

**ESCALANTE CITY
ORDINANCE 2022-03**

**AN ORDINANCE AMENDING ESCALANTE CITY CODE NO.10.54.030, 10.54.040,
10.54.140, 10.54.140, 10.54.160, 10.54.170, 10.54.260 AND PROVIDING REPEALER
WITHIN THE CITY OF ESCALANTE, STATE OF UTAH.**

WHEREAS, the City Council, as the governing body of the City of Escalante, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of the City of Escalante to amend the following Ordinance; and

WHEREAS, The City Council and Mayor wish to amend such an Ordinance.

NOW THEREFORE, be it ordained by the Council of the Escalante City, in the State of Utah, as follows:

SECTION 1: AMENDMENT “10.54.170 Fees” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.54.170 Fees

Any and all persons filing plats with the city clerk, shall pay an office checking fee according to the following schedule:

- A. \$50.00 as a minimum checking fee for subdivisions which contain ~~three ten~~ (310) lots or less.
- B. For subdivisions of ~~eleven four~~ (411) lots or more, an additional charge of ~~\$50.00~~ 5.00 shall be made for each lot over ~~ten three~~ (310).
- C. Preliminary Plat Review six hundred dollars \$600.00.
- D. Final Plat Review three hundred dollars \$300.00.
- E. Determination of Impact on Culinary Water System three hundred dollars \$300.00.
- F. Determination of Impact on Sewer System (if applicable) three hundred dollars \$300.00
- G. Additional fees may be required, depending on the physical or legal complication of the proposed subdivision.

SECTION 2: AMENDMENT “10.54.030 Definitions - Subdivisions” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.54.030 Definitions - Subdivisions

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words used in the present tense include the future; singular numbers shall include the plural, and the plural, the singular; the word "building" shall include the word "structure"; and the words "used" and "occupied" shall include arranged, designed, constructed, altered, converted, rented, leased or intended to be used or occupied; the word "shall" is mandatory and not directory, and the word "may" is permissive; the word "person" includes firm, association, organization, partnership, trust, company, or corporation, as well as an individual; the word "lot" includes the words plot or parcel. Words used in this Ordinance but not defined herein shall have the meaning as defined in any other Ordinance adopted by the Escalante City Council:

BEGINNING OF CONSTRUCTION: Grading or removal of any vegetation or earth from a site for construction of access routes or preparation for excavation of building pads or footings.

BUILDING: Any structure used or intended to be used for the shelter or enclosure of a person, animals or property.

BUILDING, HEIGHT OF: The vertical distance from the average finished grade surface to the highest point of the building roof or coping.

BUILDING SET BACK LINE: A line parallel to the street line between which no building structure or portion thereof, may be erected, constructed or established.

BUILDING OFFICIAL: The official designated as the Building Inspector for Escalante City.

CAMPGROUND: A parcel designated and approved by Escalante City for occupancy by tents, trailers, motor homes or campers on a temporary basis.

CITY ENGINEER: The Escalante City Engineer or his duly authorized representative. (Ord. 1987 sec 1-3, 1987)

COMMISSION: Means the planning commission of the city, provided however, that the city board may act for and in the place of the planning commission, as set forth in Chapter/Section 24/111.

COMMISSION'S AUTHORIZED REPRESENTATIVE: Means the planning director or any other city employee or official who has been designated by the commission to represent the city enforcing or carrying out the function of the commission as set forth in this chapter.

COUNTY: County shall mean Garfield County, Utah.

CUL-DE-SAC: A street or passage that is only open on one end, which must measure 100 feet in radius at its termination.

DESIGN: Design refers to a street alignment, grades and widths, and alignment and widths of easements and right-of-way for roads, drainage, sewage, water supply and other utilities, lot

area dimensions, and the treatment of such factors for the proposed use of the land.

DIVISION OF AGRICULTURE LAND FOR AGRICULTURE PURPOSES: A bona fide division or partition of agriculture land into two (2) or more parcels for agriculture purposes as defined herein.

DWELLING: Any building or portion thereof, which is designed for residential use, except the following: hotels, apartment hotels, boarding houses, lodging houses, motels, apartment motels, trailers, mobile homes, or dormitories.

DWELLING. SINGLE FAMILY: A building arranged or designed to be occupied by one (1) family, the structure having only one (1) dwelling unit.

DWELLING. MULTIPLE FAMILY: A building arranged or designed to be occupied by more than one (1) family.

EASEMENT: The acquired privilege or right-of-use or enjoyment that one person may have on the land of another.

ENGINEER: Means the engineer or a surveyor engaged by the subdivider to prepare a final map or to compile such data as may be required in connection therewith in accordance with the provisions of this chapter. Such engineer shall be a registered civil engineer in the State of Utah.

ESSENTIAL SERVICES: Utilities or sanitary and public safety facilities provided by a public or other governmental agency for overhead or surface or underground services, excluding any building, electrical substation and transmission lines.

FAMILY: An individual, or two (2) or more persons related by blood, marriage, or adoption, or a group of not more than four (4) persons (excluding servants) who are not related, living in a dwelling unit as a single housekeeping unit and using common cooking facilities.

FENCE: A physical barrier to delineate, contain, or designate an area designed for a specific use i.e., an enclosure for dwelling unit; an area for storage, etc.

FINAL MAP: Means a final map prepared in ordinance with the provisions of this chapter, which map is designated to be placed on record in the office of the Garfield County Recorder.

FLOOD PLAIN: A highest area of land subject to inundation or overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses within a hundred (100) year time frame.

FRONTAGE BLOCK: All property fronting on one (1) side of the street between intersecting streets or between a street and a right-of-way, waterway, end of dead end street, or political subdivision boundaries, measured along the street line. An intersecting street shall determine only the boundary of the frontage on the side of the street which it intersects.

GEOLOGICAL HAZARD: A hazard inherent in the crust of the earth, or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to the

movement, failure or shifting of the earth.

GRADE: For buildings adjoining one (1) street, the elevation of the sidewalk at the center of the wall adjoining the street. For buildings adjoining more than one (1) street, the average of the elevation of the sidewalk at the center of all walls adjoining the streets.

HIS: Refers to male or female gender.

IRRIGATED LAND: Parcels that have surface or underground water diverted continuously or intermittently upon them for the production of crops or pasture, through the utilization of man-made improvements.

LANE: A street, either one-way or two-way, with a width less than fifty (50) feet.

LOT: A parcel or unit of land described by metes and bounds and held or intended to be held in separate lease or ownership, or a parcel or unit of land shown as a lot or parcel on a recorded subdivision map, or shown on a plot used in the lease or offer of lease or sale of land resulting from the division of a larger tract into two (2) or more smaller units.

LOT CORNER: A lot abutting two (2) or more streets at their intersection or upon two (2) parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees.

LOT DEPTH: The horizontal lines bounding the lot.

LOT LINES: The property lines bounding the lot.

LOT LINE ADJUSTMENT: The relocation of the property boundary line between two adjoining lots with the consent of the owners of record.

LOT LINES, FRONT: For the interior lot, the lot line adjoining the street; for the corner lot or through lot, the lot adjoining either street as elected by the lot owner.

LOT LINE, REAR: Ordinarily, the line of a lot which is opposite and most distant from the front line of the lot. In the case of a triangular or gore-shaped lot, a line ten (10) feet in length within the parcel parallel to and at a maximum distance from the front lot line. In cases where these definitions are not applicable, the Garfield County Building Inspector shall designate the rear lot line.

LOT LINE, SIDE: Any lot boundary line not a front or rear lot line. In an interior lot, a side lot line separates a lot from another lot or lots. In a street side lot, a side line separates a lot from a street.

LOT RIGHT OF WAY: A strip of land not less than sixteen (16) feet in width connecting a lot to a street for the use as private access to that lot.

MASTER PLAN: A long range policy plan prepared and adopted by Escalante City to guide Escalante City growth.

MOBILE HOME: A detached single family dwelling unit of not less than forty-five (45) feet in length, designed for long term occupancy, and to be transported on it's own wheels or on a flatbed or other trailers or detachable wheels; containing a flush toilet, sleeping accommodations, a tub or a shower, kitchen facilities, and plumbing and electrical connections for attachment to appropriate external systems, and ready for occupancy for connections to utilities and other minor work. Double wide mobile homes which are placed on permanent foundations which meet all applicable building and housing codes, and contain at least one-thousand (1,000) square feet of floor space shall be regulated as conventional housing.

MOBILE HOME LOT: A lot within a mobile home subdivision, designated and to be used for accommodation of one (1) mobile home.

MOBILE HOME PARK: Land designated and approved by Escalante City for occupancy by mobile homes, to be under single ownership or management, and meeting all other local and state requirements for Mobile Home Parks.

MOBILE HOME SUBDIVISION: A subdivision designed and intended for the residential use where the lots are to be individually owned or leased, and occupied by mobile homes exclusively.

MODULAR HOME: A permanent dwelling structure built in prefabricated units, which are assembled and erected on the site, or at another location and brought as a unit to the site; modular home is classified as an unfinished structure until it is placed on a permanent foundation and complies with all governing building codes.

OFF-SITE FACILITIES: Improvements not on individual lots but generally within the boundaries of the subdivision which they serve.

OFFICIAL MAP: The official map or maps adopted by Escalante City pursuant to the city zoning and planning enabling legislation.

ON-SITE FACILITIES: Construction or placement of the dwelling and it's appurtenant improvements on a lot.

OPEN SPACE: The area reserved for parks, court, playgrounds, golf courses, and other similar open area to meet density requirements.

PARCEL OF LAND: Contiguous land owned by and recorded as the property of the person. Land under one (1) ownership but physically divided by a public highway, road or street is considered contiguous under this definition.

PARKING LOT: An open area other than a street, used for the parking of more than four (4) automobiles and available for public use, for compensation, or accommodations for clients or customers.

PLOT PLAN: The plat of a lot, drawn to scale showing its actual measurements, the size and location of any existing buildings to be erected, the location of the lot in relation to abutting streets, and such other information as may be required by Escalante City Planning and Zoning Commission.

PRELIMINARY MAP: Means a map made for the purpose of showing the design of a proposed subdivision and the existing conditions in and around it. Such map need not be drawn upon an accurate survey of the property. The preliminary map is essentially a study plan, which when approved, will serve as a basis for the preparation of the final map.

PROTECTIVE STRIP: A strip of land between the boundary of a subdivision and street within a subdivision, for the purpose of controlling access to the street by property owners abutting the subdivision.

RECREATIONAL COACH: A vehicle, such as a travel trailer, tent camper, camp car or other vehicle with or without motor power, designated and/or constructed to travel on the public thoroughfares in accordance with the provisions of the Utah Vehicle Code, and designed for use as human habitation for a temporary and recreational nature.

RECREATIONAL COACH PARK: Any park or tract of land or a separate designated section within a Mobile Home Park where lots are rented out or held out for rent to one (1) or more owners or users of recreational coaches for a temporary time not to exceed one-hundred and twenty (120) days. Such parks may also be designated as "overnight" park.

SINGLE PARCEL SPLIT: A single parcel split allows a land owner to divide a single tract of land into not more than 2 tracts without going through the subdivision ordinance. There is a five year waiting period before the lot can be split again.

STREETS: A street is a thoroughfare which has been approved by the City, which the City has acquired by prescriptive right or which the City owns, or has approved on an approved final plat, or a thoroughfare of at least fifty (50) feet in width which has been abandoned or made public by right of use land and which affords access to abutting property, including highways, roads, lanes, avenues and boulevards.

MAJOR STREET: A street existing or proposed, which serves or is intended to serve as a major traffic way and is designated on the master street plan as a controlled access highway, major street, parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

STREET COLLECTOR: A street, existing or proposed, which is the main means of access to the major street system.

MINOR STREET: A street, existing or proposed, which is supplementary to a collector street and of limited continuity which serves or is intended to serve the local needs of the neighborhood.

MARGINAL ACCESS STREET: A minor street which is parallel to and adjacent to a limited access major street and which provides access to abutting properties and protection from through traffic.

PRIVATE STREET: A thoroughfare within a subdivision which has been reserved by dedication onto the subdivider or lot owners to be used as private access to served the lots planned within the subdivision and comply with the adopted street cross section standards of Escalante City and maintained by the subdivider or other private agency.

SUBDIVIDER: Any person, developer, firm, corporation, partnership or association who causes land to be divided into a subdivision for himself or others.

SUBDIVISION AUTHORIZED REPRESENTATIVE: Any person who has been designated by the subdivider in writing, which designation has been filed with the planning commission, as the authorized person to represent the subdivider.

SUBDIVISION: The division of any tract, lot or parcel of land into ~~two (2)~~ four (4) or more lots, plots, sites or other divisions of land for the purpose, whether immediate or future, of sale, lease, or of building development, provided that the term "subdivision" shall not apply to those divisions exempted or excepted in this Ordinance. The word "subdivide" and any other derivative thereof shall have reference to the word "subdivision" as herein defined.

SUBDIVISION-MINOR: The division of any tract, lot or parcel of land not exceeding more than three (3) lots.

SURVEY-BOUNDARY: is used to determine the exact location of property boundaries and corners of a piece of land. A boundary survey may be used to settle legal disputes or local easements or for personal records.

SURVEY-LAND: is a drawing that shows exactly where the boundaries of a property are. A survey will also lay out the dimensions and location of any buildings or other site improvements on the property.

VICINITY PLAN: A map or drawing to scale showing the physical relationship of the proposed development to existing or proposed streets, buildings and utilities; other relevant information such as special terrain or surface drainage; and existing zoning classification of all land within three hundred (300) feet of the property proposed for development.

SECTION 3: AMENDMENT “10.54.040 Procedure” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.54.040 Procedure

Before dividing any tract of land into ~~three~~ four (4) or more building lots, a subdivider shall:

- A. Meet with the city engineer and review the proposed subdivision.
- B. File eight (8) copies of the preliminary plat with the city clerk and pay the filing fee.
- C. Meet with the planning commission at a regularly scheduled meeting to discuss the proposed subdivision.
- D. Not more than one year after receiving approval of the preliminary plat, submit the original and one reproducible copy of the final plat to the planning commission for action. The planning commission may extend the one-year time limit for just cause.
- E. Upon receiving approval of the final plat, the subdivider shall pay all recording fees, and the city attorney, city recorder or city engineer shall present the final plat, bearing all required signatures to the Garfield County Recorder for the recording.

SECTION 4: AMENDMENT “10.54.100 Preliminary Plat” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.54.100 Preliminary Plat

The preliminary plat shall comply with the following requirements:

- A. Description: In a little block located in the lower right hand corner of the sheet shall appear the following:
 - 1. The proposed name of the subdivision.
 - 2. The location of the subdivision, including the section, township and range;
 - 3. The names and addresses of the owners, and the subdividers if different than the owners;
 - 4. Date of preparation and north point;
 - 5. Scale of the drawing, which shall be of sufficient size to adequately described, in legible form, all required conditions of this title.
- B. Existing Conditions: The plat shall show:
 - 1. The location of the newest established survey monument;
 - 2. The boundary of the proposed subdivision and the acreage included;
 - 3. All property in the tract under the control of the subdividers, even though only a portion is being subdivided. Where the plan submitted only covers a portion of the subdividers tract, a sketch of the prospective street system of the unplatted parts of the subdividers land shall be submitted. The street system of the part submitted shall be considered in the light of the existing master street plans or other planning commission studies.
 - 4. The location, width and names of all existing streets within two hundred (200) feet of subdivision and all prior platted streets or other public ways, utilities right-of-way, parks, ditches and other public open spaces, permanent

- buildings, structures, houses, or permanent easements and section and city limit lines within and/or adjacent to the tract;
5. The location of all wells (proposed, active and abandoned), and of all reservoirs within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries;
 6. Existing sewer, water mains, culverts and other underground facilities within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries, indicating pipe size, grades, manholes and exact location;
 7. Existing ditches, canals, natural drainage channels and open waterways and proposed realignment;
 8. Boundary lines of adjacent tracts of un-subdivided land showing ownership;
 9. Contour at vertical intervals not greater than five (5) feet.
- C. Proposed Plan: The subdivision plan shall show;
1. The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements;
 2. The layout, numbers and typical dimensions;
 3. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside from use for property owners in the subdivision;
 4. Building set back lines required by the planning commission;
 5. ~~Easements~~ Location of water, sewers and drainage, utility lines and other purposes;
 6. Easements of drainage, utility lines and other purposes;
 7. Typical street cross-sections and grade streets where required by the planning commission;
 8. A grading and drainage plan by which the subdivider proposes to handle storm water drainage for the subdivision along with one hundred (100) year flood high water mark;
 9. Approximate radius or all centerline curves on streets;
 10. Location and size of all culinary water, sewer lines and any required irrigation. Location of fire hydrants, electrical layouts, street light location and types, along with septic system designs and locations.
 11. Where necessary, copies of any agreements with any adjoining property owners relevant to the proposed subdivision shall be presented to the planning commission.
 12. If there is no activity with-in one (1) year of the approval of the Preliminary Plat, the Preliminary Plat will become void and a new application will then have to be resubmitted following the subdivision rules in effect at the time of the new application.

SECTION 5: AMENDMENT “10.54.140 Required Improvements” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.54.140 Required Improvements

- A. The plans for a sanitary sewer system shall be approved in writing by the city engineer.
- ~~1. Where the creation of a Special Service District (for sewer) is possible or likely, the subdivided lots may be required to participate in such Service District. Subdivisions may be required to install dry sewer and pump-over stations. This section shall be reviewed every five (5) years or more often as needed.~~
- B. Storm Drainage:
- A storm water drainage system, or plan, approved by the city engineer shall be provided and shall be separate and independent from the sanitary sewer system. ~~if a central collection system issued.~~ The final plats for the drainage system shall be prepared under the direction of a licensed civil engineer and approved in writing by the city engineer prior to construction.
 - ~~No ditch or canal shall be approved as suitable for the use of storm drainage without the written permission of the appropriate ditch or canal company, or the water users thereof.~~ No street or public way shall be used as storm drainage unless approved for such use by the city engineer.
- C. Electrical, Television, Internet, and Telephone Cables: All electrical, television, Internet, and telephone cables shall be installed underground except as otherwise directed by the city council.
- D. Street Improvements:
- At least ten (10) days prior to commencement of construction, the city engineer shall require the subdivider to furnish a complete set of construction plans and profiles of all streets, existing and proposed. within the subdivision. Plans are to be prepared under the direction of a licensed professional engineer and shall be accompanied by a copy of the final plat. Within twenty (20) days of receipt, the city engineer shall notify the subdivider of approval or disapproval, and in case of disapproval, the reason thereof. Such plans and profiles shall include:
 - The designation of limits of work to be done;
 - Location of the bench mark and its true elevation according to city data and all profiles to be referred to that data;
 - Construction plans, which shall include details of curb and gutter and street cross sections, location and elevations of manholes, catch basins and storm sewers, elevations and locations of fire hydrants and any other elevations or details necessary to simplify construction;
 - Complete data for field layout and office checking;
 - On curb returns, at least two (2) additional control points for elevation besides those at points of curvature. Control points shall be staked in the field to ensure proper drainage at intersections.
 - Grades of streets shall not be in excess of eight (8) percent on major collector streets, nor in excess of fifteen (15) percent on other streets.
 - Cul-de-sac streets shall not exceed eight hundred (800) feet in length.
 - All streets within the subdivision shall be improved with chip seal or gravel,

and may be required to be bonded by integral concrete curbs and gutters to an overall width in accordance with the standards, rules and regulations adopted by the city.

5. Pavement shall be constructed in accordance with the requirements of the standard specifications adopted by the city.
6. Sidewalks shall be concrete of the standard city specifications.
7. Whenever storm water inlets and catch basins are to be used, they shall be provided within the roadway improvements at points specified by the city engineer.
8. All curb corners shall have a radius of not less than fifteen (15) feet, except:
 - a. At intersections involving collector or major streets the radius shall not be less than twenty-five (25) feet;
 - b. In industrial areas, the radius shall not be less than twenty (20) feet.
9. The arrangement of streets in new subdivisions shall make provisions for continuation of streets in adjoining areas, and shall provide access to unsubdivided adjoining areas in so far as such construction or access shall be deemed necessary by the planning commission.
10. Minor streets shall approach major or collector streets at an angle as near ninety (90) degrees as possible.
11. The subdivider may be required to install curbs, gutters and sidewalks on existing and proposed urban streets within the subdivision.
12. Street name signs, conforming to the design and specifications and the number required by the standards of the city, shall be provided by the subdivider at all street intersections. Inspection shall be made by the city engineer to ensure uniformity.
13. Traffic control signs, including stop or yield right-of-way signs, shall be installed by the subdivider to ensure a smooth flow of traffic through the subdivision.
14. A minimum center line radius of fifty (50) feet shall be maintained on all winding mountainous streets and a minimum of three hundred (300) feet shall be required for all through traffic streets.
15. Private streets, alleys, or ways shall not be approved except when the planning commission, after investigation, recommends and the city council, after hearing, find that public dedication is impractical. All alleys and private streets shall be improved as required by the planning commission.
16. Fire hydrants shall be installed in all subdivisions in accordance with the regulations of the International Fire Code.
17. Open ditches or canals shall not be allowed, ~~within or adjacent to a subdivision except along rear or side lot lines. The subdivider shall work with the irrigation or ditch companies as to: Methods of covering, realigning or eliminating ditches or canals within or adjacent to the subdivision; The size of pipe and culverts needed; The responsibility for the periodic inspection, cleaning and maintenance of such ditches, pipes and culverts. In cases where canals or ditches cross public roads or proposed public roads, specifications and grades for pipe, or culverts must be approved by the city engineer. All~~

~~open ditches, canals, waterways, non-access streets, open reservoirs or bodies of water, and other features judged by the planning commission to be potentially hazardous and which lie on, over, or contiguous to the subdivision; shall be fenced or closed from access in a manner satisfactory to and approved by the planning commission.~~

E. Water:

1. All lots within the subdivisions shall use Escalante culinary water. The subdivider shall provide water lines and a service lateral to each lot in the subdivision. ~~The subdivider shall provide the city with sufficient water rights to allow the city to make an exchange application with the State Engineer and increase the flow in the city's culinary water system to provide for the increased demand caused by the subdivision OR the subdivider shall pay an impact fee in lieu thereof which is determined by the Escalante City Council.~~
2. All water system plans shall be approved, in writing, by the city engineer and water superintendent prior to construction.

F. Fences and Guards: In locations where a subdivision is adjacent to public or private grazing land, a fence of material and quality satisfactory to the city board shall be erected around the outer limits of the subdivision. The city may also require the installation of cattle guards on any street entering the proposed subdivision from public or private lands.

SECTION 6: AMENDMENT “10.54.160 Generally” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.54.160 Generally

Standards for design, construction, specifications, and inspection of street improvements, curbs, gutters, sidewalks, fire hydrants, storm drains, flood control facilities, water distributions and sewage disposal facilities shall be ~~prepared~~ approved by the city engineer and ~~approved by~~ the city council.

SECTION 7: AMENDMENT “10.54.260 Requirements” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.54.260 Requirements

A Minor Subdivision Plat shall be submitted with the following information and shall be filed with City Clerk. The Minor Subdivision Plat shall be recorded with the Garfield County

Recorder's office.

- A. Copies: Three (3) copies of the subdivision plat shall be submitted to the Planning Commission.
- B. Description: In a block in the lower right hand corner of the plat shall appear the following;
 1. Location of the subdivision, including section, township and range;
 2. Names & addresses of owners, and subdividers, if different than owners;
 3. Date of preparation and north arrow;
 4. Scale of drawing which shall be of sufficient size as to adequately describe parcel being subdivided.
- C. Existing Conditions: The plat shall contain the following items unless on appeal to the Planning Commission, such items are specifically excluded. Exclusions must be in writing and must be approved by the Planning Commission.
 1. Location of established survey monuments;
 2. Boundary and acreage of subdivision;
 3. All property in the tract or parcel proposed for subdividing shall be shown, even if only a portion is being divided;
 4. Location of existing streets, public ways, utilities, right of ways, parks, ditches and other public open spaces within 200 ft. of proposed subdivision;
 5. Location of all wells and reservoirs on or within 100 ft. of proposed subdivision;
 6. Location of existing sewer, water mains, culverts as well as other utilities above or below ground on or within 100 ft. of proposed subdivision;
 7. Location of all fire hydrants and street lights within 200 ft. of proposed subdivision;
 8. Location of ditches, canals, natural drainage channels or other water ways on or within 100 ft. of proposed subdivision;
 9. Contour at vertical intervals not greater than 5 ft. may be required.
- D. Proposed Plan: The following items shall be shown on the plat unless specifically excluded by the Planning Commission on written appeal:
 1. Layout, number and dimensions of lots;
 2. Building setbacks as required by the current City Zoning Ordinance;
 3. Any location easements for new water, sewer, utilities, irrigation and drainage lines, and the location and size of those lines;
 4. Any proposed fire hydrants or street lights;
 5. A grading and drainage plan that adequately handles storm water drainage on the parcel, without harming adjacent properties;
 6. Signature blocks are required for the Planning Commission and the City Council with the appropriation and dates, and shall be located in the lower left hand corner of the plat.
- E. Additional Information:
 1. Copies of any agreements with adjoining property owners relevant to the parcel being subdivided;
 2. Letters of approval from Southwest Utah Public Health approving any new septic systems where appropriate;

- The Planning Commission may require additional information that it deems relevant and reasonable to accomplish the assigned task of review and comment on subdivision proposals.

PASSED AND ADOPTED BY THE ESCALANTE CITY COUNCIL APRIL 19, 2022.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Chad Lyman	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Dan'l Lindsay	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Marlene Stowe	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Councilmember Guy Graham	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Councilmember Lenza Wilson	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Melani Torgersen, Mayor, Escalante City



Stephanie Steed, CMC, City Recorder
Escalante City

