
Document Control Changes: Created 25 March 2014 (was CF-042-UP-14), New Format May 2016; revised May 9, 2019

BE IT ORDAINED by the Town Council of the Town of Cedar Fort, Utah County, Utah that an ordinance pertaining to the placement of utilities within the Town be enacted as follows:

UTILITY PLACEMENT ORDINANCE

1.0 Findings

Whereas, the Town Council of the Town of Cedar Fort find and declare as follows:

- 1.1. The Town has adopted ordinances and a general plan relating to the regulation of residential development,
- 1.2. The Town has, in the past, had problems with utility placement,
- 1.3. Specific delineation of utility placement is needed,

Now, therefore, be it ordained by the Town of Cedar Fort, Utah that an ordinance be enacted as follows:

2.0 Applicability of Standards

The Town of Cedar Fort has adopted Standards and Specifications for construction within the town, but specific requirements for placement of utilities are not included. This ordinance is intended to clarify and provide consistent installation requirements.

3.0 Administration

The Town Council shall administer the system set forth in this ordinance.

4.0 Utility Placement Guidelines

The following utility placements are enacted (if a conflict exists between this document and utility companies providing the services, the most stringent requirement shall apply);

4.1 Electrical Utilities (current supplier is Rocky Mountain Power):

4.1.1 Power lines shall be underground in a utility easements on private property adjacent to the Town ROW – typically within 1 foot of the ROW, unless otherwise approved by the Planning Commission and Town Council in which case the power lines shall be installed underground in the Town Right-Of-Way (ROW).

4.2.2 Service power lines shall be installed underground.

4.3.3 Placement of meters shall be on the owner's property – typically on the structure

4.2 Natural Gas Utilities (current supplier is Questar Gas):

4.2.1 Underground gas lines shall be installed in utility easements on the Town ROW

4.2.2 Placement of meters shall be on the owner's property – typically near the structure

4.3 Telephone or Data Utilities:

4.3.1 Telephone lines shall be underground in a utility easements on private property adjacent to the Town ROW – typically within 4 foot of the ROW, unless otherwise approved by the Planning Commission and Town Counsel in which case the telephone or data lines shall be installed underground in the Town Right-Of-Way (ROW);

4.3.2 Placement of boxes and equipment shall be on the owner's property or on the structure

4.4 Water Utilities (Town of Cedar Fort is the supplier):

4.4.1 Underground water lines shall be installed in utility easements on the Town ROW

4.4.2 Placement of meters shall be on the Town ROW in front of the owner's property– typically directly in front of the structure

5.0 Expansion of Utilities Building Permits

The town will permit extension and augmentation of a utility that is sponsored by private individuals. Any private individual proposing a line extension or augmentation to an existing utility shall make application to the town on a form to be provided by the town which shall require the name of the project applicant, disclosure of the properties to be serviced by the line extension, a point of connection with the existing utility system, the rights-of-way easements or other real property interests necessary to the proposed line extension and any other information required to allow the city to adequately and completely consider the line extension application.

6.0 Judicial Review

Any legal action challenging any decision of the Planning Commission, Town Council, or other governmental body performing a function under this ordinance shall be filed in a court of competent jurisdiction within 30 days of the action challenged.

7.0 Severability

If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be

deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

8.0 Conflict With Other Ordinances Of The Town

If any provision of this ordinance is in conflict with a provision of another ordinance of the Town, then the most stringent requirement shall govern.

9.0 Effective Date

Due to potential development within the town, it is the opinion of the Town Council that an emergency exists. Therefore, in order to preserve properly the peace, health, safety and general welfare of the Town of Cedar Fort and its inhabitants, this ordinance will take effect upon its passage by majority vote of the Town Council.

Approved and passed this 9th Day of May 2019

TOWN OF CEDAR FORT



David Gustin, Mayor

Attested by:
Town Clerk



Councilmember David Gustin

Councilmember Ellen Cibula

Councilmember Laura Ault

Councilmember Christopher Whiting

Councilmember Wyatt Cook

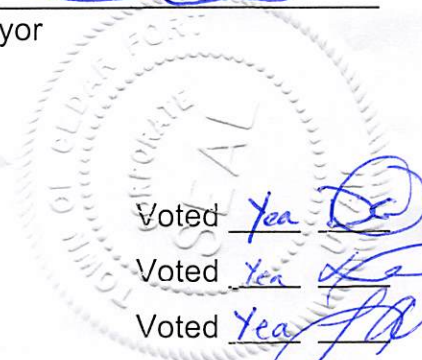
Voted Yea 

Voted Yea 

Voted Yea 

Voted _____

Voted yea WC



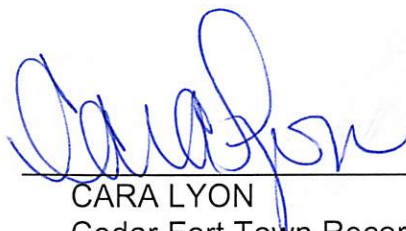


STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, CARA LYON, Town Recorder of Cedar Fort Town, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the Town Council of Cedar Fort Town, Utah, on the ___ day of May 2016, entitled

“UTILITY PLACEMENT ORDINANCE OF THE TOWN OF CEDAR FORT, UTAH“

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Cedar Fort Town Utah this 9th day of May 2016.



CARA LYON
Cedar Fort Town Recorder



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AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Cara Lyon, Town Recorder of Cedar Fort Town, Utah, do hereby certify and declare that I posted in three (3) public places the following summary of the ordinance which was passed by the Cedar Fort Town Council on the ___ day of May 2016 and herein referred to as:

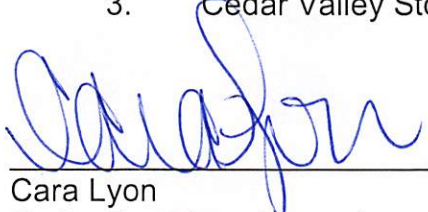
“UTILITY PLACEMENT ORDINANCE OF THE TOWN OF CEDAR FORT, UTAH“

SUMMARY:

The above named ordinance was enacted to require underground utilities for all new construction or subdivision and define and describe the requirements permitting of said construction of utilities within the Town of Cedar Fort.

The three places are as follows:

1. Post Office
2. Town Hall
3. Cedar Valley Store



Cara Lyon
Cedar Fort Town Recorder

Date of Posting May 09, 2019