ~~1. Public notice as required by Wasatch County standards.~~  
 259 ~~2. Hearing before the planning commission. The public hearing before the planning~~  
 260 ~~commission will be held, and comments requested from the public at that time. If, after~~  
 261 ~~such hearing the planning commission approves the project, a recommendation will be~~  
 262 ~~issued to the county legislative body. If any conditions are set forth in the recommendation~~  
 263 ~~which require them to be completed prior to placement on the county legislative body~~  
 264 ~~agenda, such conditions shall be completed.~~  
 265 ~~3. The planning office will then request that the matter be placed on the next available county~~  
 266 ~~legislative body agenda.~~  
 267 ~~4. Public notice of the county legislative body hearing shall be given as required by the~~  
 268 ~~Wasatch County standards for public notice.~~  
 269 ~~5. Hearing before the county legislative body. The hearing before the county legislative body~~  
 270 ~~will be held, and comments requested from the public at that time. If, after such hearing~~  
 271 ~~the county legislative body approves the project, the project may then proceed to apply for~~  
 272 ~~final approval, provided however, if any conditions are set forth by the county legislative~~  
 273 ~~body, all such conditions must be met prior to application for final approval unless~~  
 274 ~~otherwise required by the county legislative body.~~  
 275 ~~1. Final Plans: The final plans must first evidence how the final plans conform to the preliminary~~  
 276 ~~plans and any conditions for preliminary approval and such plans must include, but not limited to,~~  
 277 ~~the following:~~  
 278 ~~1. Project name and address;~~  
 279 ~~2. North point, scale (not smaller than 1 inch equals 100 feet), date;~~  
 280 ~~3. Development phase number, if a phased project;~~  
 281 ~~4. Names, addresses and telephone numbers of developer, engineer and current owners;~~  
 282 ~~5. Nearest section corner tie, township and range;~~  
 283 ~~6. Lot lines, dimensions and area; adjacent lots and phases;~~  
 284 ~~7. Existing and proposed easements, walkways, streets and rights of way (public and private),~~  
 285 ~~and trails, including widths, names and numbers; proposed dedications of public use areas;~~  
 286 ~~existing and proposed curb, gutter and sidewalk (public and private);~~  
 287 ~~8. Existing waterways (including irrigation and piping);~~  
 288 ~~9. Topography (contours at 2 foot intervals) and site drainage plan, which illustrate existing~~  
 289 ~~and proposed conditions;~~  
 290 ~~10. Existing vegetation to remain on development and natural features of the land;~~

- 291 11. Sensitive lands, including, but not limited to, slopes over twenty five percent (25%), flood  
 292 hazard boundary, wetlands, high water table areas and geologic hazards;  
 293 12. Soils testing and analysis. Geotechnical studies as required by the county;  
 294 13. UDOT approval for access off state roads; approval of Wasatch County flood control;  
 295 approval of army corps of engineers in wetlands or high water table areas; approvals of  
 296 power, gas, telephone and cable companies where easements are proposed and service is  
 297 required;  
 298 14. Final grading plans illustrating cut and fill limits and limits of disturbance;  
 299 15. Temporary construction erosion control plan;  
 300 16. Final drainage plan illustrating methods of controlling runoff, directing water flow and  
 301 detention/retention areas;  
 302 17. Existing and proposed utilities, including fire hydrants, water and sewer lines, and storm  
 303 sewer system;  
 304 18. Location and elevation drawings of existing and proposed buildings, signs, dumpster and  
 305 utility enclosures, fences and other structures, including materials and colors;  
 306 19. Landscaping plan with irrigation system and plant species and sizes;  
 307 20. Parking, access and loading plan;  
 308 21. Lighting plan;  
 309 22. Signage plans to comply with the Wasatch County sign regulations;  
 310 23. Architectural plans;  
 311 24. Tabulation of ERUs, as defined by the plan, number of housing units by type and square  
 312 footage, with the number of bedrooms, parking stalls provided, building square footage,  
 313 building footprint square footage, open space acreage and percentage, landscape acreage  
 314 and percentage, hard surface acreage and percentage;  
 315 25. Jordanelle special service district approval; and  
 316 26. Mitigating measures (to conform with Wasatch County development code and design  
 317 standards as found in this document).
- 318 J.—Final Documentation: The following official documents prepared in a manner that will fully present  
 319 information called for on forms provided by the county:
- 320 1.—Articles of incorporation and bylaws of the association;  
 321 2.—Declaration of covenants, conditions, restrictions and management policies;  
 322 3.—Maintenance agreement between the developers, property owners' association, Jordanelle  
 323 SSD and the county, providing for the establishment of an impound account as a means of  
 324 assuring proper maintenance of the development;  
 325 4.—Open space agreement acceptable to the county;  
 326 5.—Affordable housing agreement approved by county;  
 327 6.—Schools and civic agreement approved by county;  
 328 7.—An information brochure (prepared in accordance with county standards) for use in the  
 329 sales program to inform all home buyers in simple terms about the homeowners' association  
 330 and the rights and obligations of lot owners;  
 331 8.—Itemized estimates of the cost of constructing all required improvements to be constructed  
 332 in the development. The developer shall also submit a report to the county planning  
 333 commission pertaining to the source or sources of the construction funds;  
 334 9.—A statement from the state health department, through the county health department,  
 335 granting engineering approval of the development pertaining to water and sewerage  
 336 facilities;  
 337 10. A final form of certification for each of the following (these are the certifications intended  
 338 to be placed on the plat):  
 339 a.—Owner's dedications;  
 340 b.—Surveyor's certificate of accuracy of survey;

- e.— County surveyor's approval;
- d.— Planning commission approval;
- e.— Jordanelle special service district approval and Jordanelle special improvement district approval;
- f.— County manager approval of the plat and the acceptance of dedications of public lands, streets and easements;
- g.— County fire marshal's approval;
- h.— County attorney's approval as to form;
- i.— Health department approval;
- j.— Weed board approval;
- k.— Recreation district approval;
- l.— Public works approval;
- m.— County planning office approval;
- n.— County engineer approval;
- o.— County sheriff's department;
- p.— Jordanelle architectural advisory board; and
- q.— Notary public's acknowledgement.

**K. Procedures For Final:**

- 1.— Public notice as required by the Wasatch County code.
- 2.— Hearing before the planning commission. The public hearing before the planning commission will be held, and comments requested from the public at that time. If, after such hearing the planning commission approves the project, the county manager may sign the approved plat.

**L. Final Plat Recordation:** A final plat shall be prepared on a reproducible mylar drawn in accordance with county standards at a scale not smaller than one inch equals one hundred feet (1" = 100'), and shall show the following:

- 1.— Boundaries of the development and location of all required survey monuments;
- 2.— Location of all lot lines;
- 3.— Location and extent of all street and other parcels of land to be dedicated to the public and to be retained in private ownership;
- 4.— Location and extent of all easements; and
- 5.— The certifications previously proposed and approved as part of the final documentation provided.

...

**Chapter 16.27: DEVELOPMENT STANDARDS**

**16.27.01: PURPOSE**

The purpose of this chapter is to establish the standards and regulations for specific developments, whether small scale or large scale, and whether permitted by right in the zone or whether additional density is granted as a conditional use for of meeting standards set forth in the planned performance development applicable sections of the Land Use and Development Code.

...

**16.27.04: TYPES OF DEVELOPMENTS**

386 The following are types of developments that are considered by this title:~~The following developments~~  
387 ~~are required to attend a preapplication conference prior to making application to the planning commission~~  
388 ~~and legislative body.~~

389 A. Small Scale Development: A development consisting of no more than five (5) lots, units or  
390 equivalent residential units, which is processed through the planning staff without the necessity of  
391 having a hearing before the planning commission. Further division of any small scale  
392 development,- any lots resulting from a small scale development, or any parcels resulting from a  
393 bona fide division or partition of agricultural land for agricultural purposes which have previously  
394 been created after August 11,1965 without approval of a land use application,-after a total of five  
395 (5) lots, units or ERUs have been created must be processed as a large scale development.

396 B. Farm Preservation Development: A development consisting of not more than five (5) lots,  
397 including a lot which is a minimum of twenty (20) acres. Farm preservation developments shall  
398 follow the same process as a small scale development.

399 C. Large Scale Development: A development consisting of more than five (5) lots, units or  
400 equivalent residential units, which must be processed by staff and brought before the planning  
401 commission for their recommendation prior to a hearing before the county legislative body.

402 D. Cluster Development: Cluster developments are allowed in specified areas of the RA-1 zoning  
403 district, as long as the overall density does not exceed one unit for every 1.3 net ~~develop~~  
404 ~~abledevelopable~~ acres and the minimum lot sizes specified are met. Sensitive areas and areas  
405 worth preserving should be incorporated into open space.

406 E. Minor Agricultural Subdivision: A division of at least one hundred (100) contiguous acres of  
407 agricultural land to create one new lot that is separate from the remainder of the original one  
408 hundred (100) or more contiguous acres of agricultural land, is at least one acre in size, and is  
409 located at least one thousand feet (1,000') away from another minor agricultural subdivision lot  
410 created after October 1, 2009, pursuant to Utah Code Annotated section 17-27a-605, as currently  
411 amended. For the purposes of this section and section 16.27.08 of this chapter, "agricultural land"  
412 is defined as land that is designated on the county tax roles as "greenbelt" or as agricultural use  
413 assessment under Utah Code Annotated section 59-2-501 et seq.

414 ...

415

416 **16.27.05: GENERAL SUBMITTAL REQUIREMENTS PROCEDURE FOR DEVELOPMENT**  
417 **APPLICATIONS**

418 ~~The general submittal requirements are not inclusive. Additional information can be found under each~~  
419 ~~type of development. This section includes a general outline of the development review process.~~  
420 ~~Additional information, including additional application requirements, may be found under the sections of~~  
421 ~~the Land Use and Development Code applicable for each development type.~~

422

423 A. Application; Fee: In order for a development proposal to be considered by the land use authority,  
424 the ~~D~~developer shall submit a complete application form for the type of development requested  
425 and pay the appropriate application fees, along with the ~~preliminary~~required plans, and drawings,  
426 and any documents or other items required for the development type. Regardless of application  
427 type, all development applications shall conform to the following minimum requirements:

428 1. The general submittal requirement package shall contain a submittal of the development  
429 application in a form which complies with the following: All plans shall be drawn to a  
430 scale not smaller than one inch equals one hundred feet (1" = 100'), unless otherwise  
431 approved by the Planning Director and not required by any member of the Development

- 432 Review Committee, and shall include the project name and address, north point, scale,  
 433 and date;
- 434 2. All plans shall be submitted in an approved electronic format following the checklist for  
 435 the applicable development type.
- 436 3. The application shall include accurate contact information for the property owner(s),  
 437 developer, and project design team. It is the responsibility of the applicant to keep all  
 438 contact information current during the entire review and approval process;
- 439 4. All open spaces and roadways are to be considered as individual parcels and treated as  
 440 such;
- 441 5. All drawings shall be as clean, legible, accurate and concise as possible while still  
 442 providing the necessary information;
- 443 6. Any resubmittals shall include a response sheet provided by the developer indicating how  
 444 the new submittal addresses any applicable comments provided by the Development  
 445 Review Committee;
- 446 7. Where a development proposal includes land that has been illegally subdivided, the  
 447 development proposal must include all necessary actions to correct the illegal subdivision  
 448 and must include all parcels that were part of the land prior to the illegal subdivision; and
- 449 1.8. Where a developer owns or controls more land than he or she wishes to develop  
 450 immediately, the county may require that a preliminary master plan application for of  
 451 the whole area shall be submitted, in which case the developer shall indicate the portion  
 452 to be developed immediately and the portion to be held for future development.
- 453 ~~B. The plans shall be drawn to a scale not smaller than one inch equals one hundred feet (1" = 100'),~~  
 454 ~~and shall show the following:~~
- 455 1. ~~Project name and address;~~
- 456 2. ~~North point, scale, date;~~
- 457 1. ~~A copy of the record of survey filed with the Wasatch County surveyors office;~~
- 458 a. ~~In the event that the development has multiple phases, the proposed plat shall~~  
 459 ~~show the recorded file number of the record of survey and/or paper copy of the~~  
 460 ~~survey;~~
- 461 2.1. ~~A copy of the coordinate sheet which shall show the following;~~
- 462 a. ~~The courses and distance of the proposed development/subdivision boundary and~~  
 463 ~~the error of closure;~~
- 464 b. ~~The area of the lot in square feet and acres, and the error of closure for each lot~~  
 465 ~~within the plat;~~
- 466 3. ~~All open spaces and roadways are to be considered as individual parcels and treated as~~  
 467 ~~such;~~
- 468 3. ~~Names, addresses and telephone numbers of developer, engineer and current and~~  
 469 ~~prospective owners;~~
- 470 4. ~~Nearest section corner tie, township and range;~~
- 471 5. ~~Acreage, property dimensions, project perimeter, legal description;~~

- 472 ~~9. All proposed phases of the development, numbered and defined, with approximate~~  
 473 ~~timetable for development;~~
- 474 ~~4. Location of entire development in relation to surrounding neighborhoods and~~  
 475 ~~developments (include names of adjacent subdivisions and developments, adjacent property~~  
 476 ~~owners' names and addresses, and adjacent land uses and buildings);~~
- 477 ~~5. Existing topography with a contour interval of two feet (2');~~
- 478 ~~6. Grading plans illustrating cut and fill limits and limits of disturbance and landscaping~~  
 479 ~~plans including topographic lines;~~
- 480 ~~6. Existing and proposed lot lines, easements, walkways, streets and rights of way (public~~  
 481 ~~and private), including widths, names and numbers, on subject and surrounding areas;~~  
 482 ~~proposed dedications of public use areas; existing and proposed curb, gutter and~~  
 483 ~~sidewalk. Sidewalks may not be required in all residential areas, but should be noted on~~  
 484 ~~the plans if proposed by the developer or if required by the county after initial review.~~  
 485 ~~Commercial or mixed use areas will require sidewalks;~~
- 486 ~~7. Existing waterways (including irrigation), significant vegetation and natural features of~~  
 487 ~~the land;~~
- 488 ~~8. Sensitive lands, including slopes over twenty five percent (25%), flood hazard areas, fault~~  
 489 ~~line setback areas, wetlands, high water table areas, landslide areas, alluvial fan, flood~~  
 490 ~~debris flow, or collapsible soil hazard areas, shallow groundwater areas, stream or~~  
 491 ~~drainage corridor setback areas, springs, seeps or surface water areas, detention basin~~  
 492 ~~areas, established road and utility corridors, ridgeline areas and geologic hazards;~~
- 493 ~~9. Soils testing and geotechnical analysis as required by the county;~~
- 494 ~~10. Existing and proposed infrastructure, including all fire hydrants, water and sewer lines,~~  
 495 ~~storm sewer system, and all utilities, including, but not limited to, electricity, natural gas,~~  
 496 ~~telephone and cable television;~~
- 497 ~~11. Proposed layout of all public and private streets, if any, including profiles (same scale as~~  
 498 ~~site plan) and cross sections (same as county standards), at an interval of one hundred feet~~  
 499 ~~(100') (or as determined by the county planner);~~
- 500 ~~12. Location and elevation drawings of existing and proposed buildings, signs, dumpster and~~  
 501 ~~utility enclosures, fences and other structures;~~
- 502 ~~12. For commercial or mixed use projects, a landscaping plan illustrating~~  
 503 ~~evergreen/deciduous plant massing, planting materials, irrigation plans revegetation~~  
 504 ~~areas, limits of disturbance, etc. For residential single family projects, the following will~~  
 505 ~~be required:~~
- 506 ~~a.—A calculation of the amount of water that will be needed on the land for~~  
 507 ~~landscaping purposes;~~
- 508 ~~b.—A plant materials list;~~
- 509 ~~e.—An irrigation, sprinkling system design plan;~~
- 510 ~~d.—A plan for the revegetation of cuts and fills;;~~
- 511 ~~13.12. Drainage plans illustrating that the development as planned does not impose~~  
 512 ~~adverse impacts to the drainage system or increase the sediment contribution to receiving~~  
 513 ~~waters. The drainage plan will illustrate methods of controlling runoff, directing flow and~~  
 514 ~~detaining or retaining water. Methods in preparing the necessary items to be contained in~~

~~the drainage plan are described in "A Guide For Erosion And Sediment Control For Wasatch County". The drainage plan shall include the following:~~

~~a. Site description;~~

~~b. a. Development plan;~~

~~e. a. Drainage assessment;~~

~~a. Stormwater pollution prevention plan; and~~

~~b. Parking, access and loading plan, including required bus pullouts and/or other proposed mass transit plans;~~

~~13.~~

~~14. Tabulation of projected ERUs, as described in the plan, number of housing units by type with the number of bedrooms, parking stalls provided, building square footage, building footprint square footage, open space acreage and percentage, landscape acreage and percentage, hard surface acreage and percentage;~~

~~15. Any additional information which the county staff, planning commission and/or legislative body may reasonably require in a specific instance. Where a developer owns or controls more land than he or she wishes to develop immediately, the county may require that a preliminary plan of the whole area be submitted, in which case the developer shall indicate the portion to be developed immediately and the portion to be held for future development.~~

B. Review For Completeness: The planning staff shall review the application to determine if the application is complete. This review shall not be a review as to the quality of the application, but only to determine if all required items have been provided.

1. If Incomplete: If the application is found to be incomplete, the planning staff will notify the developer and advise the developer of the additional items that are necessary to make the application complete. An application that does not include all items, fees, plans, and/or studies required by the provisions of this title will not be considered for any further review and the application does not satisfy any requirements for application submittal under the provisions of Section 16.01.16.

2. If Complete: If the application is found to be complete, the planning staff will notify the developer in writing of that fact, and place the item on the next development review committee agenda.

C. Development Review: The planning staff shall distribute the drawings and other appropriate documents to the development review committee and any other appropriate persons or entities for review and comment on the proposal. Prior to any item being placed on the planning commission agenda, the proposed plan shall be submitted to all members of the development review committee. Each development review committee member shall review said application and either sign a form provided by the planning department recommending that said item be placed on the planning commission agenda for publication or give specific written comments regarding changes needed prior to being placed on the planning commission agenda.

1. If Approved: If all members of the DRC recommend approval or choose to take no action on the DRC review report, the item will be placed on the next available Planning Commission agenda, if applicable.

558 4.2. If Rejected: If changes are required, the item will not be advertised or placed on an  
 559 agenda and the applicant will be responsible to make whatever modifications to the plans  
 560 are necessary to resolve the comments raised by the development review committee and  
 561 resubmit to the DRC for review. If the applicant demands the application be considered  
 562 by the land use authority without resolving the comments, the planning staff will  
 563 typically recommend denial of the application.

564 3. If any such department fails to either recommend approval or give written objections to  
 565 the plan within a reasonable time, the matter shall be placed on the planning commission  
 566 agenda, if applicable, and shall be deemed to have a recommendation for approval by  
 567 such department for purposes of the staff reports. Such department head, or its  
 568 representative, shall appear at the planning commission meeting and give ~~verbal~~  
 569 comments regarding the plan, which may be considered by the planning commission and/  
 570 or the land use authority.

571 D. Placement On Agenda: After an item is determined to be complete and has been given a  
 572 recommendation for approval by the various members of the development review committee, the  
 573 planning staff shall issue an administrative land use decision if so authorized, or shall place the  
 574 matter on the agenda for appearance before the planning commission. The planning staff shall  
 575 then write a report to the planning commission, taking into consideration the recommendations of  
 576 the development review committee and propose any conditions necessary to satisfy any  
 577 remaining DRC comments. If at any time issues are found that have not been satisfactorily  
 578 addressed, the item may be pulled off the agenda.

579 E. Planning Commission: For items requiring a pPlanning cCommission hearing, the planning  
 580 commission will hold a hearing, after proper public notice, and will allow for public comment on  
 581 the matter. For items authorized for approval by the Planning Commission as the land use  
 582 authority as outlined in 16.01.05(A), the Planning Commission shall approve, approve with  
 583 conditions, or deny the application. For all other items, the planning commission will make a  
 584 recommendation for or against approval, to the county legislative body.

585 F. County Legislative Body: After receipt of the recommendation of the planning commission, and  
 586 performance of any conditions that are required to be completed before a hearing before the  
 587 county legislative body, the planning staff shall publish any necessary notice and place the matter  
 588 on the next available agenda for a public hearing before the county legislative body. The county  
 589 legislative body shall hold a public hearing and solicit public comments on the matter. Unless  
 590 continued to a later hearing, the county legislative body shall issue their decision on the matter.  
 591 The decision may be to approve, approve with conditions, or to deny the application. If the  
 592 county legislative body considers any substantial changes to the development that were not  
 593 considered by the planning commission, the matter may be referred back to the planning  
 594 commission to consider such substantial changes.

595  
596  
597 **16.27.06: SMALL SCALE DEVELOPMENT REGULATIONSRESERVED**

598 Division of land into five (5) or fewer parcels and/or the development of five (5) or fewer parcels or  
 599 ERUs may be processed as a small scale development, provided the parcels meet the minimum lot size for  
 600 the zone.

601 A. Developments To Be In Same Zone: Each of the lots in a development must be located entirely  
 602 within the same zone in which the development is anticipated.

~~B.—Minimum Lot Size To Qualify: Lots smaller than the acreage required in the underlying zone cannot be processed as a small scale subdivision.~~

~~C.—Sewer And Water Requirements: Lots less than five (5) acres must be connected to a public sewer system. All lots must prove adequate water rights for culinary use as well as sufficient water to irrigate any land, which has been historically irrigated.~~

~~D.—Compliance With This Title: Any small or large scale development must meet the requirements of this title, regarding lighting, landscaping, emissions, signs, environmental regulations or any other section of this title that is applicable to the development.~~

~~E.—Further Division: Further division of any lot after a total of five (5) lots, units or ERUs have been created must be processed as a large scale development.~~

~~F.—Geologic Hazards: Small scale developments may be required to provide geotechnical analysis as part of the subdivision or development approval. See chapter 16.17 of this title.~~

### **16.27.07: PROCESS FOR DEVELOPING SMALL SCALE DEVELOPMENTS**

In order to develop a small scale development in any zone, the developer must go through the following procedures:

~~A. Developer must submit a complete application for a small scale development and pay the application fee in conformance with Section 16.27.05(A) of this title. The application for small scale development shall also include the following plans and documents that shall be prepared in accordance with Wasatch County standards, and shall be submitted in accordance with the requirements of this title, or any amendment thereto:~~

~~1. Exhibit 1 – Cover Sheet that includes the following:~~

~~a. The name and address of development;~~

~~b. Contact information for the developer's project design team;~~

~~c. Location of entire development in relation to surrounding neighborhoods and developments (include name of adjacent subdivisions and development, adjacent property owner's names and addresses, and adjacent land uses and buildings);~~

~~d. Legal description of the property;~~

~~e. Summary Tabulation of all aspects of the project, including total acreage, projected ERUs, as described in the plan, number of housing units by type with the number of bedrooms, parking stalls provided, building and unit square footage, building footprint square footage, open space acreage and percentage, landscape acreage and percentage, hard surface acreage and percentage; and~~

~~f. Sheet Index and General Conditions.~~

~~2. Exhibit 2 – Electronic versions, in PDF and DWG format, of all pages of the proposed plat meeting the standards outlined in section 16.27.12, Final Plat Requirements;~~

~~3. Exhibit 3 – Context Maps:~~

~~a. Location of entire development in relation to surrounding neighborhoods, properties, and developments (include names of adjacent subdivisions and developments, adjacent property owners' names and addresses, and adjacent land uses and buildings);~~

~~b. A copy of the record of survey filed with the Wasatch County surveyors office;~~

645 (1) In the event that the development has multiple phases, the proposed plat  
646 shall show the recorded file number of the record of survey and/or paper  
647 copy of the survey;

648 4. Exhibit 4 – Site Plan including:

- 649 a. Illustrative site plan showing general building locations, existing and proposed  
650 lot lines, easements, walkways, streets and rights-of-way (public and private),  
651 parking areas, trails, proposed dedications of public use areas, fencing, etc.
- 652 b. Summary tabulation of all aspects of the project including, total acreage,  
653 projected ERUs, as described in the plan, number of housing units by type with  
654 the number of bedrooms, parking stalls provided, building and unit square  
655 footage, building footprint square footage, open space acreage and percentage,  
656 irrigated landscape acreage and percentage, and hard surface acreage and  
657 percentage.

658 5. Exhibit 5 – Conceptual Connectivity Plan in compliance with 16.02.12(A);

659 6. Exhibit 6 – Physical Constraints Analysis in compliance with 16.27.25, Physical  
660 Constraints;

- 661 a. Exhibit 5a – Viewshed analysis as outlined in 16.27.22.

662 7. Exhibit 7 – Grading plans illustrating cut and fill limits, limits of disturbance, and  
663 including existing and proposed topographic lines with a contour interval of two feet (2');

664 8. Exhibit 8 – Drainage plans illustrating that the development as planned does not impose  
665 adverse impacts to the drainage system or increase the sediment contribution to receiving  
666 waters. The drainage plan will illustrate methods of controlling runoff, directing flow and  
667 detaining or retaining water. Methods in preparing the necessary items to be contained in  
668 the drainage plan are described in "A Guide For Erosion And Sediment Control For  
669 Wasatch County".

- 670 a. Exhibit 8a – Drainage Report.

- 671 b. Exhibit 8b – Storm Water Pollution Prevention Plan.

672 9. Exhibit 9 – Soils testing and geotechnical analysis as required by the county;

673 10. Exhibit 10 – Utility Plan showing existing and proposed infrastructure, such as all fire  
674 hydrants, culinary water, irrigation water, and sewer lines, storm sewer system, and all  
675 utilities, including, but not limited to, electricity, natural gas, telephone and cable  
676 television;

677 11. Exhibit 11 – Plan and Profile drawings showing proposed layout and identification of all  
678 public and private streets and trails, if any, including profiles and cross sections, at an  
679 interval of one hundred feet (100') or as determined by the county planner;

680 12. Exhibit 12 – Landscape and Irrigation Plans including:

- 681 a. A landscaping plan including planting materials and quantities and a plan for  
682 revegetation areas such as cuts, fills, detention areas or otherwise disturbed areas.
- 683 b. An irrigation plan including a calculation of the amount of water that will be  
684 needed on the land for landscaping purposes.

685 13. Exhibit 13 – Will-Serve letters from the irrigation companies or provider of outside  
686 irrigation, gas company, electric company, communication providers, solid waste  
687 services and any applicable Special Service District;

688 14. Exhibit 14 – Action Report from County Water Board confirming feasibility and that  
 689 adequate water shares have been provided by the Developer for irrigation and culinary  
 690 water needs;

691 15. Exhibit 15 – Itemized estimates of the cost of constructing all required improvements to  
 692 be constructed in the development;

693 16. Exhibit 16 – Draft Development Agreement (if applicable) in Microsoft Word format;  
 694 and

695 17. Any additional information which the county staff, planning commission and/or  
 696 legislative body may reasonably require in a specific instance.

697 A.B. Once a complete application has been received, the planning staff will process the  
 698 application for review by the Development Review Committee as outlined in section 16.27.05 of  
 699 this title.

700 B. Developer must prepare a drawing of the proposed plat, containing all items required by the  
 701 provisions of this title, and submit any plans or studies required under this title.

702 C. Developer must schedule an appointment with planning staff to review the application and the  
 703 plat.

704 D. If application is completed, the planning staff shall take the plat to the next available meeting of  
 705 the development review committee for comment. The planning staff shall advise the developer of  
 706 modifications or if additional information is required. Any appeal of a decision of the  
 707 development review committee shall be forwarded to planning commission for consideration.

708 E. Developer shall make whatever modifications to the plat required by planning staff and the  
 709 development review committee, and shall submit a paper copy of the plat to the county surveyor's  
 710 office for review. Upon their approval, a mylar shall be submitted to the planning office for  
 711 signatures. If the project does not have any off site improvements that must be bonded, all  
 712 subdivision monuments must be in place and verified before the county surveyor will sign the  
 713 plat.

714 F.C. If planning staff and the development review committee the acting land use authority  
 715 approves the final plat plans, the developer shall prepare the mylar plat and obtain the necessary  
 716 signatures of the owner and lienholders, before a notary public. The signed final plat shall then be  
 717 returned to the planning staff, and submit to the planning office for signatures.

718 G.D. The planning staff shall then circulate the plat within the county and special service  
 719 districts and obtain the necessary signatures of such departments, including the county manager.  
 720 All subdivision monuments must be in place and verified before the county surveyor will sign the  
 721 plat.

722 H.E. Once the plat has received, all the necessary signatures, and any necessary fees and bonds  
 723 have been paid by the developer, the planning department shall forward the plat and documents  
 724 (including the plat on disk in AutoCAD format) to the office of the Wasatch County recorder for  
 725 recording. All fees and bonds must be paid by the developer, including the recording fee, at the  
 726 time of prior to recording.

727  
 728 **16.27.08: REVIEW PROCEDURE FOR MINOR AGRICULTURAL SUBDIVISION**

729 In compliance with Utah Code Annotated section 17-27a-605, as currently amended, an owner is required  
 730 to follow the following process in order to obtain a minor agricultural subdivision and before a building  
 731 permit is issued for a minor agricultural subdivision lot:

732 A. Verification Of Compliance With Utah Code Annotated Section 17-27a-605: Prior to recording a  
 733 minor agricultural subdivision in the office of the county recorder, the owner must obtain a "notice  
 734 of compliance with Utah Code Annotated section 17-27a-605" from the county planning  
 735 department verifying that the requirements of section 17-27a-605, as currently amended, are met.  
 736 The owner must also be issued by the planning department a "notice of agricultural subdivision" to  
 737 be recorded by the owner against the parent parcel. For the purposes of this section, "parent parcel"  
 738 is defined as the remaining portion of the lot or parcel not including the lot at least one acre in size  
 739 after the original lot or parcel is subdivided. Before the planning department issues the documents,  
 740 the following must be verified by the planning department:

- 741 1. The parent parcel has a minimum acreage of one hundred (100) acres. The owner must  
 742 submit to the planning department a legal description or meets and bounds description to  
 743 assist the planning department in making the determination.
- 744 2. The minor agricultural subdivision lot is at least one acre in size. The owner must submit  
 745 to the planning department a legal description or meets and bounds description to assist the  
 746 planning department in making the determination.
- 747 3. The land to be divided meets the definition of "agricultural land" under this section and  
 748 section 16.27.04 of this chapter and section 16.04.02 of this title.
- 749 4. The minor agricultural subdivision lot is not within one thousand feet (1,000') of another  
 750 minor agricultural subdivision lot. The planning department ~~shall~~ may require the owner  
 751 to submit documentation showing compliance with this requirement.
- 752 5. The land to be divided does not include land that has already been divided by a minor  
 753 agricultural subdivision. The planning department ~~shall~~ may require the owner to submit  
 754 documentation showing compliance with this requirement.

755 B. Recording Of The Minor Agricultural Subdivision In County Recorder's Office:

- 756 1. Once the owner has obtained the notice of compliance with Utah Code Annotated section  
 757 17-27a-605 and notice of agricultural subdivision, the owner must then deliver the  
 758 following documents to the county recorder's office before the recorder's office may record  
 759 the minor agricultural subdivision:
  - 760 a. A recordable deed containing the legal description of the minor agricultural  
 761 subdivision lot;
  - 762 b. A notice:
    - 763 (1) Indicating that the owner of the land to be divided is making a minor  
 764 agricultural subdivision;
    - 765 (2) Referring specifically to Utah Code Annotated section 17-27a-605, as  
 766 currently amended, as the authority for making the minor agricultural  
 767 subdivision; and
    - 768 (3) Containing the legal description of the land to be divided, the parent parcel  
 769 and the minor agricultural subdivision lot;
  - 770 c. Notice of compliance with Utah Code Annotated section 17-27a-605; and
  - 771 d. Notice of agricultural subdivision to be recorded against the parent parcel and the  
 772 minor agricultural subdivision lot;
- 773 2. Once the documents listed in subsection B1 of this section are received, the county recorder  
 774 shall record in the county records the minor agricultural subdivision, as well as the notice  
 775 of minor agricultural subdivision against the parent parcel.

776 C. Enforcement Of Health, Safety And Access Standards: The county legislative body has determined  
 777 that the requirements in this subsection are reasonable health, safety and access standards allowed  
 778 under Utah Code Annotated section 17-27a-605, as currently amended. Before a building permit is  
 779 issued for a minor agricultural subdivision lot, the county planning department must verify that the  
 780 following reasonable health, safety and access standards are met:

- 781 1. Single-Family Residence: Only single-family residences shall be allowed on a minor  
 782 agricultural subdivision lot.
- 783 2. Setbacks: The applicant must submit a site plan, showing the location of the proposed  
 784 building lot in relation to parcel boundaries prepared by a surveyor licensed in Utah, to  
 785 ensure that the building meets section 16.21.07 of this title.
- 786 3. Building Height: The proposed single-family residence must meet the requirements of  
 787 section 16.21.11 of this title. The applicant must submit a cross section of the proposed  
 788 building showing building height from natural grade.
- 789 4. Access: The applicant must submit evidence of permanent legal access that runs with the  
 790 land to the minor agricultural subdivision lot that complies with the fire access  
 791 requirements in the international fire code as currently adopted by Wasatch County.
- 792 5. Slopes: If the proposed structure is on a hillside, it must be in compliance with sections  
 793 16.27.18, ~~16.27.23~~ and 16.27.24-25 of this chapter.
- 794 6. Water: The applicant must submit proof of purchase of culinary water or proof of an  
 795 approved water right from the Utah division of water rights, for a private water well.
- 796 7. Ridgelines: Each minor agricultural subdivision must comply with section 16.27.21 of this  
 797 chapter or other county ordinances pertaining to ridgelines.
- 798 8. Health Department Regulations: The applicant must submit proof of approval of the minor  
 799 agricultural subdivision by the Wasatch County health department. At a minimum,  
 800 applicant must show approval of a wastewater permit.
- 801 9. Each agricultural subdivision lot must comply with the international wildland urban  
 802 interface code as adopted by Wasatch County.

803

804 **16.27.09: FARM PRESERVATION REGULATIONS**

805 A. Intent: The intent of the farm preservation subdivision is to encourage the continuance of viable  
 806 farming operations by allowing parcels to be split off of a larger farm pieces and allow development  
 807 with standards that are not as strict as a standard development. By allowing a lesser standard, the  
 808 intent is for the farmer to be able to have a more manageable piece of property, allow family  
 809 members an affordable parcel so they can afford to live close to the farm and provide the  
 810 opportunity for raising of money to continue an agricultural pursuit.

811 B. Requirements:

- 812 1. All of the property must be in an RA-5 or RA-1 zoning district.
- 813 2. Farm preservation subdivisions shall be processed as a small scale development under the  
 814 provisions of section 16.27.07 and cannot contain more than a total of five (5) lots.
- 815 3. At least one of the lots must be twenty (20) acres and remain in agricultural pursuits and  
 816 must qualify for greenbelt status under the property tax laws. All other lots must be at least  
 817 one acre in size.
- 818 4. All lots must have one hundred fifty feet (150') of frontage and two hundred feet (200') of  
 819 width at the required building setback.

- 820 5. All roads must meet the road standards required for the traffic volume.  
 821 6. Homes may be on septic tanks as long as the density of the development does not exceed  
 822 one septic tank for every five (5) acres (gross acreage).  
 823 7. Parcels cannot be further subdivided.  
 824 8. A deed restriction must be recorded on the twenty (20) acre farm preservation parcel  
 825 requiring the parcel to remain agricultural and not allowing further subdivision for a period  
 826 of ten (10) years.  
 827 9. A plat must be recorded with "farm preservation subdivision", in the title.  
 828 10. Property proposed for development must be owned by the property owner or immediate  
 829 family with three (3) degrees of consanguinity for a minimum of seven (7) years prior to  
 830 application for subdivision.  
 831 11. If the farm preservation piece is proposed to be developed, all lots, including existing  
 832 smaller lots, must tie onto sewer and water

833

834 **16.27.10: PROCESS FOR DEVELOPING LARGE SCALE DEVELOPMENTS REGULATIONS**

835 Development of six (6) or more parcels, lots, or ERUs, in addition to any development that is not  
 836 otherwise provided for in this title shall be processed as a large scale development. In order to develop a  
 837 large scale development, the developer must go through the following procedure: The process for  
 838 developing any large scale development is as follows:

839 A. Sewer And Water Requirements: Developments more dense than five (5) acres per dwelling must  
 840 be connected to a public sewer system. All lots must provide adequate water rights for the  
 841 culinary use, as well as sufficient water to irrigate any land that has been historically irrigated.

842 B. Compliance With This Title: Any large scale development must meet the requirements of this  
 843 title, regarding lighting, landscaping, emissions, signs, environmental regulations or any other  
 844 section that indicates applicability to the development being considered.

845 C. Process For Developing Large Scale Developments:

846 1. Concept Plan: All large scale developments are required to submit a concept plan to be  
 847 reviewed by the development review committee.

848 2.A. Master Plan, Physical Constraints, and Density Determination: The following section  
 849 shall only apply to the JBOZ, NVOZ, and JSPA. Large scale projects For large scale  
 850 developments in the JBOZ, NVOZ, and JSPA, the Developer shall be required to submit a  
 851 complete Master Plan, Physical Constraints, and Density Determination application in  
 852 compliance with Section 16.27.05(A) of this title. apply for master plan, density determination,  
 853 and physical constraints analysis under one application. Density shall be established by  
 854 determining physical and infrastructure constraints (see sections 16.27.23 and 16.27.24-25 of this  
 855 chapter) of the site and coming up with a feasible number of buildable lots and/or units. Any  
 856 density established by the zoning ordinance shall be specific to the application approved by the  
 857 Wasatch County Council. An approved master plan, density determination, or physical  
 858 constraints analysis may not be amended or revised, but instead a new master plan, density  
 859 determination, or physical constraints analysis application shall be made. Access that meets  
 860 county standards shall be demonstrated through ownership, establishment of public access,  
 861 written agreements and/or road judgments from a court of competent jurisdiction. If a project  
 862 does not have access that meets the county code, it shall not receive approval. In all areas that will  
 863 be utilizing sewer and water provided by a special service district adequate water and sewer  
 864 capacity shall be demonstrated by providing a feasibility letter from the applicable Special  
 865 Service District and an Action Plan from the Water Board with the Master Plan application. After

866 ~~master plan and density approval, the process shall follow the large scale development~~  
 867 ~~requirements. In addition to the requirements of Section 16.27.05(A), a Master Plan, Physical~~  
 868 ~~Constraints, and Density Determination application shall also include the following exhibits:~~

869 a. ~~The master plan for a large scale development in any zone shall include enough~~  
 870 ~~detail to show what is referred to as development parcels, which are intended to~~  
 871 ~~house a use(s) other than a single family residential use, with said use(s) being~~  
 872 ~~accessory to the development. The parcel shall be approved as part of a master~~  
 873 ~~plan in a large scale development. The development parcel will not count~~  
 874 ~~towards required open space or additional open space for added density. Existing~~  
 875 ~~developments with open space or common area that was not a requirement of the~~  
 876 ~~code or have a greater percentage of open space/common area than required by~~  
 877 ~~code or required for any density bonus may amend their plat to have structures in~~  
 878 ~~what was previously open space or common area. The development parcel must~~  
 879 ~~be approved by the Planning Commission as a conditional use, on a limited case~~  
 880 ~~by case basis. The proposal must be in accordance with the approved master plan~~  
 881 ~~and density determination (if any), comply with all other code requirements~~  
 882 ~~including noticing to existing residents, be consistent with exiting uses,~~  
 883 ~~considered an amenity or benefit to the owners of the development and is on its~~  
 884 ~~own separate parcel. This approval may require a plat amendment, conditional~~  
 885 ~~use and site plan approval and if not in accordance with the master plan could~~  
 886 ~~require a revised master plan and density determination. Development parcels~~  
 887 ~~that will be further subdivided shall have future uses shown on the master plan~~  
 888 ~~including eru's for the parcels. The master plan with any necessary exhibits will~~  
 889 ~~be recorded with the phase 1 plat as a separate document and as an exhibit in the~~  
 890 ~~development agreement. Development parcels within a a platted phase but not~~  
 891 ~~intended to be developed at that time will not be included in the boundary~~  
 892 ~~description and will receive separate county tax ID number.~~

893 ~~(1) A Master Plan submittal must include the following exhibits:~~

894 ~~(A)1. \_\_\_\_\_ Exhibit 1 - Cover Sheet that includes the following:~~

- 895 a. ~~The name and address of development;~~  
 896 b. ~~Contact information for the developer's project design team;~~  
 897 c. ~~Location of entire development in relation to surrounding neighborhoods and~~  
 898 ~~developments (include name of adjacent subdivisions and development, adjacent~~  
 899 ~~property owner's names and addresses, and adjacent land uses and buildings);~~  
 900 ~~(i)d. \_\_\_\_\_ Legal dDescription, including a legal description of the property; and~~  
 901 ~~(ii) Jordanelle Basin Overlay Zone Code, indicating the land use areas subject to this~~  
 902 ~~Master Plan.~~  
 903 e. ~~Sheet index.~~

904 ~~(B)2. \_\_\_\_\_ Exhibit 2 - Preliminary Title Report and Boundary Map, including:~~

- 905 ~~(i)a. \_\_\_\_\_ Name and ownership of the property or properties,~~  
 906 ~~(ii)b. \_\_\_\_\_ Acreage of the property or properties,~~  
 907 ~~(iii) Vicinity Map~~  
 908 ~~(iv)c. \_\_\_\_\_ iv. Boundary of the property or properties with dimensions,~~

909 ~~(C) v. d. Existing land use of all properties within 500 feet of project boundaries,~~

- 910 d.
- 911 (D)3. Exhibit 23:- – Constraints Map Documentation, including:
- 912 (i)a. Existing topography with a contour interval of two feet (2')
- 913 (ii)b. Map identifying physical constraints as found in ~~16.27.24 and~~ 16.27.25
- 914 (iii)c. Net developable acreage calculation ~~and map~~. This is the total land area  
 915 of the property or properties less any area currently designated as ~~flood plain,~~  
 916 ~~wetlands, water bodies, alluvial fan, debris flow, slopes in excess of 30% and~~  
 917 ~~other~~-sensitive lands as defined in 16.27.25. If future action is to be taken to  
 918 modify or mitigate these constraints, this map should be updated to reflect any  
 919 changes.
- 920 (iv)d. Viewshed analysis/~~massing study illustrating existing and proposed view~~  
 921 ~~from selected vantage points as defined in Title 16 as outlined in 16.27.22.~~
- 922 (v) Aerial photography
- 923 (vi) Existing vegetation
- 924 (vii)e. Wildlife migration corridors
- 925 (E)4. Exhibit 34:- – Preliminary Geological and Geo-Technical Report, performed by  
 926 licensed geologists and geotechnical engineers, identifying the general soils conditions  
 927 and evaluating the suitability of the site for development as proposed within the Master  
 928 Plan area; including:
- 929 (i) This Geological and Geo-technical report should be a reconnaissance level study  
 930 of the general soils conditions within the Master Planned area. Must be  
 931 performed by licensed geologists and geotechnical engineers and evaluate the  
 932 suitability of the site for development as proposed.
- 933 (F)5. Exhibit 45:- – Utility Provider Letters including:
- 934 (i)a. Water and Sewer Feasibility letter from the SSD, if applicable, and  
 935 water action report by the water board.
- 936 (ii)b. Will serve letters from electric, communication and natural gas service  
 937 providers.
- 938 (G)6. Exhibit 56:- – Preliminary Grading and Storm Drain Plans:
- 939 (i)a. Preliminary Grading Plan demonstrating feasibility of access and general  
 940 development locations.
- 941 (ii)b. Preliminary Drainage plans as per “A Guide For Erosion And Sediment  
 942 Control For Wasatch County”, appendix E, see chapter in compliance with  
 943 Chapter 16.40, “Appendix 5, Storm Drainage And Erosion Control, Site  
 944 Development”, of this title. ~~The drainage plan shall include; a site description,~~  
 945 Development plan, Drainage assessment, Stormwater, and a Pollution prevention  
 946 plan.
- 947 (H)7. Exhibit 6-7 – Land Use Intensity Plan, including:
- 948 (i)a. An overall site plan identifying boundaries for the various proposed uses  
 949 within the applicable land use areas, community level open space features,  
 950 existing and new utility easements and primary streets.

- 951 (ii)b. ~~A data table~~ Summary Tabulation of all aspects of the project including  
 952 the gross acreage of the land use areas, the gross acres of developable land by  
 953 land use type, the gross acres of open space, total improved open space acreage,  
 954 and total acreage assigned to streets.
- 955 (iii)c. Density expressed in ERUs based upon the net developable acreage in  
 956 compliance with each land use area and including the number of housing units by  
 957 type with the number of bedrooms and square footage.
- 958 (iv)d. Proposed Phasing Plan.
- 959 (I)8. Exhibit 78: -- Primary Circulation Plan, including:
- 960 (i) ~~Proposed access roads~~
- 961 a. Existing, new, and modified access easements, streets, rights of ways, and  
 962 intersections, including identification of public or private.
- 963 b. Street cross-section assemblies for new and modified existing streets within the  
 964 Master Planned area. Must comply with the applicable road cross-sections  
 965 adopted in Title 14 of the Wasatch County Code.
- 966 c. Conceptual Connectivity Plan in compliance with 16.02.12(A).
- 967 ~~d. Neighborhood trail network that complies with the adopted Wasatch County~~  
 968 ~~Trails Master Plan and 16.21.18.~~
- 969 (ii) ~~New and modified intersections, identifying the type.~~
- 970 (iii) ~~Existing, new, and relocated major utility easements.~~
- 971 (iv) ~~Road grade in percent slope.~~
- 972 (v)e. Parking plan addressing the quantities of parking required per 16.33.13,  
 973 aggregated by land use.
- 974 f. Snow Storage Plan.
- 975 g. Potential Transit opportunities.
- 976 h. Proof of Access that meets county standards which shall be demonstrated  
 977 through ownership, establishment of public access, written agreements and/or  
 978 road judgments from a court of competent jurisdiction. If a project does not have  
 979 access that meets the county code, or adversely affects other property's existing  
 980 access, it shall not receive approval.
- 981 (J) ~~Exhibit 8: Street Cross Sections, including:~~
- 982 (i) ~~Street cross section assemblies for new and modified existing streets within the~~  
 983 ~~Master Planned area. Must comply with road cross section adopted in Title 14 of the~~  
 984 ~~Wasatch County Code.~~
- 985 (K)9. Exhibit 9: -- Traffic Impact Study, including:
- 986 (i)a. An overall transportation plan showing connections within development  
 987 areas, between development areas, to existing roads and to adjacent properties.
- 988 (ii)b. Compliance with second access requirements for the project as outlined  
 989 in 16.27.31
- 990 (iii)c. Existing and proposed traffic counts by ADT for existing, proposed and  
 991 adjacent streets

- 992 (iv)d. Proposed road improvements to mitigate traffic and safety impacts  
993 identified in Traffic Impact Study
- 994 ~~(L)~~10. Exhibit 10: – Open Space Plan, including:
- 995 (i)a. Intended use of community wide open spaces,
- 996 (ii)b. Overall open space plan showing connections into open space areas
- 997 ~~(iii) Open Space Acreages and Percentages as per 16.15.13.~~
- 998 ~~(iv)a. Neighborhood trail network that complies with the adopted Wasatch~~  
999 ~~County Trails Master Plan and 16.21.18.~~
- 1000 (v) Ownership and maintenance responsibility for all spaces within the main civic  
1001 space.
- 1002 ~~(M)~~11. Exhibit 11: – Architectural Standards, including:
- 1003 (i)a. Precedent imagery/sketches of proposed style, form, material, and color  
1004 for all proposed product types; demonstrating compliance with ~~the Jordanelle~~  
1005 ~~Basin Overlay Zone, Jordanelle Land Use Plan (JLUP) and any other~~ applicable  
1006 requirements found in Title 16.
- 1007 ~~(N) Fiscal Impact Analysis~~
- 1008 ~~(O)~~12. Exhibit 12 – Master Plan Development Agreement in Microsoft Word format  
1009 using the County provided form development agreement; and
- 1010 ~~(P)~~13. Any additional ~~maps or pertinent~~ information as requested by the Planning  
1011 Office which the DRC, the county staff, planning commission, and/or legislative body  
1012 may reasonably require in a specific instance.
- 1013 ~~(2) All exhibits must include:~~
- 1014 ~~(A) North arrow, graphic scale, and date.~~
- 1015 ~~(3) All documents must be submitted digitally in portable document format (PDF) and hard~~  
1016 ~~copy format, including both a submission booklet at 8.5" x 11" (three [3] copies) and any~~  
1017 ~~large scale exhibits at 24" x 36" (three [3] copies).~~
- 1018 ~~(4) Application forms and fees must be submitted according to the Wasatch County Fee~~  
1019 ~~Schedule.~~
- 1020
- 1021 ~~b.B. Phased Preliminary Plan: Where a developer owns or controls more land than he or she~~  
1022 ~~wishes to develop immediately, the county requires that an overall preliminary plan of the whole~~  
1023 ~~area be submitted, in which case the developer shall indicate the portion to be developed~~  
1024 ~~immediately and the portion to be held for future development;~~
- 1025 ~~(1)1. Due to long development periods, changing market conditions and community~~  
1026 ~~needs, developments that have received master plan approval, containing over 500 acres~~  
1027 ~~or over 1,000 ERUs may apply for a phased preliminary plan allowing for smaller~~  
1028 ~~portions of the entire large scale development to submit a preliminary application. The~~  
1029 ~~county legislative body may approve the phased preliminary plan application if the~~  
1030 ~~following elements are established by the applicant:~~
- 1031 ~~(A)a. A general road plan for the large scale development in conformance with~~  
1032 ~~the master plan showing grades and intersections that comply with the code;~~

- 1033 ~~(B)~~b. A phasing plan showing the proposed phases and anticipated order for  
1034 preliminary applications overlaid on the approved master plan layout;
- 1035 ~~(C)~~c. An infrastructure plan showing the anticipated utility needs of the entire  
1036 large scale development, and by proposed phases, demonstrating that the entire  
1037 large scale development can be developed in accordance with the approved  
1038 master plan and demonstrating that the infrastructure may be installed so that  
1039 future phases can be completed without material disruption of previously  
1040 completed phases (this infrastructure plan is intended to be a conceptual design  
1041 only showing feasibility);
- 1042 ~~(D)~~d. The proposed phases must be for more than 30 ERUs, or must have more  
1043 than 20,000 square feet of anticipated commercial space, or must be for a  
1044 substantial amenity, or must be for an area of over 100 acres;
- 1045 ~~(E)~~e. The phases preliminary plan application must demonstrate that project  
1046 amenities, any required moderate income housing, landscaping, and open space  
1047 will be completed in a timely manner for those portions of the development that  
1048 will use them;
- 1049 ~~(F)~~f. The proposed phasing plan must go through DRC;
- 1050 ~~(G)~~g. Any additional information pertaining to the phased preliminary plan  
1051 application that the county may reasonably require;
- 1052 ~~(H)~~h. Reasonable time restrictions may be required for implementation of  
1053 phased preliminary plan applications; and
- 1054 ~~(I)~~i. The county legislative body may place any conditions on the approval necessary  
1055 to ensure the orderly development of the large scale development consistent with  
1056 the approved master plan.
- 1057 ~~(2)~~2. Once a phased preliminary plan application has been approved for a large scale  
1058 development, the applicant must submit a preliminary application with respect to each  
1059 phase in the order shown in the plan, meeting the large scale development preliminary  
1060 application requirements in 16.27.10(C) ~~Preliminary Application Requirements~~. In  
1061 addition, the preliminary application for each phase shall demonstrate compliance with  
1062 the following elements:
- 1063 ~~(A)~~a. The proposed phase must meet the requirements of the phased  
1064 preliminary plan approval;
- 1065 ~~(B)~~b. Typically, each phase applied for must be in the order shown in the  
1066 phasing plan. If the developer submits a preliminary application for a phase that  
1067 is out of order or otherwise does not comply with the phasing plan, an application  
1068 for an amended phasing plan will be submitted with the preliminary application.  
1069 The amended phasing plan must comply with the requirements for an original  
1070 phasing plan, but may be approved concurrently with the preliminary application;
- 1071 ~~(C)~~c. A layout must be provided which shows the phase overlaid on the  
1072 approved master plan layout, and showing any phases that have already received  
1073 preliminary approval, and future phases;
- 1074 ~~(D)~~d. A master homeowner's association must be established for the whole  
1075 project area, which master homeowner's association is, at a minimum,  
1076 responsible for maintenance of all amenities and infrastructure common to the  
1077 entire large scale development; individual phases may also be included in and

- 1078 subject to additional homeowner's associations so long as all properties are  
 1079 included in the respective homeowner's association that is responsible to  
 1080 maintain any infrastructure or amenities primarily built for those properties;
- 1081 ~~(E)~~e. The preliminary application must demonstrate that project amenities, any  
 1082 required moderate income housing, landscaping, trails and open space will be  
 1083 installed in a manner that assures these will be completed prior or with those  
 1084 businesses or residences that will primarily utilize them or are contiguous to them  
 1085 and will be constructed in a logical order;
- 1086 ~~(F)~~f. The phase must provide roads for such phase, together with adequate  
 1087 right-of-way for any planned expansion of such roadway for future phases;  
 1088 previously unimproved roads or portion of roads located in previously developed  
 1089 phases that are required in order to meet the traffic demand created by a proposed  
 1090 phase shall be completed prior to or contemporaneously with the improvements  
 1091 installed in the proposed phase;
- 1092 ~~(G)~~g. Each phase must go through DRC;
- 1093 ~~(H)~~h. The phase must provide for utilities for the current phase, and ensure that  
 1094 applicable infrastructure is installed so that future phases may be completed  
 1095 without material disruption of the phase once completed;
- 1096 ~~(I)~~i. If any infrastructure or amenities required to be installed in a previously  
 1097 approved phase have not been installed at the time of the application for the new  
 1098 phase, and such infrastructure or amenities are necessary for the new phase, then  
 1099 approval of the new phase shall not be granted until the infrastructure or  
 1100 amenities required in the previously approved phase are either installed or the  
 1101 county has received a performance bond pursuant to Wasatch County Code  
 1102 16.27.21 with respect to the completion of such infrastructure or amenities; and
- 1103 ~~(J)~~j. Any additional information pertaining to the preliminary application for the  
 1104 phase that the DRC or the county may reasonably require.
- 1105 ~~3.C.~~ Preliminary Approval (for all developments other than those listed in 16.27.10(C)(2):  
 1106 Prior to the expiration of Master Plan and Density Determination approval, or for large scale  
 1107 developments where Master Plan is not required, the developer must submit a complete  
 1108 preliminary application. Developments in all other zoning districts shall provide a preliminary  
 1109 plan in accordance with sub-section E below(JW2).Preliminary approvals shall be for the entire  
 1110 property unless approved as a phased preliminary plan. The preliminary application shall conform  
 1111 with any applicable Master Plan, Density Determination, and Physical Constraints approval. The  
 1112 planning director may allow minor, inconsequential changes from an approved Master Plan,  
 1113 Density Determination, and Physical Constraints approval. If there is a question as to whether a  
 1114 proposed change is more than a minor, inconsequential change, the planning director or the  
 1115 applicant may request the application be reviewed by the County Council, who shall determine if  
 1116 the application is a minor, inconsequential change to the approved Master Plan, Density  
 1117 Determination, and Physical Constraints Approval, or if a new Master Plan, Physical Constraints,  
 1118 and Density Determination application should be applied for prior to processing the application.  
 1119 In addition to the requirements of Section 16.27.05(A), the application for preliminary large scale  
 1120 development shall also include the following plans and documents that shall be prepared in  
 1121 accordance with Wasatch County standards, and shall be submitted in accordance with the  
 1122 requirements of this title, or any amendment thereto:
- 1123 ~~a.~~ Application; Fee: Developer shall submit a complete application form for the  
 1124 type of development requested and pay the appropriate application fee, along

1125 with the preliminary plans and drawings and any documents or other items  
 1126 required for the development type. Preliminary approvals shall be for the entire  
 1127 property.

1128 ~~(1)(9) Review For Completeness: The planning staff shall review the~~  
 1129 ~~application to determine if the application is complete. This review shall~~  
 1130 ~~not be a review as to the quality of the application, but only to determine~~  
 1131 ~~if all required items have been provided.~~

1132 ~~(2)(9) If Incomplete: If the application is found to be incomplete, the~~  
 1133 ~~planning staff will notify the developer and advise the developer of the~~  
 1134 ~~additional items that are necessary to make the application complete.~~

1135 (3) ~~If Complete: If the application is found to be complete, the planning staff~~  
 1136 ~~will notify the developer in writing of that fact, and place the item on the~~  
 1137 ~~next development review committee agenda.~~

1138 (4) ~~Development Review: The planning staff shall distribute the drawings~~  
 1139 ~~and other appropriate documents to the development review committee~~  
 1140 ~~and any other appropriate persons or entities for review and comment on~~  
 1141 ~~the proposal. The planning staff shall advise the developer of any issues~~  
 1142 ~~that need to be addressed or modified to satisfy the requirements for the~~  
 1143 ~~development. If deemed appropriate by the planning staff, an~~  
 1144 ~~appointment will be made for the developer to discuss issues directly~~  
 1145 ~~with the development review committee. The development review~~  
 1146 ~~committee will then make recommendations to the planning commission~~  
 1147 ~~for approval, denial and/or conditions to be placed on any approval.~~

1148 ~~(5)(9) Placement On Agenda: The planning staff shall, after an item is~~  
 1149 ~~determined to be complete and has been distributed to the various~~  
 1150 ~~members of the development review committee, place the matter on the~~  
 1151 ~~agenda for appearance before the planning commission. The planning~~  
 1152 ~~staff shall then write a report to the planning commission taking into~~  
 1153 ~~consideration the recommendations of the development review~~  
 1154 ~~committee. If at any time issues are found that have not been~~  
 1155 ~~satisfactorily addressed, the item may be pulled off the agenda.~~

1156 ~~(6)(9) Planning Commission: The planning commission will hold a~~  
 1157 ~~hearing, after proper public notice, and will allow for public comment on~~  
 1158 ~~the matter. The planning commission will make a recommendation for or~~  
 1159 ~~against approval, to the county legislative body.~~

1160 ~~(7)(9) County Legislative Body: After receipt of the recommendation~~  
 1161 ~~of the planning commission, and performance of any conditions that are~~  
 1162 ~~required to be completed before a hearing before the county legislative~~  
 1163 ~~body, the planning staff shall publish any necessary notice and place the~~  
 1164 ~~matter on the next available agenda for a public hearing before the~~  
 1165 ~~county legislative body. The county legislative body shall hold a public~~  
 1166 ~~hearing and solicit public comments on the matter. Unless continued to a~~  
 1167 ~~later hearing, the county legislative body shall issue their decision on the~~  
 1168 ~~matter. The decision may be to approve, approve with conditions, or to~~  
 1169 ~~deny the application. If the county legislative body considers any~~  
 1170 ~~substantial changes to the development that were not considered by the~~

~~planning commission, the matter shall be referred back to the planning commission to consider such substantial changes.~~

1. Exhibit 1 – Cover Sheet that includes the following:
  - a. The name and address of development;
  - b. Contact information for the developer's project design team;
  - c. Location of entire development in relation to surrounding neighborhoods and developments (include name of adjacent subdivisions and development, adjacent property owner's names and addresses, and adjacent land uses and buildings);
  - d. Legal description of the property;
  - e. Summary Tabulation of all aspects of the project, including total acreage, projected ERUs, as described in the plan, number of housing units by type with the number of bedrooms, parking stalls provided, building and unit square footage, building footprint square footage, open space acreage and percentage, landscape acreage and percentage, hard surface acreage and percentage; and
  - f. Sheet Index and General Conditions.
2. Exhibit 2 – Electronic versions, in PDF and DWG format, of all pages of the proposed plat meeting the standards outlined in section 16.27.12 and, if applicable, a copy of the record of survey filed with the Wasatch County surveyors office.;
3. Exhibit 3 – Site Plan showing general building locations, existing and proposed lot lines, easements, walkways, streets and rights-of-way (public and private), parking areas and calculations, trails, fencing, proposed dedications of public use areas, etc.;
  - a. Exhibit 3a – Conceptual Connectivity Plan in compliance with 16.02.12(A).
4. Exhibit 4 – All proposed phases of the development, if applicable, with approximate timetable for development.;
5. Exhibit 5 – Physical Constraints Analysis as defined in 16.27.25;
  - a. Exhibit 5a – Viewshed Analysis as outlined in 16.27.22.
6. Exhibit 6 – Preliminary Architectural Drawings, if applicable, including:
  - a. Unit configuration footprints and typical architectural elevations;
  - b. Location and elevation drawings of existing and proposed accessory buildings, signs, dumpster and utility enclosures, fences and other structures.;
7. Exhibit 7 – Primary Circulation Plan, including:
  - a. Existing, new, and modified streets, easements, rights of ways and intersections, including identification of public or private.;
  - b. Street cross-section assemblies for new and modified existing streets within the development area. Must comply with applicable road cross-sections in Title 14 of the Wasatch County Code;
  - c. Conceptual Connectivity Plan in compliance with 16.02.12(A);
  - d. Neighborhood trail network that complies with the adopted Wasatch County Trails Master Plan and 16.21.18.;

- 1210 e. Parking, access and loading plan, addressing the quantities of parking required  
 1211 per 16.33.13 and including required bus pullouts and/or other proposed mass  
 1212 transit plans;
- 1213 f. Snow Storage Plan;- and
- 1214 g. Proof of Access that meets county standards which shall be demonstrated  
 1215 through ownership, establishment of public access, written agreements and/or  
 1216 road judgments from a court of competent jurisdiction. If a project does not have  
 1217 access that meets the county code, or takes away access to adjacent properties, it  
 1218 shall not receive approval.
- 1219 8. Exhibit 8 – Grading plans illustrating cut and fill limits, limits of disturbance, and  
 1220 including existing and proposed topographic lines with a contour interval of two feet (2');
- 1221 9. Exhibit 9 – Preliminary Drainage plans illustrating that the development as planned does  
 1222 not impose adverse impacts to the drainage system or increase the sediment contribution  
 1223 to receiving waters. The drainage plan will illustrate methods of controlling runoff,  
 1224 directing flow and detaining or retaining water. Methods in preparing the necessary items  
 1225 to be contained in the drainage plan are described in "A Guide For Erosion And Sediment  
 1226 Control For Wasatch County";
- 1227 a. Exhibit 9a – Preliminary Drainage Report.
- 1228 10. Exhibit 10 – Soils testing and geotechnical analysis as required by this title;
- 1229 11. Exhibit 11 – Utility Plans showing existing and proposed infrastructure, including all fire  
 1230 hydrants, water and sewer lines, storm sewer system, and all utilities, including, but not  
 1231 limited to, electricity, natural gas, telephone and cable television;
- 1232 12. Exhibit 12 – A landscaping plan illustrating evergreen/deciduous plant massing, typical  
 1233 planting materials, calculation of the amount of water that will be needed on the land for  
 1234 landscaping purposes, and outlining a plan for revegetation areas such as cuts, fills,  
 1235 detention areas or otherwise disturbed areas, etc;
- 1236 13. Exhibit 13 – Will serve letters from irrigation companies or provider of outside irrigation,  
 1237 gas company, electric company, communication providers, solid waste services and any  
 1238 applicable Special Service District. Such letters should indicate terms and conditions of  
 1239 service and impacts to the companies facilities;
- 1240 14. Exhibit 14 – Action Report from County Water Board confirming feasibility and that  
 1241 adequate water shares have been provided by the Developer;
- 1242 15. Exhibit 15 – Reference to the recorded Master Plan Development Agreement, or a Draft  
 1243 Development Agreement in Microsoft Word format if one has not yet been recorded on  
 1244 the project;
- 1245 16. Exhibit 16 – If applicable, a written response from the applicant demonstrating how each  
 1246 condition of previous approvals either has been or will be satisfied; and
- 1247 17. Any additional information which the county staff, planning commission and/or  
 1248 legislative body may reasonably require in a specific instance.
- 1249 D. Final Subdivision Approval Process: Prior to the expiration of the preliminary approval, the  
 1250 developer shall submit ~~an a complete~~ application for final approval prior to the expiration of the  
 1251 preliminary approval. The application for final approval will be considered by the planning  
 1252 commission without a public hearing by the county legislative body so long as the final plan has  
 1253 not deviated from the approved preliminary plan or if determined by the planning director that

1254 ~~any proposed changes are in keeping with the approved preliminary plan. The plat will be signed~~  
1255 ~~by the county manager. The final plans must conform to the preliminary plans and any conditions~~  
1256 ~~for preliminary approval. The planning director may allow minor, inconsequential changes from~~  
1257 ~~an approved preliminary application. If there is a question as to whether a proposed change from~~  
1258 ~~the approved preliminary application is more than minor, inconsequential change, the planning~~  
1259 ~~director or the applicant can request the final application be reviewed by the County Council, who~~  
1260 ~~shall solely determine if the final application is a minor, inconsequential change from the~~  
1261 ~~preliminary approval, or if a new preliminary application should be approved before the final~~  
1262 ~~application is considered further. In addition to the requirements of Section 16.27.05(A), the~~  
1263 ~~application for final large scale development shall also include the following plans and~~  
1264 ~~documents that shall be prepared in accordance with Wasatch County standards, and shall be~~  
1265 ~~submitted in accordance with the requirements of this title, or any amendment thereto:~~

1266 1. Exhibit 1 – Cover Sheet that includes the following:

- 1267 a. The name and address of the development;  
1268 b. Development phase number, if a phased project;  
1269 c. Contact information for the developer's project design team;  
1270 d. Location of entire development in relation to surrounding neighborhoods and  
1271 developments (include name of adjacent subdivisions and development, adjacent  
1272 property owner's names and addresses, and adjacent land uses and buildings);  
1273 e. Legal description of the property;  
1274 f. Summary Tabulation of all aspects of the project, including total acreage,  
1275 projected ERUs, as described in the plan, number of housing units by type with  
1276 the number of bedrooms, parking stalls provided, building and unit square  
1277 footage, building footprint square footage, open space acreage and percentage,  
1278 landscape acreage and percentage, hard surface acreage and percentage; and  
1279 g. Sheet Index and General Conditions.

1280 2. Exhibit 2 – Electronic versions, in PDF and DWG format, of all pages of the proposed  
1281 plat meeting the standards outlined in section 16.27.12 and, if applicable, a copy of the  
1282 record of survey filed with the Wasatch County surveyors office;

1283 3. Exhibit 3 – Conceptual Connectivity Plan in compliance with 16.02.12(A).

1284 4. Exhibit 4 – Physical Constraints Analysis as defined in 16.27.25;

- 1285 a. Exhibit 4a – Viewshed analysis as outlined in 16.27.22.

1286 5. Exhibit 5 – Final grading plans illustrating cut and fill limits, limits of disturbance, and  
1287 including existing and proposed topographic lines with a contour interval of two feet (2');

1288 6. Exhibit 6 – Final Drainage plans illustrating that the development as planned does not  
1289 impose adverse impacts to the drainage system or increase the sediment contribution to  
1290 receiving waters. The drainage plan will illustrate methods of controlling runoff,  
1291 directing flow and detaining or retaining water. Methods in preparing the necessary items  
1292 to be contained in the drainage plan are described in "A Guide For Erosion And Sediment  
1293 Control For Wasatch County".

- 1294 a. Exhibit 8a – Final Drainage Report.

1295 7. Exhibit 7 – Storm Water Pollution Prevention Plan;

1296 8. Exhibit 8 – Soils testing and geotechnical analysis as required by this title;

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- 9. Exhibit 9 – Final construction drawings, including details, for existing and proposed utility infrastructure, including all fire hydrants, water and sewer lines, storm sewer system, and all utilities, including, but not limited to, electricity, natural gas, telephone and cable television;
- 10. Exhibit 10 – Plan and Profile drawings showing proposed layout and identification of all public and private streets and trails, including profiles and cross sections, at an interval of one hundred feet (100') or as determined by the county planner;
- 11. Exhibit 11 – Lighting and signage plan, including details;
- 12. Exhibit 12 – Landscape and Irrigation plans including:
  - a. A landscaping plan including planting materials and quantities and a plan for revegetation areas such as cuts, fills, detention areas or otherwise disturbed areas;
  - b. An irrigation plan including a calculation of the amount of water that will be needed on the land for landscaping purposes.
- 13. Exhibit 13 – Will serve letters from irrigation companies or provider of outside irrigation, gas company, electric company, communication company and any applicable Special Service District. Such letters should indicate terms and conditions of service and impacts to the companies facilities;
- 14. Exhibit 14 – Action Report from County Water Board confirming feasibility and that adequate water shares have been provided by the Developer;
- 15. Exhibit 15 – Itemized estimates of the cost of constructing all required improvements to be constructed in the development. The developer shall also submit a report to the planning commission and legislative body pertaining to the source or sources of the construction funds;
- 16. Exhibit 16 – Third Party Approvals (if applicable):
  - a. UDOT approval for access to state roads;
  - b. Approval of army corps of engineers in probable or actual wetlands or high water table areas;
  - c. Approvals of power, gas, and communication companies where easements are proposed and service is required;
  - d. Approval from United States Postal service identifying location and means of mail delivery services;
  - e. Approvals of applicable state or other agency concerning environmental and wildlife impacts; and
  - f. Any other third party approvals reasonably deemed necessary by the Planning Department.
- 17. Exhibit 17 – Reference to the development agreement that has been recorded on the Project. If a condition of preliminary approval or master plan approval included a development agreement, the development agreement shall be recorded prior to a final application being processed and/or going to the land use authority. If a development agreement has not previously been required, a form development agreement in Microsoft Word format showing assurances to the county that the services to be provided by the development will continue to be provided by the development on an ongoing basis and will not require the county to take over services in areas outside of the planned urban

1340 services areas, and become a financial burden on the county shall be included, and shall  
 1341 be approved and recorded prior to a final plat being recorded;

1342 18. Exhibit 18 – If applicable, a written response from the applicant demonstrating how each  
 1343 condition of previous approvals either has been or will be satisfied; and

1344 19. Any additional information which the DRC, county staff, planning commission and/or  
 1345 legislative body may reasonably require in a specific instance.

1346 E. Final Site Plan Approval: For projects requiring site plan approval, the developer shall submit a  
 1347 complete application for final site plan approval prior to the expiration of any previous approval  
 1348 for the development. This application can be made following final subdivision approval, or  
 1349 concurrently with the application for final subdivision. In addition to the requirements listed for  
 1350 final subdivision under paragraph (D) above, a site plan application shall also include:

1351 1. Exhibit SP1 – Site Plan showing final building locations, existing and proposed lot lines,  
 1352 easements, walkways, streets and rights-of-way (public and private), parking areas and  
 1353 calculations, trails, fencing, proposed dedications of public use areas, etc.; and

1354 2. Exhibit SP2 – Architectural Drawings including:

1355 a. Architectural elevations;

1356 b. Floorplans;

1357 c. Location and elevation drawings of existing and proposed accessory buildings,  
 1358 signs, dumpster and utility enclosures, fences and other structures; and

1359 (8)d. Materials and colors.

1360 (9)F. Plat Recordation: After receiving final approval, but prior to expiration thereof, the  
 1361 developer shall submit the final mylar plat in accordance with Section 16.27.12 of this title and all  
 1362 necessary final documents (including the final version of the plat on disk in AutoCAD format),  
 1363 bonds, fees, and/or development agreements, which have been signed and notarized by the owner,  
 1364 lienholder and surveyor, as necessary, to the planning department for processing. Prior to the  
 1365 recording of the plat, the subdivision boundary monuments must be placed and all lots staked. An  
 1366 inspection will be performed by the county surveyor's office to verify compliance. The planning  
 1367 department will obtain any signatures necessary from any county department or special service  
 1368 district. After all necessary signatures have been obtained and any outstanding fees and bonds  
 1369 have been paid by the developer, the planning department shall take the plat and documents to  
 1370 the county recorder for recording. All recording fees shall be paid by the developer. Any  
 1371 outstanding fees not yet paid by the developer must be paid prior to recording.

1372 D. Concept Application Requirements: The following items shall be submitted as part of the concept  
 1373 plan:

1374 1. Location of the entire development in relation to surrounding neighborhoods and  
 1375 developments (include names of adjacent developments, adjacent property owners' names  
 1376 and addresses, and adjacent land uses and buildings);

1377 2. Existing waterways (including irrigation), significant vegetation and natural features of  
 1378 the land;

1379 3. Existing and proposed infrastructure, including all fire hydrants, water and sewer lines,  
 1380 storm sewer system, and all utilities, including, but not limited to, electricity, natural gas,  
 1381 telephone and cable television;

1382 4. Proposed layout of all public and private streets;

- 1383 5. ~~Tour of the site with the planning staff; and~~
- 1384 6. ~~Any additional information that the county and/or planning commission may reasonably~~
- 1385 ~~require in a specific instance. Where a developer owns or controls more land than he or~~
- 1386 ~~she wishes to develop immediately, the county requires that a conceptual plan of the~~
- 1387 ~~entire area be submitted, in which case the developer shall indicate the portion to be~~
- 1388 ~~developed immediately and the portion to be held for future development.~~

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1390 ~~E. Preliminary Application Requirements:~~

- 1391 1. ~~Preliminary Application: The following items shall be submitted with the preliminary~~
- 1392 ~~application, along with any other plans or plat requirements of this title:~~
- 1393 ~~a. Show name and address of development and developer's engineer;~~
- 1394 ~~b. Plan in D size sheets (24 inches x 36 inches);~~
- 1395 ~~c. Boundary lines of the tract of land to be subdivided shown in heavy lines;~~
- 1396 ~~d. Vicinity map;~~
- 1397 ~~e. All proposed phases of the development, numbered and defined, with~~
- 1398 ~~approximate timetable for development;~~
- 1399 ~~f. Existing topography with a contour interval of two feet (2');~~
- 1400 ~~g. Grading plans illustrating cut and fill limits and limits of disturbance and~~
- 1401 ~~landscaping plans, including topographic lines, and evidencing conformance with~~
- 1402 ~~this title;~~
- 1403 ~~h. Existing and proposed lot lines, easements, walkways, streets and rights of way~~
- 1404 ~~(public and private), including widths, street names and numbers, on subject and~~
- 1405 ~~surrounding areas; proposed dedications of public use areas; existing and~~
- 1406 ~~proposed curb, gutter and sidewalk and trail system, including cross section of~~
- 1407 ~~trails proposed. Commercial or mixed use areas will require sidewalks;~~
- 1408 ~~i. Soils testing and geotechnical analysis as required by this title;~~
- 1409 ~~j. Existing and proposed infrastructure, including all fire hydrants, water and sewer~~
- 1410 ~~lines, storm sewer system, and all utilities, including, but not limited to, electricity,~~
- 1411 ~~natural gas, telephone and cable television;~~
- 1412 ~~k. —~~
- 1413 ~~l. Location and elevation drawings of existing and proposed buildings, signs,~~
- 1414 ~~dumpster and utility enclosures, fences and other structures;~~
- 1415 ~~m. A landscaping plan, as required in this title, illustrating evergreen/deciduous~~
- 1416 ~~plant massing, planting materials, irrigation plans revegetation areas, limits of~~
- 1417 ~~disturbance, etc.;~~
- 1418 ~~n. Drainage plans as per "A Guide For Erosion And Sediment Control For Wasatch~~
- 1419 ~~County", appendix E, see chapter 16.40, "Appendix 5, Storm Drainage And~~
- 1420 ~~Erosion Control, Site Development", of this title. The drainage plan shall include~~
- 1421 ~~the following:~~
- 1422 ~~(1) Site description;~~
- 1423 ~~(2) Development plan;~~

- 1424                                   (3) ~~Drainage assessment;~~
- 1425                                   (4) ~~Stormwater; and~~
- 1426                                   (5) ~~Pollution prevention plan.~~
- 1427                   e. ~~Environmental constraints analysis. Slopes over thirty percent (30%), flood~~  
 1428                                   ~~hazard areas, fault line setback areas, wetlands, high water table areas, landslide~~  
 1429                                   ~~areas, alluvial fan, flood debris flow or collapsible soil hazard areas, shallow~~  
 1430                                   ~~groundwater areas, stream or drainage corridor setback areas, springs, seeps or~~  
 1431                                   ~~surface water areas, detention basin areas, established road and utility corridors,~~  
 1432                                   ~~ridgeline areas and geologic hazards;~~
- 1433                   p. ~~Parking, access and loading plan, including required bus pullouts and/or other~~  
 1434                                   ~~proposed mass transit plans;~~
- 1435                   q. ~~Unit configuration footprints and typical architectural elevations;~~
- 1436                   r. ~~Tabulation of projected ERUs, as described in the plan, number of housing units~~  
 1437                                   ~~by type with the number of bedrooms, parking stalls provided, building square~~  
 1438                                   ~~footage, building footprint square footage, open space acreage and percentage,~~  
 1439                                   ~~landscape acreage and percentage, hard surface acreage and percentage;~~
- 1440                   s. —
- 1441                   t. ~~Any additional information that the county staff, planning commission or~~  
 1442                                   ~~legislative body may reasonably require in a specific instance. Where a developer~~  
 1443                                   ~~owns or controls more land than he or she wishes to develop immediately, the~~  
 1444                                   ~~county requires that a overall preliminary plan of the whole area be submitted, in~~  
 1445                                   ~~which case the developer shall indicate the portion to be developed immediately~~  
 1446                                   ~~and the portion to be held for future development;~~
- 1447                   (1) ~~Due to long development periods, changing market conditions and community~~  
 1448                                   ~~needs, developments that have received master plan approval, containing over~~  
 1449                                   ~~500 acres or over 1,000 ERUs may apply for a phased preliminary plan allowing~~  
 1450                                   ~~for smaller portions of the entire large scale development to submit a preliminary~~  
 1451                                   ~~application. The county legislative body may approve the phased preliminary~~  
 1452                                   ~~plan application if the following elements are established by the applicant:~~
- 1453                                   (A) ~~A general road plan for the large scale development in conformance with the~~  
 1454                                   ~~master plan showing grades and intersections that comply with the code;~~
- 1455                                   (B) ~~A phasing plan showing the proposed phases and anticipated order for~~  
 1456                                   ~~preliminary applications overlaid on the approved master plan layout;~~
- 1457                                   (C) ~~An infrastructure plan showing the anticipated utility needs of the entire large~~  
 1458                                   ~~scale development, and by proposed phases, demonstrating that the entire large~~  
 1459                                   ~~scale development can be developed in accordance with the approved master~~  
 1460                                   ~~plan and demonstrating that the infrastructure may be installed so that future~~  
 1461                                   ~~phases can be completed without material disruption of previously completed~~  
 1462                                   ~~phases (this infrastructure plan is intended to be a conceptual design only~~  
 1463                                   ~~showing feasibility);~~
- 1464                                   (D) ~~The proposed phases must be for more than 30 ERUs, or must have more than~~  
 1465                                   ~~20,000 square feet of anticipated commercial space, or must be for a substantial~~  
 1466                                   ~~amenity, or must be for an area of over 100 acres. ;~~

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- (E) The phases preliminary plan application must demonstrate that project amenities, any required moderate income housing, landscaping, and open space will be completed in a timely manner for those portions of the development that will use them;
  - (F) The proposed phasing plan must go through DRC;
  - (G) Any additional information pertaining to the phased preliminary plan application that the county may reasonably require;
  - (H) Reasonable time restrictions may be required for implementation of phased preliminary plan applications; and
  - (I) The county legislative body may place any conditions on the approval necessary to ensure the orderly development of the large scale development consistent with the approved master plan
- (2) Once a phased preliminary plan application has been approved for a large scale development, the applicant must submit a preliminary application with respect to each phase in the order shown in the plan, meeting the large scale development preliminary application requirements in 16.27.10(C) Preliminary Application Requirements. In addition, the preliminary application for each phase shall demonstrate compliance with the following elements:
- (A) The proposed phase must meet the requirements of the phased preliminary plan approval;
  - (B) Typically, each phase applied for must be in the order shown in the phasing plan. If the developer submits a preliminary application for a phase that is out of order or otherwise does not comply with the phasing plan, an application for an amended phasing plan will be submitted with the preliminary application. The amended phasing plan must comply with the requirements for an original phasing plan, but may be approved concurrently with the preliminary application
  - (C) A layout must be provided which shows the phase overlaid on the approved master plan layout, and showing any phases that have already received preliminary approval, and future phases;
  - (D) A master homeowner's association must be established for the whole project area, which master homeowner's association is, at a minimum, responsible for maintenance of all amenities and infrastructure common to the entire large scale development; individual phases may also be included in and subject to additional homeowner's associations so long as all properties are included in the respective homeowner's association that is responsible to maintain any infrastructure and amenities primarily built for those properties;
  - (E) The preliminary application must demonstrate that project amenities, any required moderate income housing, landscaping, trails and open space will be installed in a manner that assures these will be completed prior or with those businesses or residences that will primarily utilize them or are contiguous to them and will be constructed in a logical order.
  - (F) The phase must provide roads for such phase, together with adequate right-of-way for any planned expansion of such roadway for future phases; previously unimproved roads or portion of roads located in previously developed phases that are required in order to meet the traffic demand created by a proposed phase shall

1512 be completed prior to or contemporaneously with the improvements installed in  
1513 the proposed phase;;

1514 (G) Each phase must go through DRC;

1515 (H) The phase must provide for utilities for the current phase, and ensure that  
1516 applicable infrastructure is installed so that future phases may be completed  
1517 without material disruption of the phase once completed;

1518 (I) If any infrastructure or amenities required to be installed in a previously  
1519 approved phase have not been installed at the time of the application for the new  
1520 phase, and such infrastructure or amenities are necessary for the new phase, then  
1521 approval of the new phase shall not be granted until the infrastructure or  
1522 amenities required in the previously approved phase are either installed or the  
1523 county has received a performance bond pursuant to Wasatch County Code  
1524 16.27.21 with respect to the completion of such infrastructure or amenities.; and

1525 (J) Any additional information pertaining to the preliminary application for the  
1526 phase that the county may reasonably require.;

1527 u. Fiscal analysis; and

1528 v. Site assessment information. All important aspects of the site are to be  
1529 documented. This includes, but is not limited to, the following: historic/cultural,  
1530 vegetation, geologic features, etc. If information is found, a mitigation plan may  
1531 be necessary.

1532 2. Preliminary Documentation: The preliminary documentation shall include the following  
1533 documents that shall be prepared in accordance with Wasatch County standards, and shall  
1534 be submitted in accordance with the requirements of this title, or any amendment thereto,  
1535 with the required application fees. A sample of many of such documents may be obtained  
1536 through the planning office, if requested. These documents shall be a draft copy of each  
1537 document, which shall be reviewed and the final copies will be submitted with the final  
1538 documentation when application is made for final approval:

1539 a. —

1540 b. Draft copy of declaration of covenants, conditions, restrictions and management  
1541 policies;

1542 c. Documentation of ownership of or permanent right to sufficient water to meet the  
1543 culinary and outside irrigation needs of the development as required herein. This  
1544 should be in the form of a Will Serve Letter from the applicable Special Service  
1545 District.

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1547 ~~d. Will serve letters from irrigation companies or provider of outside irrigation.  
1548 Such letters should indicate terms and conditions of service and impacts to the  
1549 companies facilities;~~

1550 e. Letters from affected entities stating concerns and requirements including the  
1551 following:

1552 (1) Special service district and/or other appropriate agency, indicating the  
1553 availability of water, water service, sewer service, (in compliance with  
1554 the statement in E, 2, c above) extended fire, extended police, schools,  
1555 garbage collection and disposal, roads maintenance, trails maintenance,

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- open space management, stormwater detention, telephone service, electric service, natural gas and other municipal type services;
  - f. ~~A draft copy of an open space and common area maintenance agreement;~~
  - g. ~~A draft copy of a plan for assuring that any services agreed to be provided by the development will continue to be provided by the development on an ongoing basis without becoming a burden to the county; and~~
  - h. ~~Draft copy of the proposed development agreement.~~
3. ~~Final Application Requirements: The final plans must first evidence how the final plans conform to the preliminary plans and any conditions for preliminary approval and such plans must also include the following:~~
- a. ~~Development name and address;~~
  - b. ~~North point, scale (not smaller than 1 inch equals 100 feet), date;~~
  - c. ~~Development phase number, if a phased project;~~
  - d. ~~Names, addresses and telephone numbers of developer, engineer and current owners;~~
  - e. ~~Nearest section corner tie, township and range;~~
  - f. ~~Lot lines, dimensions and area; adjacent lots and phases;~~
  - g. ~~Existing and proposed easements, walkways, trails, streets and rights of way (public and private), and trails, including widths, names and numbers; proposed dedications of public use areas; existing and proposed curb, gutter and sidewalk (public and private);~~
  - h. ~~Existing waterways (including irrigation and piping);~~
  - i. ~~Topography (contours at 2 foot intervals) and site drainage plan, which illustrate existing and proposed conditions;~~
  - j. ~~Existing vegetation to remain on development and natural features of the land;~~
  - k. ~~Sensitive lands, including, but not limited to, slopes over thirty percent (30%), flood hazard boundary, wetlands, high water table areas and geologic hazards;~~
  - l. ~~Soils testing and analysis. Geotechnical studies as required by this title;~~
  - m. ~~UDOT approval for access to state roads; approval of Wasatch County flood control; approval of army corps of engineers in wetlands or high water table areas; approvals of power, gas, telephone and cable companies where easements are proposed and service is required;~~
  - n. ~~Final grading plans illustrating cut and fill limits and limits of disturbance;~~
  - o. ~~Temporary construction erosion control plan;~~
  - p.
  - q. ~~Existing and proposed utilities including, fire hydrants, water and sewer lines, and storm sewer system;~~
  - r. ~~Location and elevation drawings of existing and proposed buildings, signs, dumpster and utility enclosures, fences and other structures, including materials and colors;~~

- 1596 s.—Landscaping plan with irrigation system and plant species and sizes;
- 1597 t.—Parking, access and loading plan;
- 1598 u.—~~Lighting plan;~~
- 1599 v.—Signage plans shall comply with Wasatch County sign regulations as found in
- 1600 this title;
- 1601 w.—Architectural plans (floor plans, elevation with materials);
- 1602 x.—Tabulation of ERUs, as defined by the plan, number of housing units by type and
- 1603 square footage, with the number of bedrooms, parking stalls provided, building
- 1604 square footage, building footprint square footage, open space acreage and percentage,
- 1605 landscape acreage and percentage, hard surface acreage and percentage;
- 1606 y.—Special service district approval letter;
- 1607 z.—Mitigating measures (to conform with Wasatch County development code and
- 1608 design standards as found in this title), and any other information as required by
- 1609 the county as a condition of approval; and
- 1610 aa.—Water rights that are being dedicated to the development or an indication how
- 1611 water service will be made.
- 1612 4.—Final Documentation: The following official documents prepared in a manner that will
- 1613 fully present information required as part of this title on forms:
- 1614 a.—
- 1615 b.—
- 1616 e.—Maintenance agreement between the developers, property owners' association,
- 1617 SSD and/or the county, providing for the establishment of an impound account as
- 1618 a means of assuring proper maintenance of the development;
- 1619 d.—Open space agreement acceptable to the county;
- 1620 e.—Affordable housing agreement approved by county;
- 1621 f.—Schools and civic agreement approved by county;
- 1622 g.—~~Itemized estimates of the cost of constructing all required improvements to be~~
- 1623 ~~constructed in the development. The developer shall also submit a report to the~~
- 1624 ~~planning commission and legislative body pertaining to the source or sources of~~
- 1625 ~~the construction funds;~~
- 1626 h.—
- 1627 i.—~~A final form of the development agreement, as adopted by Wasatch County (see~~
- 1628 ~~chapter 16.42, "Appendix 7, Development Agreements", of this title), showing~~
- 1629 ~~assurances to the county that the services to be provided by the development will~~
- 1630 ~~continue to be provided by the development on an ongoing basis and will not~~
- 1631 ~~require the county to take over services in areas outside of the planned urban~~
- 1632 ~~services areas, and become a financial burden on the county; and~~
- 1633 j.—Vicinity map on the plat.
- 1634

1635 \*Scrivener's Error Correction\*: Ord. 13-04 on 5/1/2013, as amended, was not entered into the online code

1636 until 3/22/2019. The 16.27.10(C)(4) portion of Ord. 13-04 is being inserted as part of 16.27.10(C)(2) due

~~to a scrivener's error. Additionally, it was found that the internal numbering of 16.27.10 was not consistent within itself, other portions of the county code, Ord. 15-10, or other ordinances, so on 3/22/2019 the internal numbering was reorganized so that A, B, C would continue, instead of A, B, C then reverting back to another A, and continuing from there.~~

~~...~~

#### **16.27.12: FINAL PLAT REQUIREMENTS**

A final plat shall be prepared for all developments. Each plat shall consist of a sheet of approved mylar having outside or rim line dimensions of twenty four inches by thirty six inches (24" x 36"). The border line of the plat shall be drawn in heavy lines, leaving a margin of at least one and one-half inches (1½") on the left hand side of the sheet for binding, and at least one-half (½) on the other three (3) sides of the sheet. The plat shall be so drawn that the top of the sheet is either the north or east, whichever accommodates the drawings best. All lines, dimensions and markings shall be made on the mylar with approved waterproof black "India drawing ink", or equivalent. Font size shall be 10-point or larger. The actual map shall be drawn to a scale within the range of one inch equals ten feet (1" = 10'), to one inch equals one hundred feet (1" = 100'), unless approved otherwise by the planning department. Details and the workmanship on finished drawings shall be neat, ~~clean~~ clean-cut and readable. A poorly drawn or illegible plat is sufficient cause for rejection. The final ~~drawings or~~ plat(s) shall contain the following information:

- A. Subdivision name (72-point font or larger) and the general location of the development placed at the top and center of the page;
- B. A north point and scale on the drawing and the date;
- C. Accurately drawn boundaries, showing the proper bearings and division, properly tied into state plane coordinates and tied to no less than two (2) known section monuments. These lines should be heavier than street and lot lines to clearly define said development boundaries.
- ~~C.~~D. Also provided with the plat shall be a closure sheet of the subdivision boundary as well as for each lot within the subdivision;
- E. The names, widths, lengths, bearings and curve data on centerlines of all ~~proposed public~~ streets, alleys, trails or easements; also the boundaries, bearings and dimensions of all parcel sections within the development, as intended to be dedicated to the use of the public or common ownership by the development property owners; the lines, dimensions, bearings and numbers of all lots and other parcels reserved for any reason within the development.
  - 1. All lots and parcels ~~are to~~ shall be numbered consecutively under a definite system.
  - 1.2. All ~~proposed~~ streets and trails shall be labeled as public or private, and streets shall be named or numbered in accordance with the street naming and numbering system of the county;
- ~~D.~~F. The location of existing watercourses (including irrigation and piping);
- E.G. The location of all required monuments;
- F.H. The description and locations of all monuments set and established by the county or the United States government that are adjacent or near to the proposed development;
- ~~G.~~I. ~~Address block with~~ addresses as assigned by the GIS department;
- H.J. A notice of potentially harmful conditions where such conditions exist;

- 1679 ~~1.K.~~ A ten foot (10') public utility easement on all sides of the lot, except where the development  
1680 includes a village center or commercial use. The county planner, in coordination with the  
1681 development review committee, shall identify the appropriate location for the public utility  
1682 easement;
- 1683 ~~1.L.~~ A form of certification for the following:
- 1684 1. Owner's dedications which shall contain the following elements, if applicable:
- 1685 a. The owner shall dedicate and convey to the owners of the lots in all phases of the  
1686 development all open space, common areas, private trails, private roads, and any  
1687 other property labeled on the plat as common;
- 1688 b. The owner shall dedicate all property labelled on the plat as public to the public,  
1689 and all utility easements to public utility companies or other utilities as allowed  
1690 by the Wasatch County;
- 1691 c. The owner shall dedicate to Wasatch County, or such other entity as has been  
1692 approved by the County Council, an open space easement in all open space,  
1693 which shall typically contain the following elements: the owner hereby grants  
1694 Wasatch County an open space easement in all property shown on this plat as  
1695 open space. No structure or other development shall be permitted on the open  
1696 space except as approved by the Wasatch County legislative body.
- 1697 ~~1.2.~~ Lienholder's consent, if applicable;
- 1698 ~~2.3.~~ Owner's surveyor's certificate of accuracy of survey;
- 1699 ~~3.4.~~ County surveyor's approval;
- 1700 ~~4.5.~~ Planning commission approval;
- 1701 ~~5.6.~~ Special service district approval;
- 1702 ~~6.7.~~ County manager's approval of the plat and the acceptance of dedications of public lands,  
1703 streets and easements;
- 1704 ~~7.8.~~ County fire marshal's approval;
- 1705 ~~8.9.~~ County attorney's approval as to form;
- 1706 ~~9.10.~~ Health department approval;
- 1707 ~~10.11.~~ Weed board approval;
- 1708 ~~11.12.~~ Recreation district approval;
- 1709 ~~12.13.~~ Public works approval;
- 1710 ~~13.14.~~ County planning office approval;
- 1711 ~~14.15.~~ Sheriff's office approval;
- 1712 ~~15.16.~~ Wasatch County water board;
- 1713 ~~16.17.~~ Engineering department approval;
- 1714 ~~17.18.~~ Solid Waste department approval;
- 1715 19. Notary public's acknowledgement for each owner's dedication.
- 1716 ~~18.20.~~ A two-inch by three-inch (2" x 3") space at the bottom right hand corner for the  
1717 Wasatch County Recorder.

1718 ...

1719

1720 **16.27.24: PHYSICAL CONSTRAINTS RESTRICTIONS RESERVED**1721 ~~Wasatch County will not allow building or development in the following areas:~~1722 ~~A. Natural slopes over thirty percent (30%) grade (natural slopes over 25 percent require special~~  
1723 ~~studies for stability); each lot must have a contiguous building area that is a minimum of five~~  
1724 ~~thousand (5,000) square feet at thirty percent (30%) or below natural grade;~~1725 ~~B. Fault lines and fault line setback zones;~~1726 ~~C. Wetlands (scrub shrub and emergent);~~1727 ~~D. Within two hundred feet (200') of waters of the U.S.;~~1728 ~~E. Landslide hazard areas;~~1729 ~~F. 100-year stream flood hazard;~~1730 ~~G. Alluvial fan flood debris flow, and collapsible soil hazards;~~1731 ~~H. Shallow groundwater hazards;~~1732 ~~I. Stream/drainage corridor setbacks;~~1733 ~~J. Areas of springs and seeps;~~1734 ~~K. Surface water;~~1735 ~~L. Recommended locations for detention basins;~~1736 ~~M. Established road and utility corridors; and~~1737 ~~N. On or near ridgelines, in accordance with general ridgeline/viewshed standards.~~

1738

1739 **16.27.25: PHYSICAL CONSTRAINTS ANALYSIS REQUIREMENTS**1740 ~~Wasatch County will not allow building or development on constrained lands. In calculating the permitted~~  
1741 ~~density allowable for projects that require density determination, these constrained areas of a property or~~  
1742 ~~project shall be excluded from use in the development capacity calculation, although greater detail in~~  
1743 ~~subsequent applications may demonstrate less density is possible than was approved through the density~~  
1744 ~~determination. For purposes of this determination, The the applicant must prove the following is required~~  
1745 ~~forthrough a physical constraints analysis:~~1746 ~~A. The project will not consist of any building envelopes on natural or manmade slopes over thirty~~  
1747 ~~percent (30%) grade; Natural slopes over twenty-five percent (25%) shall include special studies~~  
1748 ~~which verify stability; each lot shall have a contiguous, generally rectangular building area that is~~  
1749 ~~a minimum of five thousand (5,000) square feet at less than thirty percent (30%) slope;~~1750 ~~B. The project will not consist of any structures within fifty feet (50') of any fault line; Greater~~  
1751 ~~setback is required if identified in a slope stability study;~~1752 ~~C. The project will not consist of activities on or disturbance of any wetland areas (scrub-shrub and~~  
1753 ~~emergent), except as approved by the army corps of engineers;~~1754 ~~D. The project will not contain any platted lot within any landslide hazard areas, and no structures~~  
1755 ~~will be permitted in landslide areas unless approved by the ~~planning staff, planning commission~~~~  
1756 ~~or legislative body land use authority as part of the open space area;~~

- 1757 E. The project will not consist of any ~~development-habitable structure~~ within any 100-year flood  
 1758 hazard area, alluvial fan flood debris flow area, or collapsible soil hazard area, except as provided  
 1759 in section 16.28.08 of this title;
- 1760 F. The project will not consist of any ~~development-habitable structure~~ within any shallow  
 1761 groundwater hazard areas, stream or drainage corridor setbacks, areas of springs or seeps, or  
 1762 surface water areas;
- 1763 G. The project will not consist of any development within any areas that are recommended locations  
 1764 for detention basins or established road and utility corridors;
- 1765 H. The project will avoid any ~~development-structures~~ that will protrude above any ridgelines, except  
 1766 as provided in section 16.27.22 of this chapter;
- 1767 ~~H.I.~~ The project will comply with the environmental regulations outlined in section 16.28;
- 1768 ~~I.J.~~ The project will preserve major natural site features and existing vegetation; and
- 1769 K. Full geotechnical evaluation of the site and any other necessary studies have been provided to  
 1770 support the above findings; and
- 1771 L. If information is found, a mitigation plan will~~may be~~ be required, or no development may be  
 1772 approved~~necessary~~.

1773 Incomplete Or Incorrect Developer Statement: If a full and complete representation, as described in this  
 1774 section, cannot not be produced by the developer, or if any evidence later discovered indicates that such  
 1775 representation has not been made after a full inspection, or there has been any change in circumstances  
 1776 indicating the likelihood of a failure to be able to meet the standards of the above section, the county may  
 1777 require that certain site specific reports be prepared. Any and all such reports that the county determines to  
 1778 be necessary shall~~may~~ be required as part of the preliminary development review process. Additional  
 1779 evidence discovered may decrease the density originally approved for the project.

1780 ...