



Major Subdivision Concept Plan Application

Fee \$400.00

Property information and location
(All lines applicable to this site must be filled in)

Section _____ Township _____ Range _____

Parcel # _____

Property owner: _____

Owners address: _____

***You MUST include a parcel map obtained from the Tooele County Recorder's Office
with this application!***

Applicant(s) Information

Name(s): _____

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

A copy of the deed, offer or tax notice MUST be included to demonstrate ownership

(For Office Use Only)

SUB #: _____ Fee \$ 400.00 Receipt #: _____

Date Submitted: _____

Agent for the Applicant(s) Information

Name(s): _____
Address per tax rolls: _____
City/County: _____ State: _____ Zip: _____
Office/home phone: _____ Fax: _____
Mobile phone: _____ Message phone: _____
Email address: _____

Surveyor Information

Name(s): _____
Address per tax rolls: _____
City/County: _____ State: _____ Zip: _____
Office/home phone: _____ Fax: _____
Mobile phone: _____ Message phone: _____
Email address: _____

Name of Proposed Subdivision: _____

NOTE: This name must be exactly the name that is approved by the county recorder. You must attach the approval letter from the county recorder with this application.

A major subdivision is a division of land into 15 or more lots. A major subdivision of more than 25 lots shall be phased for development. Infrastructure and public facilities shall be dedicated.

Each development shall be actively pursued to completion. Any application that exceeds the time limits stated in this Subdivision Ordinance will be deemed null and void and all vested rights are waived by the subdivider for that development. Any extension must be requested prior to the expiration of the original approval. Should an application become void, the applicant must reapply at the concept stage.

The application for concept plan approval of a major subdivision shall be submitted to the department of engineering. When staff determines that the application is complete, the application shall be placed on the planning commission agenda. The concept plan approval shall be valid for a period of not more than six months. The applicant or authorized representative may obtain no more than two six-month extensions by petitioning the planning commission. The planning commission may not grant any extension without substantial progress having been demonstrated by the applicant or authorized representative.

The concept stage, which will go to a planning commission public hearing where the planning commission shall take public comment, discuss and review the application, and then move the application to the public meeting to make a decision to approve or deny the application.

I, the above-name Applicant, do hereby understand the foregoing stipulations.

SIGNATURE

DATE

Other items you have to submit with this application:

- (1) A concept plan application shall include:
 - a. the application form;
 - b. six 24" X 36" prints of the preliminary plat for distribution to each of the following:
 - i. department of engineering, two copies;
 - ii. the county health department;
 - iii. Tooele County School District;
 - iv. the appropriate soil conservation district within which the subdivision is located;
 - v. the county fire warden.
 - c. eight 8½" X 11" copies of the concept plan for distribution to each planning commission member;
 - d. an additional 8½" X 11" copy of the preliminary plat in each of the following circumstances:
 - i. when a proposed subdivision lies wholly or partially within one mile of the corporate limits of a municipality;
 - ii. when the subdivision is located wholly or partially within the boundary of an improvement or special district;
 - iii. when applicable for review by any State or Federal agency;
 - iv. or each servicing utility;
 - v. for the Utah State Department of Transportation if the property being subdivided abuts a state highway; and
 - e. proof of ownership demonstrated by two copies of a title report and vesting documents of conveyance completed within the previous six months;
 - f. utility approval forms;
 - g. evidence of water rights for all lots;
 - h. names and addresses of the owners of all properties that border the proposed subdivision;
 - i. approval of the subdivision name, limited to 40 characters including spaces, from the county recorder's office;
 - j. a plat map from the county recorder's office showing the property and all adjoining properties around it;
 - k. if the applicant is not the owner of record, a notarized statement that the applicant has been authorized by the owner to make application;
 - l. a letter from the local fire district or the Tooele County Sheriff if not located within a fire district, acknowledging it can and will provide fire protection to the subdivision;
 - m. the written consent of a municipality if the proposed development is located within the municipality's expansion area and contains:
 - i. a housing development with more than 15 residential units and an average density greater than one residential unit per acre; or

- ii. commercial or industrial development for which cost projections exceed \$750,000 for all phases.
 - n. the concept plan submitted on a computer disk in a format compatible with AutoCAD version 11 or later; and
 - o. any unpaid fees owed to Tooele County for development of land, code enforcement, or building permits.
- (2) The concept plan approval shall be valid for a period of not more than six months. The applicant or authorized representative may obtain no more than two six-month extensions by petitioning the planning commission. The planning commission may not grant any extension without substantial progress having been demonstrated by the applicant or authorized representative.

Concept plan requirements

- a. The concept plan shall show:
- b. the general location of the subdivision, the property boundaries, and adjoining properties with ownership;
- c. lot and road layout indicating general scaled dimensions
- d. county, township, range, section, quarter section, blocks, the number of lots, and true north;
- e. a vicinity map showing significant natural and man-made features on the site;
- f. the acreage of the entire tract and the acreage of the portion to be developed;
- g. the area for which approval will be requested for the first phase of development except for minor and standard subdivisions;
- h. an area plan showing the total area on a single sheet for subdivisions requiring more than one sheet at the required scale;
- i. the sites, if any, for multi-family dwellings, shopping centers, community facilities, industry, or other uses exclusive of single-family dwellings;
- j. total development area and the number of proposed dwelling units;
- k. easements and rights-of-way;
- l. the name of the subdivision limited to 40 characters including spaces as approved by the county recorder;
- m. parcels of land that are to be dedicated for schools, roads, parks, or other public purposes; and
- n. an approval signature block for the planning commission chair

The subdivision must comply with the following design standards

LOTS STANDARDS

- 1) No single lot shall be divided by a municipal, service or improvement district, or county boundary line. A lot shall not be divided by a road or another lot.

NOTE: The appeal authority may issue a special exception if a division of land by a publicly dedicated or maintained road existing prior to January 10, 1975, creates a substandard lot that cannot be absorbed into another parcel or lot under the same ownership on the same side of the road to create standard sized lot or parcel. The special exception must be applied for and issued prior to application for final plat being submitted. Upon issuance of a special exception, the appeal authority may:

- i. allow a connection across the road to combine with the acreage of a larger parcel increasing the total acreage; or
- ii. make the lot buildable by classifying it as a legal non-conforming lot. If the appeal authority determines that the lot is to be a legal nonconforming lot, it

shall issue setbacks in proportion to the minimum lot size in the zoning district where the lot is located.

- 2) The frontage of a wedge-shaped lot shall not be less than 30 feet in width. Side lot lines shall be at substantially right angles or radial to road lines.
- 3) All lots shall front on a publicly dedicated road except as may be approved in planned unit developments, or upon private roads approved by the planning commission, subject to the standards set in the Tooele County Manual of Road and Highway Design Standards and Title 6, Chapter 20 of the Tooele County Code on Interface area requirements.
- 4) All lots shall conform to area requirements of the existing zoning district.

ROADS

- 1) Roads shall be designed in accordance with Tooele County Manual on Road and Highway Design Standards.
- 2) Roads shall bear the names of existing aligned roads. There shall be no duplication of road names. All road names shall be approved by the Department of Engineering.
- 3) The subdivider shall bear the cost of all road and public safety signs which shall be erected by the County Road Department.
- 4) Building permits for any lot within a subdivision shall not be accepted until:
 - a. cobble and at least 3" of base course of road material is in and accepted by the county road inspector for any roads within that phase;
 - b. if it is required in the infrastructure design and engineering drawings, curb and gutter are installed; and
 - c. temporary road signs are installed by the developer with the road names approved on the plat.
- 5) No certificate of occupancy shall be issued for any structure until all offsites are accepted by Tooele County. Temporary road signs shall be maintained by the developer until permanent road signs are installed by Tooele County.
- 6) Dead-end stubbed roads shall be terminated with a cul-de-sac and shall be allowed only with the following conditions:
 - a. "L", "T" or branch turnarounds shall not be allowed.
 - b. Cul-de-sac roads that terminate with a 60-foot radius bulb shall be designed with a maximum trip generation of 120 trips as calculated by the Institute of Transportation Engineers Trip Generation, current edition.
 - c. Roads terminating with a loop shall be designed with a maximum trip generation of 400 trips as calculated by the Institute of Transportation Engineers Trip Generation, current edition.
 - d. Roads in commercial and industrial zoning districts shall be determined by the engineering department using the Institute of Transportation Engineers Trip Generation, current edition for road load and design for the transportation system.
 - e. Cul-de sac and loop end roads shall have intermediate turnarounds (roundabouts) every 1,500 feet and terminate with a skewed loop.
- 7) Half roads shall not be permitted.
- 8) No residential dwelling lots shall directly access arterial or major collector roads. Subdivision design shall provide local access roads to lots along arterial and major collector roads.

SIDEWALKS, CURB AND GUTTER

- 1) Concrete sidewalks, curbs and gutters shall be provided on both sides of all public roads, unless the subdivision is located in a Rural Residential, Agricultural, or Multiple Use zoning district.
- 2) Sidewalks shall not be less than four feet in width.

- 3) Sidewalks, curbs and gutters shall be installed in accordance with standards adopted by Tooele County.

BLOCKS

- 1) Block lengths shall be approved by the planning commission. They shall provide for convenient access and circulation for emergency vehicles. Where blocks exceed 1,000 feet in length, pedestrian cross-walks of not less than ten feet in width may be required by the planning commission.

MONUMENTS

- 1) Permanent reference monuments shall be installed in accordance with standards adopted by Tooele County. They shall be set on the external boundary of the subdivision, at all road centerline intersections and all beginning and end points of curves, to provide line of sight control for re-establishing the survey.
- 2) Block and lot monuments shall be set.
- 3) At least one second order benchmark shall be set within every subdivision.

EASEMENTS

- 1) A ten-foot public utility easement shall traverse the front of each lot. Guying easements at corners may be required.

UTILITIES TO BE UNDERGROUND

- 1) All power lines, telephone lines, and other normally overhead utility lines shall be placed underground in all subdivisions. The developer shall establish final utility grades prior to utility lines being placed underground.

SEWER SYSTEMS

- 1) Except as otherwise provided in this section, the subdivider shall provide a piped sanitary sewer system to the property line of every lot in the subdivision. The sewer system shall meet the minimum standards and requirements of the Tooele County Health Department.
- 2) Onsite wastewater disposal systems will be approved only when an existing sewer system is more than one-half mile away from the boundary line of the subdivision. All onsite wastewater disposal systems shall be approved in writing by the Tooele County Health Department. Subdivisions proposing to use onsite wastewater disposal systems shall submit a feasibility report to the Tooele County Health Department, per Tooele County Health Department Regulation #12. Percolation tests and soil exploration pits shall be required to determine the adequacy of the soil involved for onsite wastewater disposal systems to absorb sewage effluent. At the time an application is made for a building permit, every individual lot which will be serviced by a septic system will require a percolation test where the proposed drain field will be located. The following requirements shall also be met:
 - a. Lands filled within the last ten years shall not be divided into building sites which are to be served by septic systems.
 - b. Each septic system shall be installed at a depth and location approved by the Tooele County Health Department. Each site must be at least 1500 feet from any shallow water supply well and 100 feet from any other well, stream or water course, and at least ten feet from any dwelling or property line.

- c. Land having a percolation rate slower or faster than standards set by the Tooele County Health Department shall not be divided into building sites to be served by septic systems.
- d. Land rated as having severe limitations for septic tank absorption fields as defined by the County soil survey, U.S. Department of Agriculture, or Natural Resource Conservation Service, shall not be divided into building sites to be serviced by septic systems unless each such building site contains not less than 20,000 square feet of other soils rated suitable for building construction and installation of a septic system.
- e. An applicant desiring to install septic systems in soils having severe limitations shall have additional on-site investigations made, including percolation tests. The applicant shall obtain the certification of a soils scientist that specific areas lying within these soils are suitable for the proposed septic system. The facilities shall meet Tooele County Health Department standards and regulations. To be approved, the Tooele County Health Department must find that proposed corrective measures have overcome the severe soil limitations.

SANITARY SEWER MAINS, LATERALS, AND HOUSE CONNECTIONS — FUTURE.

- 1) Where County and regional general plans indicate that construction or extension of sanitary sewers may serve the subdivision area within a reasonable time, the planning commission may require the installation and capping of sanitary sewer mains and house connections by the subdivider in addition to the installation of temporary individual on-lot sewage disposal systems. Whenever individual on-lot sewage disposal systems are proposed, the subdivider shall either install such facilities or require by deed restrictions or otherwise as a condition of the sale of each lot or parcel within such subdivision that those facilities be installed prior to or during the construction of the principal building. No building permit shall be issued until such installation is assured. In all other cases, sewage disposal facilities shall be provided for every lot or parcel by a complete community or public sewer system.

WATER SUPPLY

- 1) Standard, major and planned unit development subdivisions shall have a public water supply:
 - a. when a public water supply is available;
 - b. when more than 70% of the lots in the subdivision are less than two acres in area; and
 - c. when it is determined by the Tooele County Health Department that conditions exist that a public water supply is necessary to protect the health of the public. The water system shall meet all applicable state and local laws.
- 2) The supply of water from a source other than an approved public water system may be approved only if proof of adequate water rights and proof of water availability, flow and quality meeting the Safe Drinking Water Standards by a water sample from wells on ten percent of the lots rounded up to the next whole number. In the concept stage, the subdivider shall show possession of sufficient water rights to provide domestic use for the total number of dwellings being proposed for the entire development. The design stage for the first phase of development shall include the engineering for the water system, if required, for the entire development to include the water tank and treatment facilities with a fire flow calculation. The Tooele County Health Department shall approve the location of the test wells prior to the subdivider drilling them. The samples shall be taken by, and have a complete chemical analysis performed and approved by the Tooele County Health Department.

STORM DRAINAGE AND FLOOD PLAINS

- 1) A storm drainage system for the entire subdivision shall be designed by a professional engineer, licensed in the State of Utah and qualified to perform such work. Existing storm drainage features which are to be incorporated in the design shall be identified. If the subdivision has phases, a general storm drainage plan for the entire area shall be presented with the design and engineering stage. Appropriate development stages for the storm drainage system for each phase shall be indicated.
- 2) No lot one acre or less in area shall include flood lands. All lots of more than one acre shall contain not less than 40,000 square feet of land at an elevation at least two feet above the elevation of the 100 year recurrence interval flood or, where such data is not available, five feet above the elevation of the maximum flood of record.
- 3) Storm drainage systems shall be designed to consider the storm drainage basin as a whole and shall accommodate not only runoff from the subdivision but also, where applicable, the runoff from those areas adjacent to and “upstream” from the subdivision itself, as well as its effects on lands downstream.

FIRE MITIGATION STANDARDS

- 1) The zoning administrator along with the fire warden and local fire department, having jurisdiction, shall perform a wildland fire protection analysis of all developments, existing or planned, to determine wildland fire protection ratings. The ratings developed under the authority of this section shall be the basis for the implementation of fire safe design and construction criteria and fire protection systems. The higher the relative value, the higher the wildland/urban interface and the fire protection hazard rating.
- 2) The analysis shall contain, as a minimum, the following components:
 - a. wildland/urban interface or wildland/urban inter mix boundaries;
 - b. means of access;
 - c. vegetation (fuel models);
 - d. topography within 300 feet of structures;
 - e. structure hazard rating;
 - f. history of fire occurrence in the area;
 - g. available fire protection in place and proposed; and
 - h. other ratings as they apply.
- 3) Subdivision design shall reflect mitigation for those hazards identified in the fire protection analysis and those standards required in Title 6, Chapter 20 of the Tooele County Code.
- 4) Except for minor subdivisions fire suppression water sources shall be reviewed and approved by the local fire department or fire warden. The system shall provide for fire flow storage of water that comply with the current state adopted fire code, local ordinances, local fire department regulations and NFPA guidelines for the type of occupancy and level of development. Any fire hydrants shall be placed in accordance to the National Fire Protection Association standards and shall be identified with a reflectorized marker.
- 5) Defensible space for structures and buildings shall be used in all covenants, contracts and subdivisions in conformance with development standards adopted by Tooele County.
- 6) Roads and streets shall provide for safe access for emergency equipment and civilian evacuation. They shall be designed for unobstructed traffic circulation during an emergency. All subdivisions with internal roads longer than 650 feet shall have more than one access route, each of which will provide egress to different locations. The design of access routes shall consider traffic circulation and employ looped road networks. Private roads in existence before January 10, 1975 are exempted from the 650 foot length provided that no more than five lots use it for a primary access.

IMPROVEMENT INSTALLATION GUARANTEE

- 1) In lieu of actual installation of off-site and common open space improvements required by the Subdivision Ordinance, and before final plat approval by the county commission, the subdivider shall guarantee the installation of such improvements by a combination of one or more of the following financial guarantee methods: a corporate surety bond, a deposit in escrow with an escrow holder, or a letter of credit with a financial institution.
- 2) The guarantee shall be in an amount equal to the cost of required improvements as estimated by an engineer retained by the subdivider and approved by the county engineer, or in an amount estimated by the county engineer. The guarantee shall assure the actual construction of such improvements within two years immediately following the approval of the final plat by the county commission.
- 3) The guarantee shall be filed with the treasurer.
- 4) The guarantee shall be approved as to method, institution and form by the county attorney.

DEFAULT ON BONDING

- 1) In the event the subdivider defaults or fails or neglects to satisfactorily install required improvements within one year from date of approval of the final plat, the county commission may declare the bond, escrow, deed of trust, or letter of credit forfeit and may execute thereon and install or cause the required improvements to be installed using the proceeds from the collection to defray the expenses thereof. The subdivider shall be responsible for all costs incurred by the county to complete the required improvements in excess of the proceeds of the guarantee amount.

ENGINEERING REVIEW AND INSPECTION FEE

- 1) In addition to the improvement and maintenance guarantee, the subdivider shall deposit with the county auditor a sum equal to three percent of the cost of the improvements to cover engineering review and inspection.