

Chapter 4

Requirements for Improvements, Preservations and Design

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8-4-010: IMPROVEMENT, DESIGN, AND LAYOUT CONSIDERATIONS

A. Laws Rules and Adopted Policy Statements: In addition to the requirements established herein, all Subdivision Plats shall comply with the following law, rules, adopted policy statements and regulations, unless otherwise approved by the City Council

1. all applicable statutory provisions,
2. Sensitive Lands regulations, Uniform Building and related Codes, City Engineering Standards and Specifications,
3. The Official Streets Master Plan, the General Plan, the Official Zone Map, the Trails Master Plan,
4. Public Utilities plans, Capital Improvements Program or any other Local Government having jurisdiction in the development, including all streets, trails, drainage systems, and parks,
5. Federal and State Agency regulations as necessary.

B. Self-Imposed Restrictions: If the applicant places restrictions on any of the land contained in the development more restrictive than those required by this Code or these regulations, such restrictions or reference thereto may be required to be indicated on the Final Plat, or the Planning Commission or City Council may require that restrictive covenants be recorded with the County Recorder in a form to be approved by the City Attorney.

C. Plats Straddling Municipal Boundaries, Annexations.

1. Whenever a development is proposed that includes property under the jurisdiction of another entity, the City may require the annexation of the property involved.
2. If the area in the County is not annexed, the City and County shall work together in a cooperative arrangement or through an inter-local agreement, if necessary, to insure that the portion of development lying in the County is compatible with the City Codes, development regulations, Zoning Map and General Plan.

D. Restrictions Attributed to Character of the Land

1. If the Planning Commission or City Council finds lands unsuitable for development due to natural hazards, flooding, improper drainage, fire hazards, steep slopes, rock formations, geologic hazards, potentially toxic wastes, adverse earth formations or topography, wetlands, utility easements, wildlife habitats that cannot be reasonably mitigated, or other natural features, including view corridors, ridge lines and hilltops, which will be detrimental to the safety, health, and general welfare of the present or future inhabitants of the development or surrounding areas, the land shall not be developed.
2. The development may be made suitable if adequate methods are formulated by the developer and approved by the City, upon recommendation of a qualified planner or engineer hired by the developer and approved by the City, to solve or remedy the problems created by the unsuitable land conditions. The burden of proof shall lie with the developer to establish the viability of development in these sensitive or unsuitable areas. Unsuitable land shall be set aside or reserved for uses that will not create a danger or severe environmental impact. Lands located in sensitive lands areas are further regulated by Title 10 Chapter 22 of this Code.
3. Additionally, consideration shall be given to soil conditions and ground water existence and may require appropriate setbacks and conservation measures.

E. PLAT APPROVAL WITHHELD. Plat approval may be withheld if a Subdivision is not in conformity with the above guides or policy and purposes of these regulations established in this Code

8-4-020: General Subdivision Requirements

A. Monuments.

1. The applicant shall place permanent reference monuments in the development as required herein or as otherwise required by the City.
 2. Monuments shall be installed in accordance with Coalville City Engineering Standards and Construction Specifications and shall be installed on street right-of-way lines, at street intersections, angle points of curve and block corners. They shall be spaced so as to be within sight of each other, the sight lines being contained wholly within the street limits.
 3. All monuments shall be properly set in the ground and approved by a Registered Land Surveyor.
- B. Subdivision Name.** The proposed name of a subdivision and all roadways contained therein shall not duplicate, or too closely approximate phonetically, the name of any other subdivision or street in the area covered by these regulations or nearby communities. The Planning Commission and City Council shall have final authority to designate the name of the subdivision and to select street names.
- C. Ridge Line and Hillside Development.** Protection of ridges from development which would be visible against the skyline from prominent areas or designated vantage points (as per Title 10 Chapter 22) in Coalville City will be regulated. Hillside development which may impact scenic view sheds may be prohibited unless it can be shown that the development and improvements will be constructed or clustered in a way to minimize visual impacts.
- D. Open Space.** Lots should be clustered in the most developable and least sensitive portions of the site with common open space corridors separating clusters. The open space corridors should be designed to coincide with significant vegetation and in many cases left natural. Open space areas will be the maintenance responsibility of a homeowners association, unless dedicated and accepted by the City. Open space conservation easements dedicated in perpetuity to a qualified land trust are encouraged to prevent future development.
- E. Drainage Ways and Irrigation Ditches.** Existing natural drainage and irrigation ditches or rights-of-ways shall be maintained. Notification and approval of irrigation companies for development may be required in certain circumstances as determined by the City if the development impacts irrigation works or access.
- F. Trails and Sidewalks.** Trails or sidewalks shall be provided to allow efficient internal pedestrian and non-motorized circulation as well as provide links to adjacent trail or sidewalk systems on other properties. Existing trails should be maintained and incorporated into open space elements of the project. This may include trails for pedestrian, bicycle, or equestrian circulation. Construction of new trails will be required concurrently with the installation of other public improvements. Although required trails may not link to adjacent trails immediately, each trail is a vital part of

an overall circulation plan. In most cases, a homeowners association will be required to maintain the trails.

- G. Limits of Disturbance/Vegetation Protection.** A separate plan which addresses limits of disturbance and vegetation protection during construction and re-vegetation of disturbed areas will be required as part of the landscape plan for the project. This plan shall address construction necessary for all project improvements such as roads and utilities.
- H. Architectural or Design Standards.** Architectural or design standards may be required on projects or developments which could have a significant effect on the character of the surrounding area. Specific standards will be developed on a case by case basis. It is intended by this section to create a development which will result in compatible building design and materials within the development and the respective zone district consistent with rural small town historic coal mining and Victorian architecture themes. Guidelines should include roof pitch, roofing materials, exterior materials, colors, porch details, window types and similar elements.
- I. Fire Sprinkling.** Fire sprinkler systems may be required in projects as determined by the City or the North Summit Fire District. This determination is based upon an analysis of the size of structures, vegetation surrounding the structures, fire suppression devices and location of the project as it relates to response time.
- J. ROADS AND UTILITY LINES.** Roads and utility lines should be designed to work with the Existing Grade and cut and fill Slopes should be minimized. Roads and utilities should be placed so that disturbance of Vegetation is minimized.
- K. SOIL CONDITIONS.** Consideration must be given to soil conditions and ground water existence; restrictions may include appropriate Setbacks.
- L. Water-Bodies and Water-Courses.**
If property being subdivided contains a water body or water course, or portion thereof, lot lines shall be drawn to distribute ownership of the water body among the adjacent lots or placed in open space. The Planning Commission may approve a plan whereby the ownership of and responsibility for safe maintenance of the water body will not become a City responsibility. No more than twenty five (25) percent of the minimum area of a lot required in this Code may be inside the historic high water elevations. Where a watercourse separates the buildable area of a lot from the street by which it has access, a bridge, culvert or other structure shall be approved by the City prior to installation.

8-4-030: LOT IMPROVEMENTS AND ARRANGEMENTS:

The lot arrangement in subdivisions shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to

build on all lots in compliance with the Building Code, this Development Code, and in providing standard driveway access to buildings on such lots from a dedicated public street.

In areas that are determined to be in high fire danger areas, the building sites shall be located or situated in areas of the development that are less hazardous or are naturally clear of hazardous vegetation.

If deemed necessary by the Staff and Planning Commission, building sites or envelopes shall be designed to minimize disturbance of existing vegetation. If required, limits of disturbance or building pad lines shall be shown on the Final Plat. If required, all construction activity must be contained within the limits of disturbance line, with the balance of the parcel remaining undisturbed. Access to the limits of disturbance area should be along the planned driveway.

In some cases, building pad lines may be specified instead of limits of disturbance. If building pad lines are designated, no part of the new construction may lie outside of the building pad line. Construction disturbance may extend as far as ten (10) feet beyond the building pad line. Access to the building pad should be along the planned driveway.

A. Square Footage.

Maximum dwelling or unit square footage information may be required. Smaller parcels will be expected to limit building sizes so that homes relate to the parcels upon which they are built. Limited building heights may also be required in visually sensitive areas. Limitations, if required, of square footage and height shall be indicated on the Final Plat.

B. Staggered Front Set-Backs.

In new subdivisions, front setbacks may be required to be staggered with consideration of existing site conditions. The minimum front setbacks shall be consistent with the zone in which the subdivision is proposed.

C. Lot Dimensions.

Lot dimensions shall comply with the minimum standards found in Title 10 Chapter 8 of this Code. Where lots are more than double the minimum required area for the zoning district, the Planning Commission may require that such lots be arranged so as to allow further subdivision and the opening of future streets that would be necessary to serve such potential lots, all in compliance with this Code and these regulations. In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this requirement would result in a better street or lot plan. Dimensions of corner lots shall be large enough to allow for construction of buildings, observing the minimum setbacks from both streets.

D. Double Frontage Lots and Access to Lots.

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

Lots shall not, in general, derive access exclusively from an arterial or collector street. Where driveway access from an arterial or collector street may be necessary for several adjoining lots, the Planning Commission may require that such lots be served by a combined access drive in order to limit possible traffic hazard on such street. Where possible, driveways shall be designed and arranged so as to avoid requiring vehicles to back into traffic on arterial or collector roads.

E. Grading, Drainage and Re-Vegetation.

1. Final Grading.

A building permit shall not be issued for any lot in the subdivision until final grading has been completed in accordance with the development approval. Topsoil should not be removed from residential lots or used as fill, but should be redistributed to provide suitable soils for vegetation. Slope stabilization and erosion control, as designed by the developer's engineer and approved by the city, is required to be installed according to approved specification.

2. Lot Drainage.

Lots shall be laid out to provide positive drainage away from all buildings in accordance with the Building Code and individual lot drainage shall be coordinated with the general storm drainage pattern of the area. Drainage shall be designed to avoid concentration of storm water drainage from any lot to adjacent lots.

3. Re-Vegetation.

All disturbed area on the project site or individual lots shall be re-vegetated to avoid erosion and improve the visual quality of the development. Re-Vegetation shall include landscaping and/or reseeding with native grasses.

4. Debris and Waste.

Unless otherwise approved by the City, no cut trees, timber, debris, earth, rocks, stones, soil, junk, trash, rubbish, or other waste materials of any kind shall be buried in any land, or left or deposited on any lot or street, and removal of aforementioned materials shall be required prior to issuance of any building permit, nor shall any be left or deposited in any area of the subdivision at the time of expiration of the performance bond or dedication of public improvements, whichever is sooner.

5. Fencing.

Each applicant shall be required to furnish and install fences when the Planning Commission determines that a hazardous condition may exist or a buffer screen is necessary for the project. The fences shall be constructed according to standards established in Title 10 Chapter 25, and shall be noted as to height and material on the Final Plat. No building permit shall be issued until required fence improvements have been duly installed.

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8-4-040: ROADS, STREETS AND DRIVEWAYS:

All road, street and driveway layouts and designs are subject to approval of the City. All roads, streets and driveways shall meet the applicable requirements of the Coalville City Engineering Standards and Construction Specifications and Transportation Master Plan, incorporated herein by reference.

A. Grading and Improvement Plans:

Roads, streets and driveways shall be graded and improved in conformance with the Coalville Engineering Standards and Construction Specifications and shall be approved as to design by the City. Construction Drawings are required to be submitted prior to Final Plat approval. Prior to Final Plat approval, the City shall make the determination as to whether each road, street or driveway is to be public or private. Such status shall be indicated on the plat.

1. Dedication: It is the general intention of the City for all subdivision streets to be dedicated public streets. If private roads are approved for public dedication in the future, they must be constructed to meet all requirements of public streets.

B. Topography and Arrangement:

Roads, streets and driveways shall be related appropriately to the topography. Local roads should generally be curved to avoid conformity of lot appearance. Grades of roads, streets and driveways shall conform as closely as possible to the original topography with all cut and fill sections adequately stabilized and revegetated. Steep grades resulting in large cut and fill sections shall be avoided. All cuts and fills shall conform to the Sensitive Land requirements of Title 10 Chapter 22 herein, regardless of whether the development is located within Sensitive Lands.

1. Integration: All roads and streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights-of-way as established in the General Plan, Streets Master Plan and Zoning Map. Streets shall be laid out to provide efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.

C. Access:

1. Access to Existing Roads: All points of access to existing public roads or highways shall meet the standards set forth in the Engineering Standards and Construction Specifications of the City. The design and construction of turn lanes, merging lanes, traffic signs or signals and other improvements required to make access points conform to the City or UDOT standards shall be the responsibility of the developer.

2. Ingress and Egress: A minimum of two (2) access roads for separate ingress and egress shall be required for all developments exceeding five (5) lots or units. (One access road may be allowed for developments of five (5) lots/units or less). All access roads shall be constructed to minimum standards as required herein.
3. Spacing: Except as otherwise provided herein, access roads shall be spaced according to the following table:

<u>Road Classification</u>	<u>Minimum Spacing</u>	<u>Minimum Distance from Intersection</u>
Local	35 feet apart	50 feet
Collector	50 feet apart	75 feet
Arterials	Access points shall be minimized	

Local Road: A road having the sole function of providing access to adjacent land and which is designed to feed traffic onto collector roads.

Collector Road: A road which is designed to collect and distribute traffic between local roads and arterial roads and to serve as a linkage between land access and mobility needs.

Arterial Road: A road which brings traffic to and from freeways and serves major movements of traffic within or through areas that are not served by freeways. Arterials interconnect and provide direct access to the principal traffic generators within the City, such as offices and retail centers.

D. Intersections:

1. Grade: The grade within one hundred feet (100') of any intersection shall not exceed three percent (3%).
2. Alignment: Roadways shall be within ten percent (10%) of a perpendicular alignment within one hundred feet (100') of any intersection, unless otherwise approved by the City Engineer.
3. Intersection Offsets/Spacing: Intersection offsets shall be based upon the roadway classification, and shall be measured as follows unless otherwise approved by the City Engineer:

<u>Road Classification</u>	<u>Offset</u>
Local	125 feet
Collector	330 feet
Arterials	600 feet

Local Road: A road having the sole function of providing access to adjacent land and which is designed to feed traffic onto collector roads.

Collector Road: A road which is designed to collect and distribute traffic between local roads and arterial roads and to serve as a linkage between land access and mobility needs.

Arterial Road: A road which brings traffic to and from freeways and serves major movements of traffic within or through areas that are not served by freeways. Arterials interconnect and provide direct access to the principal traffic generators within the City, such as offices and retail centers.

E. Road Grades:

1. The maximum grade of all roads, with the following exceptions, shall be eight percent (8%). Rural collector, rural local, and rural minor roads shall require grades of ten percent (10%) or less. However, these rural roads may contain grades in excess of ten percent (10%) up to a maximum of twelve percent (12%) for short distances only when, at the discretion of the City, it is determined that the steeper road grade is in the best interest of the City for purposes of environmental protection and it is further determined that the steeper grade will not adversely affect public safety. Roads having grades more than eight percent (8%) shall be privately owned and maintained.

a. "Short distances" are measured along roadway centerline and are defined as less than or equal to five hundred feet (500') over a continual distance of one thousand feet (1,000').

b. Main through roads (nonstop sign roads) shall remain at a constant grade of less than eight percent (8%) through the intersection.

c. Retaining walls shall be used when cuts or fills exceed ten feet (10') as measured vertically at the edge of the road shoulder. Cut and fill slopes shall be as specified by a qualified engineer to achieve a stable embankment. Cut and fill areas shall be contoured to three feet (3') horizontal to one foot (1') vertical slopes or flatter unless stability at a steeper slope is determined by a qualified engineer and approved by the City Engineer.

2. In all instances, the minimum road grade shall be 0.3 percent.

3. Revegetation of all disturbed soils meeting City construction standards will be required along all roads.

F. Road Infrastructure Design:

1. The design and construction of all roads in the City shall be in accordance the Engineering Standards and Construction Specifications of the City, the American Association of State Highway and Transportation Officials ("A Policy of Geometric Design of Highways and Streets"), and those set forth in Table 1, 2 and 3 herein.

2. All roads and driveways shall have unobstructed vertical clearance of thirteen feet six inches (13'-6").
3. Roads on soils having low bearing strengths, high shrink/swell potentials or high frost heave hazards may be required, upon recommendation of the City Engineer, to be constructed to specifications more demanding than those typically required.
4. Homeowners may not grant additional vehicular rights-of-way and road easements across their property in addition to those vehicular rights-of-way and road easements that are already on record at the date of the plat recordation.

TABLE 1
RURAL ROAD DESIGN STANDARDS
FOR DEVELOPMENT WITH LOT SIZES OF 1 ACRE OR MORE - Agricultural (AG), Residential Agriculture (RA), and Low-Density Residential (R-1) Zones

The City Engineer may require adjustments based on site specific conditions and development characteristics.

	Rural Collector	Rural Local	Rural Minor
Function	Provides primary access to and through development from other arterial or collectors and is intended to serve as a primary trafficway	Provides supplemental access to adjoining properties and is secondary to a rural collector; provides limited continuity	Provides supplemental access to adjoining properties and is secondary to a rural local road; provides little continuity
Rights-of-way	50-60 feet	50-60 feet	50 feet
Pavement width	24 feet	20-24 feet	18-20 feet
Shoulder width	2-4 feet	2 feet	2 feet
Drainage	Open swale or ditch	Open swale or ditch	Open swale or ditch
Design speed	40 mph	25 mph	20 mph
The minimum width of a road surface that will be considered for a public dedication is 24 feet.			
The minimum width of a road right of way that will be considered for public dedication shall be 60 feet.			
All dimensions noted above represent minimum standards. Required dimensions may be greater depending on specific conditions.			

TABLE 2
MODERATE DENSITY ROAD DESIGN STANDARDS
FOR DEVELOPMENT WITH LOT SIZES LESS THAN 1 ACRE

The City Engineer may require adjustments based on site specific conditions and development characteristics.

	Arterial	Collector	Residential Street
Function	Traffic movement with limited access for adjacent uses	Traffic movement with limited access for adjacent uses	Access to adjacent moderate to high density uses
Rights-of-way	60-100 feet	50-60 feet	50-60 feet
Pavement width	24-50 feet	24-32 feet	20-28 feet
Shoulder width	n/a	n/a	n/a
Drainage	Curb/gutter or open swale or ditch depending on development intensity	Curb/gutter or open swale or ditch depending on development intensity	Curb/gutter
Sidewalks	Possibly, depending on development intensity	Possibly, depending on development intensity	Required, both sides of road depending on development intensity
Park Strips (5-8 feet wide)	Possibly, depending on development intensity	Possibly, depending on development intensity	Required, both sides of road depending on development intensity
Parking lanes	Not required	Not required	Possibly, depending on development intensity
Design speed	45 mph	35 mph	25 mph

The minimum width of a road surface that will be considered for public dedication is 24 feet.

The minimum width of a road right of way that will be considered for public dedication shall be 60 feet.

All dimensions noted above represent minimum standards. Required dimensions may be greater depending on specific conditions.

**TABLE 3
HIGH DENSITY, MULTI-FAMILY RESIDENTIAL AND COMMERCIAL
DEVELOPMENT ROAD DESIGN STANDARDS**

The City Engineer may require adjustments based on site specific conditions and development characteristics.

	Arterial	Collector	Commercial Street	Residential Street	Local Road	Alley
Function	Traffic movement with limited access for adjacent uses	Traffic movement with limited access for adjacent uses	Access to adjacent high density uses	Access to adjacent moderate to high density uses	Access to adjacent low density uses	Access to adjacent uses; not intended for traffic movement
Rights-of-way	60-100 feet	50-60 feet	65-96 feet	42-60 feet	44-48 feet	12-20 feet
Pavement width	24-50 feet	24-44 feet	20-36 feet	20-28 feet	20-24 feet	12-20 feet
Shoulder width	Per AASHTO	Per AASHTO	Per AASHTO	Per AASHTO	2 feet	Per AASHTO
Drainage	Curb/gutter or open swale or ditch depending on development intensity	Curb/gutter or open swale or ditch depending on development intensity	Curb/gutter	Curb/gutter	Curb/gutter or open swale or ditch depending on development intensity	n/a

Sidewalks (Both sides of road)	Required	Required	Required	Required	Required, depending on development intensity	n/a
Park Strips (5-8 feet wide)	Possibly, depending on development intensity	Possibly, depending on development intensity	Required, both sides of road depending on development intensity	Required, both sides of road depending on development intensity	Possibly, depending on development intensity	n/a
Parking lanes	No	Possibly	Yes	Yes	Possibly	No
Design speed	45 mph	35 mph	25 mph	25 mph	25 mph	15 mph
The minimum width of a road surface that will be considered for public dedication is 24 feet.						
The minimum width of a road right of way that will be considered for public dedication shall be 60 feet.						
All dimensions noted above represent minimum standards. Required dimensions may be greater depending on specific conditions.						
AASHTO = American Association of State and Highway Transportation Officials.						

G. Driveway Access:

1. All individual driveway access locations shall be designed to function well with existing site conditions and layout of each residential building. Care shall be taken in locating driveways to allow for the least amount of site and vegetation disturbance. Where possible, driveways shall parallel the slope to lessen site impact.
2. The maximum grade of any driveway shall not exceed ten percent (10%), except that twelve percent (12%) grades may be allowed for short distances not to exceed two hundred fifty feet (250') when approved by the North Summit Fire District (NSFD).
3. The minimum width of any driveway shall be twelve feet (12') and shall have a minimum right-of-way width of twenty-four feet (24').

4. A driveway may provide access to one or more dwelling units, but not more than five (5) dwellings. Driveways serving three (3) or more dwellings must be a minimum of twenty feet (20') in width and shall have a minimum right-of-way width of thirty-two feet (32').

5. Retaining walls shall be used with cuts more than ten feet (10'). Cut slopes shall be as specified by a qualified engineer to achieve a stable embankment. Fill areas shall be contoured to three feet (3') horizontal to one foot (1') vertical slopes or flatter. If the disturbed areas fail to match existing grade within ten (10) vertical feet, a retaining wall shall be used.

6. All driveways must provide a NSFD approved turnaround for emergency vehicles where the driveway meets the building pad, and every two hundred feet (200') when longer driveways occur.

7. Driveways more than two hundred feet (200') and less than twenty feet (20') wide must be provided with turnouts. Driveway turnouts must be an all-weather road surface, ten feet (10') wide and thirty feet (30') long. Driveway turnouts to be located as required by NSFD.

8. Driveway access for all lots within a subdivision may not be from any street or road other than interior roads within the subdivision, unless approved by the City based on site specific conditions and development characteristics.

9. Driveways with distances under fifty feet (50') must have a hard surface (concrete or Asphalt).

10. Driveways over fifty feet (50') must have a paved approach to the public street, with concrete or asphalt, for a distance of fifty feet (50') measured from the pavement edge of the public street.

H. Cul-De-Sacs:

1. The maximum length of a cul-de-sac on any non-rural designated road, as defined in subsection F of this section, shall be seven hundred fifty feet (750').

2. The maximum length of a cul-de-sac on a rural designated road, as defined in subsection F of this section, shall be as follows, unless other lengths are approved by NSFD. The length of these cul-de-sacs shall be based on the wildfire hazard rating of the area:

<u>Wildfire Hazard Rating</u>	<u>Maximum Length</u>
Moderate	1,200 feet
High	900 feet

Extreme	500 feet
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3. Cul-de-sacs on private roads shall not be less than sixty feet (60') in diameter. Public roads having a cul-de-sac shall not be less than ninety feet (90') in diameter, unless otherwise approved by the City Engineer.
4. A hammerhead cul-de-sac design may be allowed in certain instances as approved by NSFD.
5. All cul-de-sacs longer than one-hundred fifty feet (150') must include signage within fifty feet (50') of the road intersection indicating the road is a dead-end road.
6. Project designs including cul-de-sacs within developments where local roads are dedicated for public maintenance are discouraged and will only be allowed where the configuration or constraints of the property necessitates the use of cul-de-sacs.

I. Road Base Specifications:

1. All roads shall include compacted road base, covered with either concrete or asphalt material, except for emergency access roads, which may, at the discretion of the City Council, be compacted gravel or road base. Roads must meet all applicable Engineering Standards and Construction Specifications of the City.
2. All roads shall be designed by a qualified engineer. A geotechnical report supporting pavement design shall be required.
3. All roads shall have a base capable of supporting a gross vehicle weight of at least forty thousand (40,000) pounds. The City Engineer may require additional support base depending on the specific function and traffic volumes anticipated on the roadway.
4. All road surfaces must be capable of providing all weather, year-round access.

J. Bridges and Culverts:

1. Bridges and culverts shall be constructed to support a gross vehicle weight of forty thousand (40,000) pounds. Vehicle load limits shall be posted. Permanent culverts shall be installed at all intermittent and perennial stream crossings. Specifications for bridges, culverts and other stream crossing devices shall consider at least the 25-year frequency storm and upstream debris hazard. If the development is within the 100-year floodplain, then 100-year frequency storm shall be used in drainage design. Bridges and culverts deemed to be visible from a public roadway shall include materials such as natural stone, wood, or steel.

2. Bridges of primary benefit to the applicant, as determined by the City Council, shall be constructed at the full expense of the applicant without reimbursement from the City. The sharing of expense for the construction of bridges not of primary benefit to the applicant as determined by the City Council will be fixed by special agreement between the City Council and the applicant.

K. Traffic Control and Street Signage:

1. All roads will be designated with road names, and signs will be installed at each major road intersection. All lots and/or homesites will be visibly signed with street addresses and numbered as such or at the beginning of the driveway. Emergency access roads shall also be clearly identified.

2. The applicant shall erect or post acceptable guarantees ensuring placement of road and street signs required by the City Engineer. All signs shall be installed before issuance of a building permit for any residence on the streets approved. Street signs shall be designed according to City Specifications and Construction Standards.

3. All roads shall be named or numbered in accordance with the City's addressing system and road identification signs in accordance with City standards and specifications. All permitted structures for residential, commercial and industrial uses shall post addresses prior to occupancy.

4. The developer shall be responsible for the expense of constructing and placing traffic control signs, as follows:

a. Stop signs shall be placed at all intersections of arterial and collector streets or as determined by the City Engineer.

b. Yield signs shall be required at the intersection of all other streets and roads when determined appropriate by the City Engineer.

L. Road Maintenance:

1. Snow Removal and Road Maintenance:

a. Snow removal and road maintenance on private roads will be the responsibility of the respective homeowners' association and/or homeowners and will be noted as such on the recorded plat.

2. Maintenance Cost:

a. Roads intended to be owned and maintained by the City will not be accepted for such purposes until adequate tax revenues accrue to the City from the development to pay the cost of all related road maintenance services for the

roadway, in addition to other applicable City services for the development, or unless the City determines that there are compelling reasons to accept responsibility for the road in the absence of adequate tax revenues. Road maintenance and snow removal services shall be provided in accordance with applicable City ordinances.

M. Road Level of Service Standards:

1. No development application may be approved which causes a reduction in the level of service for any road below the adopted level of service as set forth in this Title, the General Plan and the Transportation Master Plan, as amended.
2. The operational character that shall be maintained for roadways and intersections in the City shall be a level of service "C" for City roads and intersections and a level of service "D" for state roads. "Level of service" is as defined by the transportation research board, highway capacity manual (special report 209, 1985).
3. Prior to approval of a final subdivision plat or final site plan, the applicant shall make an offer of dedication of any rights of way which are within but will not serve a development, and which are necessary to effectively link the proposed development with future major roads or future developments, or to prevent the "landlocking" of adjoining properties or to provide the best possible long term traffic circulation pattern.
4. The dedication of wider rights-of-way necessary to facilitate road improvements called for in the City Transportation Plan in response to a request from the City Council or Planning Commission, may be required.

N. Sidewalks:

1. Sidewalks, walkways or nonmotorized trails necessary for adequate internal pedestrian circulation within a development shall be provided. Sidewalks shall be provided in appropriate locations as specified in Tables 1 through 3 of this section.
2. Sidewalks, Trails and Paths shall be designed and constructed pursuant to Section 8-4-080 and in accordance with the City Engineering Standards and Construction Specifications.

O. Road Layout and Design

1. A rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets shall be encouraged where such design will result in a more desirable layout.

2. Stub streets shall be extended to the boundary lines of the property to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Planning Commission and City Council the extension is not necessary or desirable for the coordination of the layout of the subdivision with existing development or future development of adjacent property.
3. The layout of roads and streets shall provide for the continuation of principal access between adjacent properties when such continuation is necessary for convenient movement of traffic, effective safety protection, efficient provision of utilities, and where such continuation is in accordance with the Streets Master Plan. If the adjacent property is undeveloped and the road or street is proposed as a temporary dead-end road or street, the right-of-way shall be extended to the property line and shall include an acceptable turnabout as required by the NSFD.
4. Where a road or street does not extend to the boundary of the subdivision and its continuation is not required by the City for access to adjoining property, its terminus shall normally not be nearer than fifty feet (50') to such boundary. However, the City may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, snow removal/storage or utilities.

P. Blocks

Coalville City encourages the use of the grid block system in areas where a continuation of the existing adjacent grid pattern is logical or desirable. As such, the following provisions have been outlined to guide development layout:

1. Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, or water ways. The lengths, widths, and shapes of blocks shall be appropriate for the locality and the type of development contemplated. Block lengths in residential areas should not exceed one thousand two hundred feet (1,200') or twelve (12) times the minimum lot width required in the zone district, whichever is greater, nor be less than four hundred (400) feet in length. When practicable, blocks along major arterials and collector streets shall be not less than one thousand feet (1,000') in length. In long blocks the City may require the reservation of an easement through the block to accommodate utilities, drainage facilities, or pedestrian traffic.
2. Pedestrian ways or crosswalks, not less than ten feet (10') wide, may be required by the City through the center of blocks more than eight hundred feet (800') long where deemed essential to provide circulation or access to schools, playgrounds, shopping areas, transportation centers, trails, or other community facilities.

Q. Road and Street Names.

The City Council shall approve names for all roads and streets at the time of final approval. Names shall be sufficiently different in sound and in spelling from other road names in Coalville to eliminate confusion. A Street which is or is planned as a continuation of an existing road shall bear the same name.

R. Street and Parking Lot Lighting.

Installation of street and parking lot lights shall be in accordance with Title 10: Chapter 5.

S. Reserve or Protection Strips.

The creation of reserve or protection strips shall not be permitted adjacent to a proposed street for the purpose to deny access from adjacent property to the street.

T. Excess Right-of-Way.

Right-of-way widths in excess of the standards referenced in these regulations shall be required whenever, due to topography, additional width is necessary to provide adequate cut and fill slopes. Such slopes shall not be more than 3:1 grade, unless specifically approved by the City.

U. Road Dedications and Reservations.

Where a subdivision borders an existing narrow road or when the General Plan or Streets Master Plan indicates plans for realignment or widening a road that would require use of some of the land in the subdivision, the applicant may be required to improve and dedicate such areas for widening or realignment of such roads.

V. Landscaping.

Trees shall be planted at the rate of at least one (1) tree per thirty (30) feet along a public street. The trees shall be 1 ½ - 2" caliper in size. If appropriate, trees may be planted in clusters to create a more natural affect. All landscape park strips shall contain grass or other ground cover acceptable to the City Council as recommended by the Planning Commission and shall be sufficiently irrigated. Shrubs, flower beds, bark mulch and other appropriate ground cover is highly encouraged, specifically native and drought resistant species. All landscaped areas shall be maintained using a sprinkler and/or irrigation system which is capable of being engaged automatically on a regular basis. The applicant shall provide appropriate guarantee on landscaping for a minimum of one (1) year survival as part of the Construction Performance Guarantee of the overall project.

W. Variance.

When circumstances peculiar to the property exist, or if it is in the best interest of preserving the natural environment and when approved by the applicable public agencies, a variance to these road, street or driveway standards may be granted by the City. No Variance shall be given if the hardship has been self-imposed. All Variance Proceedings shall follow the procedures set forth in this title.

8-4-050: DRAINAGE AND STORM SEWERS:

The Planning Commission shall not recommend approval of any Final Plat which does not make adequate provision for storm or flood water runoff including, but not limited to channels, catch basins, drywells or detention ponds. Plans shall be reviewed for compliance with the Coalville City Engineering and Standards and Construction Specifications, or other standards as may be adopted. The storm water drainage system shall be separate and independent of the sanitary sewer system. Storm sewers, where required, shall be designed by the Rational Method, or other methods as approved by the City Engineer, and a copy of design computations shall be submitted along with Construction Drawings. Inlets shall be provided so that surface water is not carried across or around any intersection, nor for a distance of more than six hundred (600) feet in the gutter. When calculations indicate that curb capacities are exceeded, catch basins shall be used to intercept flow. Surface water drainage patterns of the project site shall be shown on a grading and drainage plan.

The applicant may be required by the Planning Commission, upon the recommendation of the City, to carry away by pipe or open channel any spring or surface water that may exist either previously to, or as a result of the development. Such drainage facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width, and shall be constructed in accordance with the engineering standards and construction specifications.

Underground Storm Sewer Systems shall be constructed throughout the development and be connected to an approved out-fall. Inspection of facilities shall be conducted by the City. If a future connection to a public storm sewer will be provided, as determined by the City, the developer shall make arrangements for future storm water disposal at the time the plat receives final approval. Provision for such connection shall be incorporated by inclusion in the performance guarantee required for the project.

No development shall be approved unless adequate drainage will be provided to an approved drainage watercourse or facility. No development shall be approved unless adequate drainage will be provided to an approved drainage watercourse or facility. All developments and redevelopments must be in compliance with the current Storm Drain Master Plan.

A. Accommodation of Upstream Drainage Areas.

Culverts or other drainage facilities shall be large enough to accommodate potential runoff from the entire upstream drainage area, whether inside or outside the subdivision. The development must detain storm water with a release rate of 0.20 cubic feet per second per acre. The developer shall hire a qualified engineer to determine the necessary size of the facility, based on the provisions of the construction standards and specifications assuming conditions of a ten- year storm event for pipeline design and a one hundred-year storm event for a one hour

duration for detention basin design. The intent of this design criterion is that pipes flow at or below capacity during a ten-year storm, and these same pipes flow in a surcharged condition during larger storms. Also, the intent of this design criterion is that roadways convey storm water toward the detention basin, thus allowing a greater-than-ten-year storm to be attenuated through the detention basin. The City shall review and approve the design. If the facility must be enlarged to accommodate future upstream development, the City shall contribute the absolute difference between the facility needed for the subdivision and the facility needed for upstream drainage.

B. Effect on Downstream Drainage Areas.

To determine the effect the subdivision will have on existing downstream drainage facilities outside the project area, the developer shall submit a storm water drainage study prepared by a qualified engineer. City storm drainage studies together with such other studies shall serve as a guide to determine needed improvements.

Where it is anticipated that the additional runoff will overload an existing downstream drainage facility, the City may require the applicant to improve the facility in order to serve the subdivision, or provide additional on-site drainage facilities.

8-4-050:C Flood Plain Areas.

The Planning Commission may, upon recommendation of the City Staff and when determined necessary for the health, safety, or welfare of the present and future population of the area and for the conservation of water, drainage, and sanitary facilities, prohibit the development of any portion of the property which lies within a one-hundred(100) year flood plain of any stream, lake or drainage course. Flood plain areas shall be identified and regulated in accordance with Chapter 22 Sensitive Lands Overlay Zone, the Coalville City Flood Insurance Rate Map and Flood Damage Prevention Ordinance.

D. Dedication of Drainage Easements.

Where a subdivision is traversed by a watercourse, drainage way, channel, river or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the historic high water lines of such watercourse. Where possible, the drainage must be maintained by a pipe, box culvert, concrete-lined channel, or by an open channel with landscaped banks.

Where topography or other conditions make the inclusion of drainage facilities within road rights-of-way impractical, perpetual unobstructed easements at least twenty (20) feet in width for such drainage facilities shall be provided across property outside the road right-of-way lines. Such easement shall include satisfactory access to the road. Easements shall be indicated on the Final Plat. Drainage shall be carried from the road to a natural watercourse or to other drainage facilities. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured and indicated on the plat.

The applicant shall dedicate to the City or other appropriate agency, either in fee or by drainage or conservation easement of land on both sides of existing watercourses, to a distance to be determined by the City.

E. Storm Water Pollution Prevention

A storm water pollution prevention plan (SWPPP) must be incorporated into every development or redevelopment that disturbs an area of land that is one acre and larger. A Utah Pollutant Discharge Elimination System (UPDES) Permit must be filed with the Utah Division of Water Quality (DWQ) if the project requires a Notice of Intent. The SWPPP must include all requirements from Utah DWQ, such as: contact names; construction period; installation, maintenance, and removal of best management practices (BMP); illicit discharge; inspections; and related information. The SWPPP must be certified with a signature and updated as necessary throughout the construction. At the completion of construction, a Notice of Termination must be filed and a Letter of Compliance must be received prior to transferring the completed project to the owner.

8-4-060: WATER FACILITIES:

All applicants proposing development that requires water supply will be responsible for the design, engineering and construction of extending and developing a safe water supply system for the project. Water supply systems shall provide water capable of serving domestic water use, secondary irrigation water and fire protection demands of the development. All developments and re-developments shall comply with the City Engineering Standards and Construction Specifications and City Culinary Water Master Plan, incorporated herein by reference.

A. Requirements:

All water supply systems, both domestic and secondary irrigation, shall meet the availability, distribution and delivery system, capacity, storage, design and construction requirements of the City. All water mains shall be a minimum eight (8) inches in diameter. The City Engineer shall review and approve all water supply systems prior to final subdivision plat, final site plan, conditional use, or permitted use approval.

B. Concurrency Management:

All improvements whether on or off-site which provide direct benefit to the development shall be phased, constructed and paid for by the developer in a manner which does not decrease the existing service levels of the water supply facilities serving the community. The developer will be responsible for the proportionate share of off-site impact created by the proposed development.

1. **Impact Analysis:** The impact of the development on the City's water systems will be determined through an impact analysis prepared by a qualified engineer and paid for by the developer. The impact analysis shall address the water demand required for the proposed development, and the water supply available to serve the project from existing City water resources. The impact analysis should specifically identify available water rights, source capacity, reserve capacity, system capacity and storage capacity required to provide the pressure, volume and quality required by the City regulations in time to meet the projected demand of the development. The impact analysis shall be approved by the City Engineer.
2. **Water Dedication or Fee in Lieu:** The developer shall either dedicate sufficient water rights to the City to serve the proposed development or "pay a fee in lieu" in accordance with the City's duly adopted ordinances, resolutions and policies. Adequate proof of ownership of "wet" water (as opposed to paper water) in a quantity, quality, annual duration or availability throughout the entire year shall be required. The proof must be provided in a legal form, opinion or title policy that is acceptable to the City Attorney. The City shall not accept water certificates that have lapsed, expired or been revoked by the state engineer. The developer and City shall enter into a Water Dedication Agreement prior to final approval of the project.

C. Private Water Systems:

Individual water systems (private wells) may be permitted by the City only in agriculture/remote areas designated on the zoning map as the Agricultural (AG) and Residential Agricultural (RA) Zones. Only lots one (1) acre or more in size for which a connection to the City water system is not feasible will be considered. Private water systems will not be allowed within any water source protection zone.

1. Health Department and NSFD Approval: Applicants must receive preliminary approval by the Summit County Health Department and NSFD on the feasibility of private water systems prior to approval of the development by the City. The developer must submit information concerning site geology, area hydrogeology, site topography, soil types and the proven wet water by the drilling of one or more test wells as determined by a qualified geotechnical engineer. Well logs shall be submitted to the City identifying the depth and yield of the well. The source must be consistently available at sufficient quantities to supply domestic, irrigation and fire protection needs according to City, State and NSFD regulations.
2. Final Plat and Building Permit Requirements: Language shall be included on the final recordation plat and within the project's CC&Rs that identifies the process for obtaining a building permit as it is related to water rights and well drilling confirmation. A water right and associated well permit will remain with each lot and is not transferable. A well of sufficient capacity shall be drilled prior to building permit issuance. Approval from the Summit County Health Department and NSFD shall be a pre-condition to issuance of a building permit.

D. Existing Systems:

Where a public water main is accessible, as determined by the City Engineer, the developer shall connect and install adequate water facilities (including fire hydrants) subject to the specifications of the City, State and NSFD. Water main extensions and water facility improvements shall be approved by the City Engineer, City Public Works Director and City Council.

E. Guarantees:

The location of all fire hydrants and all water storage and supply improvements shall be shown on the Final Construction Drawings. A qualified construction cost estimate for the design and construction costs, including both on and off-site improvements, shall be included in the performance guarantee to be furnished by the developer. All guarantees shall be in an acceptable form described herein.

F. Ownership of Facilities:

Prior to approval of the final subdivision plat, development site plan or conditional use permit, a determination shall be made by the City Council regarding the location and extent of facilities to be maintained by the City. Private facilities will be required to be so noted on the final subdivision plat or development plans and will be the responsibility of the developer or owners of the development.

G. Fire Hydrants:

Fire hydrants shall be required in all developments. Fire hydrants shall be located no more than five hundred (500) feet apart and shall be approved by the NSFD and City Engineer. In some instances, the City and NSFD may determine that due to wild land fire potential, hydrants will be required to be located no more than three hundred (300) feet apart. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other water supply improvements shall be installed before any final paving of streets. All fire hydrants shall include clean-outs. Fire hydrants located on cul-de-sacs shall be installed at the direction of the City Engineer and NSFD.

H. Source Protection:

New residential, commercial or industrial development shall not be approved within existing well and spring protection zones, identified as sensitive lands in this title, which are used for domestic consumption purposes, without a contained sewage collection and disposal system. The impact on water source protection zones shall be determined from a study prepared by qualified geotechnical engineer based on distance, soil conditions, slope and drainage patterns, or in compliance with state law.

I. Easements, Rights-of-Way:

Easements or rights-of-way required for currently proposed or anticipated future water service by the City shall be provided by all developments prior to final subdivision plat or final site plan approval.

8-4-070: SEWER FACILITIES:

All applicants proposing development that requires sanitary sewer service will be responsible for the design, engineering and construction of extending and developing a system for the project. All developments and re-developments shall comply with the City Engineering Standards and Construction Specifications, Sanitary Sewer Model and Capital Facilities Plan, incorporated herein by reference.

A. Requirements:

All sewer system plans shall be designed in accordance with current City, State and EPA rules, regulations, and standards. Off-site requirements may be necessary to mitigate impacts imposed by the development on the City Sewer Facilities. The City Engineer shall review and approve all sewer systems prior to final subdivision plat, final site plan, conditional use, or permitted use approval.

1. Connection: Sanitary sewerage facilities shall connect with the public sanitary sewer at sizes required by the City Public Works Director and the City Engineer. Sanitary sewerage facilities (including the installation of laterals in the right-of-way and dedication of easements) shall be subject to City standards.

B. Concurrency Management:

All improvements whether on or off-site which provide direct benefit to the development shall be phased, constructed and paid for by the developer in a manner which does not decrease the existing service levels of the sanitary sewer facilities serving the community. The developer will be responsible for the proportionate share of off-site impact created by the proposed development.

1. Impact Analysis: The impact of the development on the City's sanitary sewer system will be determined through an impact analysis prepared by a qualified engineer and paid for by the developer. The impact analysis shall address the sewer service demand required for the proposed development, and the sewer disposal capacity available to serve the project from existing City sewer system and plant facilities. The impact analysis should specifically identify available sewer plant capacity, reserve capacity and system capacity required to serve the project by the City in time to meet the projected demand of the development. The impact analysis shall be approved by the City Engineer.
2. The developer and City shall enter into a Development Improvement Agreement (DIA) addressing sewer service prior to final approval.

C. Public Sewer System:

A connection to the City sewer system will be required for all subdivisions, developments and structures that are less than three hundred feet (300') from an existing or proposed City sewer line or less than three hundred feet (300') from the boundaries of a platted or existing subdivision or development which is served by the City.

D. Private Sewer System:

Individual sewer systems (septic tank and drain fields) may be permitted by the City only in agriculture/remote areas designated on the zoning map as the Agricultural (AG) and Residential Agricultural (RA) Zones. Only lots one (1) acre or more in size for which a connection to the City sewer system is not feasible will be considered.

No individual disposal systems or treatment plants (private or group disposal systems) shall be permitted in the areas of the City serviced by the sewer system and within (300') from an existing or proposed City sewer line or less than three hundred feet (300') from the boundaries of a platted or existing subdivision or development which is served by the City. Private sewer systems will not be allowed within any water source protection zone.

1. Health Department Approval: Applicants must receive preliminary approval by the Summit County Health Department on the feasibility of private sewer systems prior to preliminary approval of the development by the City. The developer must submit information concerning site geology, area hydrogeology, site topography, soil types and representative percolation test results. The property must meet the minimum requirements of the county health department for consideration of individual sewer systems.
2. Final Plat: Prior to final subdivision plat, final site plan, conditional use or permitted use approval, the county health department shall determine that sufficient percolation tests are undertaken within the buildable area of each lot within the subdivision to verify that soils are capable of percolating at projected wastewater flow rates. The developer must submit such other data and information concerning utilization of individual sewage systems to allow an evaluation of the impact of the private systems on water quality.
3. Building Permit: Language shall be included on the final recordation plat and within the project's CC&Rs that identifies the process for obtaining a building permit as it relates to obtaining a septic tank and drain field permit. Approval from the Summit County Health Department shall be a pre-condition to issuance of a building permit.

E. Guarantees:

The location of all sewer system improvements shall be shown on the Final Construction Drawings. A qualified construction cost estimate for the design and construction, including both on and off-site improvements, shall be included in the performance guarantee to be furnished by the developer. All guarantees shall be in an acceptable form described herein.

F. Source Protection:

New residential, commercial or industrial development shall not be approved within existing well and spring protection zones, identified as sensitive lands in this title, which are used for domestic consumption purposes, without a contained sewage collection and disposal system. The impact on water source protection zones shall be determined from a study prepared by a qualified geotechnical engineer based on distance, soil conditions, slope and drainage patterns, or in compliance with state law.

G. Easements, Rights-of-Way:

Easements or rights-of-way required for currently proposed or anticipated future sewer service by the City shall be provided by all developments prior to final subdivision plat or final site plan approval.

8-4-080: SIDEWALKS, CURBS, TRAILS, AND PATHS:**A. Location**

Sidewalks shall be included within the dedicated non-pavement right-of-way of all roads unless an alternate location has been specifically approved by the Planning Commission. In many cases pedestrian paths separate from the road right of way may be preferable. Concrete curbs are required for all roads where sidewalks are required by these regulations and run along roads or where required at the discretion of the Planning Commission.

B. Improvements

Sidewalks shall be constructed of concrete at least four (4) inches thick, six (6) inches thick through driveway approaches, and not less than five (5) feet wide, and shall be designed to best facilitate their assumed use and serve the public interest and safety.

C. Trails and Paths

Trails, pedestrian paths, and bike paths shall be related appropriately to topography, require a minimum of site disturbance, permit efficient drainage, and provide safe access. Walking and hiking trails, bike paths, and horse trails shall be provided by the developer as determined by the Planning Commission. Trails should provide a link to schools, recreation facilities, commercial areas, parks, other development areas and significant natural features. Trails shall be built to City specifications and easements shall be dedicated for trails. The trails shall be constructed at the time of road construction, unless the Planning Commission determines otherwise, in which case cash deposits shall be required pursuant to this Code for the trail improvements.

8-4-090: OTHER UTILITIES:

Utility facilities including but not limited to gas, electric power, telephone, and cable TV, shall be located underground in new developments when underground location does not violate safety standards of the particular utility and underground location does not impose any potential additional maintenance burden on the City as determined by the City Council. Underground service connections for water and sewer shall be installed to the street property line of each platted lot at the expense of the subdivider and shall be marked on the surface, as shall casings or conduits for all other underground utilities as determined by the City Engineer.

A. Easements

A ten (10) foot utility easement shall be provided around the perimeter of the subdivision as well as along the frontage of public and private streets for each lot in the subdivision for both private and public utilities. Proper coordination shall be established by the subdivider between the applicable utility companies for the establishment of utility facilities and easements to adjoining properties.

Where topographical or other conditions make it impractical to include utilities within these easements, perpetual unobstructed easements at least sixteen (16) feet in width shall be provided with satisfactory access to the road. All easements shall be indicated on the plat.

Where necessary to determine proper access and maintenance, easement widths shall be increased as required by the City Engineer or Public Works Director.

8-4-100: PARKS, PLAYGROUNDS, RECREATION AREAS, AND OTHER PUBLIC USES:

The Planning Commission, in its review of each development, may require that land be reserved and improvements installed for parks and playgrounds or other recreation purposes in locations identified in the General Plan and Recreation Element or other areas where such reservations would be appropriate and would benefit the development and surrounding residents. Each reservation shall be of suitable size, dimension, topography, and general character and have adequate access for the particular purposes envisioned by the Planning Commission. The area shall be shown on the Final Plat. The developer may also be required to install improvements to the recreation areas which directly benefit the development. These improvements shall be built to City specifications.

A. Required Park Area.

Recreation areas shall be consistent with the Recreation Element unless the applicant desires to construct recreational facilities for the residents of the development. If the applicant is developing an area which contains areas designated for public facilities according to the Recreation Element, the applicant may donate land and construct facilities in place of Impact Fees. The Planning Commission shall determine the number of acres to be reserved using the adopted level of service standard of the Coalville City Impact Fee Ordinance of five (5) acres per one thousand (1000) residents or typically five (5) acres per two hundred fifty (250) dwelling units or lots. This calculation equates to eight hundred seventy one (871) square feet per single family dwelling unit. The Planning Commission shall also determine the level of improvements required. All required improvements shall be built to City specifications. The developer shall dedicate all such recreation areas and facilities to the City as a condition of final subdivision plat or development site plan approval. If the applicant chooses to provide recreational facilities to the residents of the development, the applicant may be entitled to a credit against the Parks and Recreation Impact Fee.

B. Minimum Size of Park and Playground Reservations.

In general, land reserved for recreation purposes shall have an area of at least one (1) acre. When the proposed area would create less than one acre, the Planning Commission may require that the recreation area be located at a suitable place on the edge of the development so that additional land may be added at the time adjacent land is developed. In no case shall an area of less than one quarter (1/4) acre be reserved for recreation purposes. This smaller amount will be accepted only when it is on the edge of the subdivision or when the Staff and Planning Commission determine that the reduced size will result in a functional and usable recreation site.

C. Recreation Sites.

Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, play field, trail or for other recreation purposes, and shall be relatively level and dry; and shall be improved by the developer to the City standards required by the Planning Commission, which improvements shall be included in the performance guarantee. All land to be reserved for dedication to the City for park and recreational purposes shall be approved by the City Council and shown on the Final Plat.

D. Open Space Created by Clustering Not Included in Calculations.

Any open space created by clustering units shall not be included in the calculations for Impact Fee credits or recreation space required. The provisions of this section are minimum standards. None of the paragraphs above shall be construed as prohibiting a developer from reserving other land for recreation purposes in addition to the requirements of this section.

E. Other Public Uses.

Except when an applicant utilizes a Master Planned Development concept in which land is set aside by the developer as required by this Code, when a tract to be developed includes a school, recreation uses, or other public use the space shall be suitably incorporated by the applicant into the Final Development Plan.

The Planning Commission shall refer the Final Development Plan to the public body concerned with acquisition for its consideration and report. The Planning Commission may propose alternate areas for such acquisition and shall allow the public body or agency thirty (30) days to reply. The agency's recommendation, if affirmative, shall include a map showing the boundaries and area of the parcel to be acquired and an estimate of the time required to complete the acquisition. Upon receipt of an affirmative report, the Planning Commission shall notify the property owner.

8-4-110: PRESERVATION OF NATURAL FEATURES AND AMENITIES:

Existing features which add natural value or historical amenities to the community shall be retained. Buildings shall be sited in a manner that preserves significant views. Ridges should be protected from development which would be visible from prominent

areas or vantage points, as defined in Title 10 Chapter 22. Existing vegetation should also be retained as much as possible. Vegetation protection will be required during construction so that disturbance is limited. Existing features such as water courses, rivers, irrigation works, wetlands, historic sites, critical meadow lands, important vistas, and other irreplaceable assets shall be preserved in the design of the development. All trees on the site plan required to be retained shall be preserved, and all trees where required shall be welled and protected against change of grade. The preliminary plan shall show the general number, size, and location of existing plant materials and indicate all those marked for retention. Any project falling within the Sensitive Lands Area Overlay Zone may be subject to additional requirements and regulations as outlined in the Sensitive Lands Regulations contained in Title 10 Chapter 22 of this Code.

8-4-120: Infill and Flag Lot Development in Residential and Commercial Zones

Infill development is valuable not only for the environmental benefits of using land more efficiently and directing growth into Coalville's existing neighborhood areas, but also the benefit that quality projects bring to neighborhoods and communities. Infill uses vital land left vacant during early development and contributes to community revitalization and is representative of smart growth. Good infill conserves open space, helps to energize communities, contributes to jobs, housing, and area sustainability.

By absorbing growth into existing neighborhoods, infill relieves growth pressures on the larger agricultural areas and can improve quality of life for older neighborhoods. Infill helps to achieve the goals of smart growth: preserving our best agricultural and natural areas and saving taxpayers from the high cost of building infrastructure to support development that has spread far from Coalville's traditional population center.

A. Definition:

The term "infill development" refers to building within unused and underutilized lands within existing zoning and/or development patterns.

B. Intent:

It is the general intent of this Ordinance to:

- 1) Accommodate growth in Coalville by encouraging and facilitating new development on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of Coalville residents.
- 2) Encourage efficient use of land and public services in the context of existing neighborhoods.

3) Stimulate economic investment and development in older established neighborhoods.

4) Extend developers and property owners flexibility so that they can achieve high quality design and develop infill projects that strengthen existing neighborhoods and address the needs of the community.

5) Create a high quality community environment that is enhanced by a balanced compact mix of residential, commercial, recreational, open space, employment and institutional uses and building types.

6) Implement the goals, objectives, and policies of the General Plan.

7) Improve approval certainty for infill development by providing clear development standards.

C. General Requirements:

General: The site plan for infill development shall incorporate the following elements to enhance compatibility with the Surrounding community:

(a) Sidewalks that connect to the adjacent or a future planned sidewalk system will be built to City standards.

(b) Public streets shall connect to the adjacent street pattern.

(c) Preservation of architecturally significant structures whenever feasible.

(d) Inclusion of, or relationship to, civic spaces; i.e. setbacks, building envelopes, use and parking compatible with surrounding community.

D. Permitted Uses:

(1) Commercial/Employment (Example: for live/work units) Commercial/employment may be mixed vertically or horizontally with residential. First floor space (Live/work units) restricted to non-residential use in areas of predominantly commercial use.

(2) Institutional/Civic/Public uses are permitted for not-for-profit uses.

(3) Residential uses can be single family, multi family and mixed use (mixed vertically with commercial/employment) based on underlying zone.

E. Development Standards

General: Density, design, materials, use and scale should reflect local style, climate, heritage and materials unique to Coalville City.

(1) Density: may not exceed the underlying zone.

(a) Total number of dwelling units as well as location to be established at the time of preliminary plan approval.

(b) Lot Size. Lot areas established in the preliminary plan shall be dependent on proposed densities, floor area ratios, setbacks, building heights and community compatibility.

(i) Existing Small Lot Amnesty. A legal lot of record that existed prior to the date of this ordinance, may use the Infill and Flag Lot Development Guidelines to allow for development.

(ii) Set backs for Small Lot Amnesty will be evaluated and recommended by the Land Use Authority if the proposed development does not meet the designated setbacks for the underlying Zone.

(2) Building Height:

(a) Buildings restricted to (2) stories or (35) feet in height, or the average of adjacent buildings.

(b) Following criteria should be reviewed for community compatibility:

1. Neighborhood scale
2. Privacy
3. Light and shadow
4. Views
5. Architectural compatibility

(3) All planned uses, building types, and landscaping will be included on the preliminary plan and will demonstrate the relationships of the proposed development with existing off-site development in the context of the adjacent community. Compliance with these requirements shall in and of itself be deemed to create a presumption of compatibility.

F. Open space and Landscaping

General: All open space, recreational amenities and landscaped areas shall be shown on the plan.

(1) Open space.

Infill development shall provide common public open space, except as follows:

- Proximity to Public Park. An open space credit may be granted if a project is connected to, and located within ¼ mile of, an improved public park by a continuous public sidewalk.

(2) Landscaping.

- Natural vegetative features and existing trees shall be incorporated into the site design if practicable.

- Based on the zone and the surrounding land uses a certain percentage of landscaping may be required.
- Landscaping between the residential units and parking areas are required for all multi family residential development.
- Long term management and maintenance plans for natural areas, street trees, and common open space shall accompany the project application.

(3) Fencing

- Fencing may be required based on the zone and the surrounding land uses see Title 10 for fencing requirements.
- Applicant must indicate the height, type and location of the fencing on the site plan.

(4) Drainage

- Applicant will be required to provide a grading and drainage plan with all infill requests that contain two or more units.
- Drainage must be in compliance with Title 8 Chapter 4-050 Drainage and Storm Sewer

G. Public Facilities and Utilities

General: Existing and planned public facilities should be shown on the plan.

(1) All public streets, private streets, walkways and trails shall be shown on the plan. The street shall accommodate for emergency vehicles access and walkway system shall be safe, efficient, convenient, attractive, and shall accommodate use by all segments of the population.

(2) The street network shall include sidewalk on at least one side of the street.

(3) Roads, lighting, sidewalks, street furniture, utilities and other public furniture, utilities and other public facilities should enhance pedestrian circulation.

(4) All developments will follow the subdivision ordinance found in Title 8 Chapter 4 for street design, water and sewer infrastructure, parking, fencing, and storm water requirements.

H. Parking

General: Parking for private automobiles is provided based on safety, convenience, pedestrian and vehicular circulation, and proximity of parking.

(1) Two parking spaces per unit is required.

(2) Shared parking is encouraged in the commercial zones where a mixed use development has commercial located on the first floor however the requirement of two parking spaces per unit will still stand. The applicant must demonstrate that they have enough parking to accommodate both uses.

(3) All parking spaces shall be shown on the site plan.

(4) Landscaping shall be required between a multi family unit and parking if attached garages are not built.