

CHAPTER 11B-06: PRELIMINARY PLAT

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The purpose of the preliminary plat is to require formal preliminary approval of a subdivision as provided herein in order to minimize changes and revisions which might otherwise be necessary on the final plat. The preliminary plat and all information and procedures relating thereto, shall in all respects, be in compliance with the provisions of this Title and any other applicable City Ordinances.

11B-06-020. Application and Fees.

The developer shall file an application for preliminary plat approval with the City Community Development Department on a form prescribed by the City, with One (1) digital copy in PDF format on a flash drive or emailed to the Community Development Department. At the same time, the developer shall pay to the City the application fee for the subdivision as set forth in the Consolidated Fee Schedule.

11B-06-030. Preliminary Plat Preparation and Required Information.

Each sheet of the preliminary plat shall be drawn to scale not smaller than one hundred (100) feet to the inch, and shall contain the name of the subdivision, sheet number, and north arrow. In addition to the requirements of Section 11B-1-090, the preliminary plat shall include the following:

- (a) The location of the subdivision in relationship to an adjoining larger tract of property of which it is a part. The submittal shall include a sketch of the prospective future street system of the unplatted portion of the property, and the street system of the part submitted shall be considered in light of adjustments and connections with the future street system of the surrounding area and in accordance with the City's General Plan.
- (b) A vicinity map of the proposed subdivision, drawn at a scale of five hundred (500) feet to the inch, showing all lots and streets in the project, and all abutting streets, with names of the streets.
- (c) The names and addresses of the developer, the engineer or surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided.
- (d) A contour map at intervals of at least two (2) feet, showing all unusual topographic features with verification by a qualified engineer or land surveyor. All elevations shall be based on NAVD 88 datum.
- (e) Certification of the accuracy of the preliminary plat of the subdivision and any traverse to permanent survey monuments by a land surveyor, registered to practice in the State of Utah.
- (f) The boundary lines of the tract to be subdivided, with all dimensions shown.
- (g) Existing sanitary sewers, storm drains, subdrains, culinary and secondary water-supply mains and culverts and other utilities within the tract or within one hundred (100) feet thereof.
- (h) The location, widths, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces and lots with the size of each lot in square footage and proper labeling of spaces to be dedicated to the public.

(i) The location, principal dimension, and names of all existing or recorded streets, alleys, and easements, both within the proposed subdivision and within one hundred (100) feet of the boundary thereof, showing whether recorded or claimed by usage; the location and dimensions to the nearest existing bench mark or monument, and section line; the location and principal dimensions of all water courses, public utilities, and other important features and existing structures within the land adjacent to the tract to be subdivided, including railroads, power lines, and exceptional topography.

(j) The location of existing bridges, culverts, surface or subsurface drainage ways, utilities, buildings or other structures, pumping stations, or appurtenances, within the subdivision or within two hundred (200) feet thereof, and all known wells or springs (consult Utah State Engineer's Office), and location of the one hundred (100) year flood plain as determined by the Federal Emergency Management Agency (FEMA).

(k) Proposed off-site and on-site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants.

(l) Boundary lines of adjacent tracts of unsubdivided land within one hundred (100) feet of the tract proposed for subdivision, showing ownership and property monuments.

(m) Location of proposed street lighting in the subdivision.

(n) Location of landscaping and/or park strip tree planting.

(o) The developer shall provide the following documents with the application:

(1) Copies of any agreements with adjacent property owners relevant to the proposed subdivision.

(2) A comprehensive geo-technical and soils report prepared by a qualified geotechnical engineer. At a minimum the report shall include the following:

- (i) Boring Plan.
- (ii) Computer generated soil boring logs with soil classification in accordance with the Unified Soil Classification System (USCS).
- (iii) Exploration procedures.
- (iv) Results of laboratory testing.
- (v) Subsurface conditions encountered.
- (vi) Depth to stabilized groundwater.
- (vii) Regional and site geology.
- (viii) Applicable geologic hazards including liquefaction a lateral spread potential.
- (ix) Mitigation of problematic soil conditions encountered.
- (x) Seismic site classification and ground motions in accordance with the current IBC.
- (xi) Foundation type and depth.
- (xii) Allowable bearing capacity and settlement of foundations.
- (xiii) Fill placement and compaction.
- (xiv) Earthwork and sub-grade preparation.

(3) A copy of a preliminary title report evidencing satisfactory proof of ownership.

(4) A statement that all utilities & services will be available for the subdivision.

(5) A traffic report prepared by a qualified traffic engineer for all subdivisions with access to a collector or arterial street.

(6) A written narrative outlining how the developer proposes to accommodate drainage for a 10-year, 1 hour storm event and overflow for a 100 year storm event.

(7) A written statement that the developer shall comply with all city ordinances and regulations and other applicable federal and state laws and regulations and shall provide evidence of such compliance if requested by the City.

11B-06-040. Review and Approval by the Commission.

The Planning Commission shall review the submitted preliminary plat within 15-business days of receipt of a complete application and determine compliance with the standards and criteria set forth in this Ordinance and all other ordinances of Woods Cross City, including but not limited to the Zoning Ordinance, General Plan, Development Standards, and applicable building codes. The Planning Commission may approve, approve subject to modification and/or conditions, or disapprove the submitted preliminary plat, and shall make findings specifying any inadequacy in the application, noncompliance with City regulations, questionable or undesirable design and/or engineering, and the need for any additional information which may assist in the evaluation of the preliminary plat. The Planning Commission may review all relevant information pertaining to the proposed development including but not limited to the following: fire protection; sufficient supply of culinary and secondary water to the proposed subdivision; sewer service; traffic considerations; potential for flooding; burden on the school district; etc.

- 1) Once a complete application is received by the City, the application will be scheduled to be presented to the Planning Commission for the initial 15-business day review and action.
 - 2) If the Planning Commission denies preliminary plat approval, no further review of the proposed subdivision shall be made by the Planning Commission, and a new preliminary plat shall be required to re-initiate the subdivision process.
- (a) The developer shall be notified in writing of the action taken by, and the findings of, the Planning Commission regarding the submitted preliminary plat. The granting of a preliminary plat approval by the Planning Commission shall not constitute a final acceptance of the subdivision. Nor shall approval of the preliminary plat relieve the developer of the responsibility to comply with all required conditions and ordinances, and to provide the improvements and easements necessary to meet all City standards and requirements.

11B-06-050. Effective Period of Preliminary Approval.

The approval of a preliminary plat shall be effective for a period of six (6) months at the end of which time final approval of the subdivision must have been obtained from the Development Review Committee, although the plat need not yet be signed and filed with the Davis County Recorder. This time period may be extended an additional six (6) months for good cause shown if the developer petitions the Planning Commission for an extension prior to the expiration date. However, only one extension may be granted. Any plat not receiving preliminary approval within the period of time set forth herein shall be null and void, and the developer shall be required to resubmit a new preliminary plat for approval subject to all then existing zoning and subdivision regulations. Preliminary approval of any undeveloped phases of a phased subdivision shall become null and void should more than two (2) years elapse between the date of conditional acceptance by the City of the off-site improvements of the last completed phase by the City and the application for final approval of a subsequent phase.

11B-06-060. Zoning Regulations.

Every plat shall conform to existing zoning regulations and subdivision regulations applicable at the time of preliminary plat approval.

11B-06-070. Phasing.

Subdivisions containing more than thirty (30) lots may be done in phases. Each phase shall consist of that number of lots that can be completely developed with both off-site and on-site improvements within the two (2) year period provided for improvements under Section 11-09-110 of this Title. Off-site improvements are construed to be those improvements required by the Woods Cross City Development Standards. On-site improvements shall be construed to mean the construction of the dwelling and its appurtenant improvements on each lot. The development of the subdivision shall be in an orderly manner and in such a way that the phases will be contiguous, the required improvements will be continuous and all of the said off-site improvements will be made available for the full, effective, and practical use and enjoyment thereof by lessee or grantees of any of the lands subdivided within the time hereinafter specified. Phases shall be designed to minimize the dead-ending of streets and waterlines. Phasing shall be done in such a manner as to provide sufficient traffic circulation in each of the phases. The City Council shall not approve the final plat of a phase in a phased subdivision where one of two previously approved phases has not been conditionally accepted by the City Council.