

CHAPTER 11-12: GENERAL REQUIREMENTS FOR ALL SUBDIVISIONS

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11-12-010. Subdivision Layout.

- (a) The subdivision layout shall conform to the City's General Plan.
- (b) Where trees, groves, waterways, scenic points, historic spots or other City assets and landmarks, as determined by the Planning Commission, are located within a proposed subdivision, reasonable steps should be taken to preserve these features.
- (c) Where a railroad right-of-way abuts a subdivision, the plat shall make provisions for future grade separations whenever the City shall find such a requirement to be necessary.
- (d) The width of each block shall be sufficient for an ultimate layout of two (2) tiers of lots therein of a size required by the provisions of this Title, unless the general layout of the vicinity, line of ownership, topographical conditions or locations of arterial streets or freeways justify or make necessary a variation from this requirement. The minimum width of a block shall not be less than two hundred fifty (250) feet measured from center line of street to center line of street.
- (e) The maximum length of blocks shall be twelve hundred (1200) feet.

11-12-020. Lots.

- (a) All subdivisions should result in the creation of lots which are developable and capable of being built upon. A subdivision should not create lots which would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, problems of sewerage, driveway grades, or other physical conditions.
- (b) All lots or parcels created by the subdivision shall have frontage on a dedicated street, improved to standards hereinafter required equal to at least fifty percent (50%) of its minimum required width except for a flag lot which shall have a minimum frontage as specified in the Zoning Ordinance. Land designated as public right-of-way shall be separate and distinct from lots adjoining such right-of-way and not be included in the area of such lots.
- (c) The minimum area and dimensions of all lots shall conform to the requirements of the Zoning Ordinance for the district in which the subdivision is located.
- (d) The side lines of all lots, so far as possible, shall be at right angles to the street which the lot faces, or approximately radial to the center of curves, if such street is curved. Side lines of lots shall be approximately radial to the center of a cul-de-sac on which the lots faces. The Planning Commission may

recommend to the City Council exceptions to this requirement. Upon a showing of good cause, the City Council may allow exceptions to this requirement.

(e) Corner lots for residential use should be platted ten (10) feet wider than interior lots in order to facilitate conformance with the required street setback requirements of the Zoning Ordinance.

(f) A lot should not be divided by a City limit line. Each such boundary line should be made a lot line.

(g) Remnants of property shall not be left in the subdivision which do not conform to lot requirements or are not required or suitable for common open space, private utility, public purpose, or other purpose approved by the City Council.

(h) Double frontage lots are not permitted unless approved by the City Council after receiving a recommendation from the Planning Commission.

(1) Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterials, collectors, or to overcome specific disadvantages of topography and orientation.

(2) The street frontage adjacent to the rear of approved double frontage lots shall be improved by the developer in accordance with the standards set forth in the City's Subdivision Standards.

(i) Debris and Waste. No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land, or left or deposited on any lot or street at the time of final acceptance of the subdivision by the City Council, and removal of same shall be required prior to final acceptance by the City Council.

(j) Fencing. Each developer shall be required to furnish and install fences wherever the Planning Commission determines that a hazardous condition or incompatibilities in land use may exist. Fences shall be constructed according to standards established by the Woods Cross City Development Standards and shall be noted as to height and material on the final construction plans. No certificate of occupancy shall be issued until said fence improvements have been duly installed.

(k) Staking of Lots. Survey stakes shall be placed at both front and back lot corners to completely identify the lot boundaries on the ground. Back lot corners shall be marked with a metal pipe or rod driven into the ground and shall be three (3) feet above the ground. Front lot corners shall be identified with permanent plugs in the curb. All lot corners must be in place prior to the issuance of building permits and after the completion of all subdivision improvements. It shall be the responsibility of the lot owner to ensure that all lot corners are in place prior to the issuance of the building permit.

11-12-030. Streets and Related Improvements.

(a) Developers shall locate streets within the subdivision so that the streets connect with existing streets. If the adjoining land is zoned for residential use, streets shall be located so that the adjacent land may be most efficiently subdivided.

(b) Dedication of half streets is prohibited.

(c) Any street in the subdivision that has a width designated in the City's General Plan, shall conform to the width designated in the General Plan. . For streets that do not have a width designated in the General Plan, the width shall be the width recommended by the City Engineer upon review of the submitted traffic study.

(d) Curbs, gutters, and sidewalks shall be installed on existing and proposed streets by the developer in all subdivisions. The City Council may, for good cause, after receiving a recommendation from the Planning Commission, modify or waive the requirement for sidewalks on streets.

(e) Local streets shall approach an arterial or collector street at an angle of at least seventy five degrees (75°). Grades for streets shall be a minimum of one-half of one percent (0.5%) and a maximum of ten percent (10%) for all streets except major and minor arterials which shall be eight percent (8%) maximum.

(f) Cul-de-sacs shall serve no more than twenty (20) lots or units; shall be no longer than four hundred (400) feet, measured from the center point of the turnaround to the center line of the intersecting street; and must be terminated with a turnaround of not less than one hundred (100) feet in diameter. Downhill cul-de-sacs are not permitted unless adequate drainage and one hundred (100) year over flow is provided and in addition such cul-de-sacs are approved by the City Council after receiving a recommendation from the Planning Commission and City Engineer.

(g) Where a street is designed to remain only temporarily as a dead-end street, a satisfactory temporary turn around area and recordable easement shall be provided at the end thereof to remain and be available for public use so long as the dead end exists. The City may require improvements to be installed in temporary turn around areas.

(h) Where subdivision streets parallel contiguous property of other owners, the subdivision may, with approval of the City Council, retain a protection strip of not less than one (1) foot in width between said street and adjacent property, provided that an agreement approved by the City Attorney has been made. Such agreement should be either with the owners of the property adjacent to the holding strip, or with the City for the benefit of the owners, contracting to deed to the then owners of the adjacent property the protection strip for consideration to be named in the agreement. Such consideration is to be not more than the fair cost of the land held in the protection strip, the street and utility improvements properly chargeable to the adjacent property, plus the value of one-half (2) the land in the street at the time of agreement. One (1) copy of the agreement shall be submitted to the City Attorney and one (1) to the Planning Commission prior to approval of the final plat. Protection strips shall not be submitted at the end of or within the boundaries of a public street or proposed street within any area intended for future public use.

(i) To assure conformity, the City shall furnish and install all required street signs and the cost thereof shall be charged to and paid for by the developer prior to recording the plat. The cost to the developer will be in accordance with the City's adopted fee schedule.

(j) Permanent monuments shall be furnished, accurately established, and set by the developer's surveyor at such points as are necessary to definitely establish all lines of the plat except those defining individual lots.

(k) City approved street lights shall be installed at all street intersections, school or pedestrian crossings, or at bends or curves in the street by the developer upon recommendation of the Development Review Committee .

(l) Railroads and Limited Access Highways. Railroad rights-of-way and limited access highways where so located as to affect the subdivision of adjoining lands shall be treated as follows:

(1) In residential districts, a buffer strip at least twenty five (25) feet in depth in addition to the normal setback required in the zoning district shall be provided adjacent to the railroad right-of-way or limited access highway. This strip shall be part of the platted lots and

shall be designated on the plat: "This strip is reserved for screening. The placement of dwellings hereon is prohibited."

(2) In districts zoned for business, commercial, or industrial uses, the nearest street extending parallel or approximately parallel to the railroad shall, wherever practicable, be at a sufficient distance therefrom to ensure suitable depth for commercial or industrial sites.

(3) Streets parallel to the railroad when intersecting a street which crosses the railroad at grade shall, to the extent practicable, be at a distance of at least one hundred fifty (150) feet from the railroad right-of-way.

(m) Intersections:

(1) Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than seventy-five (75) degrees shall not be acceptable. An oblique street should be curved approaching an intersection and should be approximately at right angles for at least one hundred (100) feet therefrom. Not more than two (2) streets shall intersect at any one point unless specifically approved by the Planning Commission.

(2) Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Street jogs with center-line offsets of less than one hundred fifty (150) feet shall not be permitted, except where the intersected street has separated dual drives without median breaks at either intersection. Where streets intersect arterials, their alignment shall be continuous. Intersection of arterials shall be at least eight hundred (800) feet apart.

(n) Widening and Realignment of Existing Roads. Where a subdivision borders an existing narrow road or when the General Plan, or zoning setback regulations indicate plans for realignment or widening of a road that would require use of some of the land in the subdivision, the developer shall be required to improve and dedicate at his expense such areas for widening or realignment of such roads. Such frontage roads and streets shall be improved and dedicated by the developer at his own expense to the full width as required by these subdivision regulations. Land reserved for any road purposes may not be counted in satisfying yard or area requirements of the Zoning Ordinance whether the land is to be dedicated to the City in fee simple or an easement is granted to the City.

11-12-035. Subsurface Water.

(a) Subsurface drains shall be required where recommended in the Geotechnical Report and where they have a positive gravity flow discharge without any mechanical means of discharging the water. All subsurface water drains shall meet the minimum requirements for design and construction of such drains, as specified in the Development Standards. In all subdivisions where subsurface drains are installed, the developer shall enter into a written agreement with the City addressing the installation and maintenance of the drains. All plans for such subsurface water drains proposed by the developer shall be reviewed and approved by the Planning Commission and City Council.

(b) Due to subsurface water concerns the lowest inhabitable elevation (finished floor elevation) shall be six(6) inches above top back curb elevation on the lowest corner of the property unless:

(i) A subsurface drain system has been installed with adequate capacity to gravity flow without mechanical means to a location above any historic flood elevations, or

(ii) A twelve(12) month study of subsurface water elevations along with consideration of historic drought cycles in the area shows a lower elevation will remain above any subsurface water seasonal fluctuations.

11-12-040. Drainage.

(a) The developer shall construct and install a storm water drainage system within the subdivision which shall be constructed of materials and in accordance with the City subdivision specifications and the requirements of the City's Master Storm Drainage Plan.

(b) The developer shall dedicate a right-of-way of fifteen (15) feet in width each side of facility or greater as required by the City for storm drainage conforming substantially with the lines of any natural watercourse or channel, stream, creek, irrigation ditch, or floodplain that enters or traverses the subdivision as determined by Davis County Flood Control and/or the City Engineer. The developer shall also dedicate right-of-ways for any pipe, conduit, channel, and retention or detention area as shown on the final construction plans.

(c) The developer shall install the storm water drainage system for the subdivision and it shall be connected to an approved off-site storm drain or facility acceptable to the City.

(d) Storm drain, cross gutters, dipstone inlets, and other appurtenant structures shall be provided by the developer as required to adequately dispose of storm water. Adequately shall be defined as disposing of flows calculated using the ten (10) year one(1) hour with the Farmer Fletcher Distribution within the limits of the subdivision and the existing flows entering the proposed subdivision from adjacent properties. Adequately shall also be defined as providing for overflow for a 100 year storm.

(e) Detention Basins. Large multiple use detention basins serving multiple neighborhoods will be located in Woods Cross City as designated on the Woods Cross Storm Drainage Master Plan Map. Single lot detention basins located in individual subdivisions shall not be encouraged. Should onsite water detention be desired or necessary for the feasibility of the subdivision, the detention basin must:

(1) Serve as a multiple use area such as an open area for park activities. Play areas shall be located above the average storm event depth of 2 ½ feet.

(2) Be adequately landscaped with grass and shrubs. Such landscaping shall also include a means to keep it irrigated.

(3) Be designed to hold water only during a storm and twelve (12) hours thereafter. At all other times, it must remain dry.

Temporary detention basins may be authorized by the City Council in which the above requirements may be relaxed. Under no circumstances shall a temporary detention basin be utilized for more than two (2) years.

11-12-050. Utilities.

(a) All utilities, including cable TV conduits, shall be provided through underground service, except where existing utilities are already in place. All underground utilities specified in this Section shall be installed prior to the installation of road base, surfacing, curbs, gutters and sidewalks. Underground utilities shall be installed only after streets have been rough graded to a line and grade approved by the City Engineer. If underground utilities are not installed prior to street surfacing sleeves shall be required.

(b) Culinary water shall be provided to each lot in the subdivision in conformance with the standards and rules and regulations of the City and requirements of the City Engineer. The developer

shall install water mains, valves, pressure reducing valves, and service laterals to each lot within the subdivision.

(c) Fire hydrants shall be installed by the developer at locations determined by the City Engineer and the Fire Department. Hydrants located within two hundred fifty (250) feet of any building site in the subdivision shall be charged with water and must be operable before a building permit may be issued. Fire hydrant spacing shall not exceed four hundred (400) feet.

(d) The developer shall connect with a public sanitary sewer and provide sewer mains and extend laterals from the sewer main to each lot in the subdivision. All requirements for sanitary sewer shall meet the specifications for the sewer district.

(e) Water Supply Interconnections. There shall be no physical connection between a public or private potable water supply system and a sewer or secondary water system which will permit the passage of any sewage or polluted water into the potable supply. Sewers shall be kept removed from water supply wells or other water supply sources and structures.

(f) Secondary water for the purpose of irrigation shall be made available to each lot in all residential subdivisions. The City Council may require non-residential subdivisions to acquire secondary water. Construction of irrigation water facilities shall be subject to the approval of the appropriate pressure irrigation district, as signified by its letter of approval. The lines shall meet or exceed City culinary waterline standards and specifications. Record drawings are to be turned over to the City. Valves shall be located sufficient for adequate control of service areas, as approved. The developer will be required, at his own expense, to construct all required offsite facilities to connect to existing irrigation district facilities. The size of service connections allowed will be determined by the irrigation district. Two (2) lots may be served by a common service line, divided, where desirable. The applicable fees shall be paid to the irrigation district prior to their approval of the final plat.

(g) Subsurface water drains shall be required where geological conditions warrant and shall be installed upon the recommendation of a qualified soils engineer. All subsurface drains shall have a positive gravity flow discharge without any mechanical means of discharging water, and shall meet the minimum requirements for design and construction of such drains, as specified in the Development Standards. In all subdivisions where subsurface drains are installed, the developer shall enter into a written agreement with the City. All plans for such subsurface drains proposed by the developer shall be reviewed by the Development Review Committee and approved by the Planning Commission and City Council.

(h) Utility easements shall be provided within all subdivisions as required for public utility and drainage purposes. All lots shall have a front yard easement of 10 feet and a rear yard easements of 5 feet. Additional easements, or increased width of easements, may be required as necessary to provide for adequate utility service and/or drainage within a subdivision and adjoining parcels.

11-12-060 Street Trees and Landscaping.

(a) Landscaping. Whenever, in the opinion of the Planning Commission and/or the City Council, there are areas which demand screening, buffering or of sufficient size or visibility to demand special treatment, the developer may be required to provide a landscape plan for review and approval by the City. The landscape plan shall indicate how maintenance of the landscaped area will be performed and by whom. The landscape plan shall be prepared and stamped by a registered landscape architect.

(b) Street Trees. Street trees shall be provided for all residential subdivisions in order to reduce heat, dust, glare and the need for cooling and heating; to help clean and oxygenate the air; reduce road noise; prevent erosion and promote soil health; to mask undesirable views and enhance pleasing views; to develop continuity between developments; and to generally enhance the appearance of the city streets and promote a sense of civic pride and vitality.

(1) Payment in lieu of Installation. At the developer's option, a fee may be paid to the City in lieu of the installation of street trees. Such fee shall be set by the City Council and shall be set in an amount sufficient to cover the cost of providing trees for the subdivision.

(2) Street Tree Installation. All residential subdivisions shall have street trees installed within the park strip between the sidewalk and curb. The Developer shall prepare a street tree plan for each approved residential subdivision. Tree species selection shall vary by street to add variation in form, texture, color, and general visual effect to the subdivision. In addition, by providing a diversity of species, it will minimize the danger of losing an entire mono-specific planting to blight, insects, or some other species-specific condition.

(3) The following requirements shall be met:

- (i) All trees shall be a minimum size of 22-inch caliper and not less than 8 feet in height.
- (ii) Trees shall be planted along each lot just prior to the time the new home-owner installs the irrigation system.
- (iii) Tree spacing shall be generally 2 per interior lots and 4 per corner lots dependent upon the constraints listed below.
- (iv) All trees shall be located a minimum of 30 feet from street corner intersections and 6 feet from driveways.
- (v) Trees shall be located a minimum of 15 feet from streetlights.
- (vi) Trees shall be located a minimum of 6 feet from appurtenant water structures such as fire hydrants, water meters and secondary water connections.
- (vii) Trees shall have a permanent root barrier provided to a depth of 6 inches below the sidewalk running 6 feet parallel to the tree on both sides from the center of the tree.
- (viii) Trees shall be installed as shown in the Development Standard drawings.
- (ix) Trees planted in the park strip shall be selected from the following list. Any variation from this list shall be approved by the Community Development Director and Public Works Director.

COMMON NAME

BOTANICAL NAME

Hackberry

Celtis occidentalis

Honeylocust, Shademaster

Gleditsia triacanthos inermis
'Shademaster'

Honeylocust, Skyline

Gleditsia triacanthos inermis
'Skyline'

Linden, Littleleaf

Tilia cordata

Linden, Greenspire

Tilia cordata 'Greenspire'

Linden, Redmond	<i>Tilia cordata 'Redmond'</i>
Maple, Norway	<i>Acer platanoides</i>
Maple, Norway, Columnar	<i>Acer platanoides 'Columnars'</i>
Zelkova	<i>Zelkova serrata</i>

11-12-070. Orderly Development Required.

Whenever the developer shall develop a subdivision, such development shall be in an orderly manner and in such a way that the required improvements will be continuous and available as necessary during construction activities within the subdivision and that all of the improvements will be made available for the full, effective, and practical use and enjoyment thereof by the purchaser, grantee, assignee, transferee, or lessee of any of the lands subdivided within the time herein provided or in phases specified.

11-12-080. Irrigation Ditches.

No irrigation ditches shall be permitted within the boundary of a subdivision or minor subdivision. All necessary irrigation ditches, whether used for the purpose of transporting irrigation or waste flow water, must be replaced with a pipe culvert. This pipe culvert shall be at least fifteen (15) inch diameter concrete pipe and shall meet the written standards of the ditch owner. The developer of a subdivision or minor subdivision must provide for the rights of all irrigation users, both upstream and downstream of the proposed development.

11-12-090. Residential Subdivision Access.

- (a) Single Access. The number of lots for single access should be limited to not more than twenty (20).
- (b) Two Accesses to the Same Collector or Arterial Streets. In order for two streets from the same development to be considered as separate accesses, their center lines must be a minimum of three hundred (300) feet apart. Streets with intersections closer than three hundred (300) feet from center line to center line will be considered as one access. The number of lots for two accesses to the same street should be limited to not more than eighty (80).
- (c) Two Separate Accesses to Two Collector or Arterial Streets. The number of lots accessed by two separate collector or arterial streets may be limited by factors other than access alone. A determination of the number of lots may be based on other limiting factors such as traffic flow, street layout or public safety. Additional access to collector and arterial streets may be required in this instance by the Planning Commission upon a recommendation by the City Engineer.

11-12-100. Reimbursement Agreements.

A Reimbursement Agreement between a developer and the City may be authorized where a developer installs public improvements or facilities for water, sewer, storm drainage, roads, or parks and such public improvements or facilities are intended to expand, extend or improve the City's public improvements or facilities beyond the improvements required to service or benefit the subdivision or

development proposed by the developer. The Reimbursement Agreement is not mandatory, but may be used upon recommendation of the City Engineer and Community Development Director, and upon obtaining approval of the City Council. The reimbursement amount shall be determined by the City Engineer after considering the improvements required or benefitting developer's development, and those improvements that are specifically oversized or extended to provide for future development. A Reimbursement Agreement may only be approved by the City Council upon a finding that:

(a) The amount to be paid to the developer as reimbursement for over-sizing shall be determined by calculating the difference between the cost of the improvement required to service the Developer's project as required in the Development Standards and the cost of the improvement identified in the capital facility plan for that improvement. The amount to be paid to the developer for the extension of an improvement will be the cost of the improvement identified in the capital facility plan for that improvement.

(b) Under the terms of the Reimbursement Agreement, the City's obligation to attempt to collect any amounts from benefitted property owners or to reimburse the developer shall expire five (5) years from the date of execution of said Agreement;

(c) Under the terms of the Reimbursement Agreement, the City is immune and not liable for any payments to the developer if said Agreement is determined to be unenforceable, the Agreement does not confer a benefit on any third party, the Agreement is in a form approved by the City Attorney's Office, and the Agreement specifically limits the City's liability to the developer to amounts actually received from neighboring, benefitted property owners;

(d) The developer has not received and is not entitled to a reduction in impact fees pursuant to Section 11-21-020 or 11-21-030 of this Title for the improvement which is the subject of the Reimbursement Agreement, or if the developer has received or is entitled to receive a reduction in any applicable impact fees, that such reduction will not result in reimbursement to the developer which is disproportionate to the benefits relating to the improvements.