

**ORDINANCE 2006-08**

**AN ORDINANCE AMENDING CERTAIN SECTIONS OF TOOELE COUNTY CODE TITLE 13, SUBDIVISIONS, MAKING TECHNICAL CHANGES IN THE PROCESSING OF SUBDIVISION APPLICATIONS, ADDING AN APPEALS PROCEDURE, REQUIRING SECURITY FOR MONUMENTATION, AND REQUIRING NAMES ON BOUNDARY AND OWNERSHIP LINES**

**NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF TOOELE COUNTY, UTAH AS FOLLOWS:**

**SECTION I - PURPOSE.** This ordinance is for the purpose of making numerous technical corrections to the subdivision ordinance, adding an appeals procedure, clarifying that the zoning administrator acts in the case of a minor subdivision, requiring monumenting of unmarked property corners, requiring deed lines to be shown on plats, requiring a bond or security be given to place monuments, providing for notice to surrounding landowners to minor subdivisions, and requiring abbreviated names on boundary and ownership lines.

**SECTION II - SECTIONS AMENDED.** Sections 13-2-2, 13-2-4, 13-2-6, 13-3-2, 13-4-3, 13-5-4, 13-5-5, 13-7-3, and 13-7-10 of the Tooele County Code are hereby amended to read as attached hereto, which attachment is, by this reference, made a part hereof.

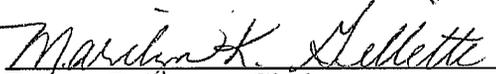
**SECTION III - REPEALER.** Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION IV - EFFECTIVE DATE.** This ordinance shall become effective 15 days after its passage provided it has been published, or at such publication date if more than 15 days after passage.

**IN WITNESS WHEREOF** the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 21<sup>st</sup> day of February 2006.

Ord. 2006-08

**ATTEST:**

  
DENNIS D. EWING, Clerk

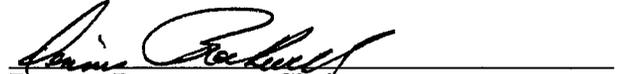
*Marilyn K. Gillette*  
Chief Deputy Clerk



**APPROVED AS TO FORM:**

  
DOUGLAS L. AHLSTROM  
Tooele County Attorney

**TOOELE COUNTY COMMISSION:**

  
DENNIS ROCKWELL, Chairman

Commissioner Rockwell voted aye  
Commissioner Lawrence voted aye  
Commissioner Johnson voted aye

## TITLE 13

### SUBDIVISIONS

#### 13-2-2. Application procedure.

(1) Each application for a subdivision shall have all required submittals before it is accepted as a complete application. No application for the next stage shall be accepted until such time that the planning commission has approved the application for the stage of the development currently under consideration.

(2) There shall be no presumption of approval of any aspect of the process.

(3) No application shall be accepted for any approval stage if the time limit has expired on the previous approval stage.

(4) The planning commission or zoning administrator, in the case of a minor subdivision, may request specific information found to be incomplete in its review and table further action until the information is submitted.

(5) A denial shall include written findings of fact and decision. Denial may be based, in addition to other reasons of good cause, upon incompatibility with the general plan, lack of a culinary water supply, insufficient fire suppression system, geological concerns, location, incompatibility with surrounding land uses, the inability of county service or utility providers to provide public services, or the adverse effect on the health, safety, and general welfare of the county and its residents.

(6) Appeals of the decision of the zoning administrator in consideration of a minor subdivision shall be made to the appropriate planning commission. Appeals from the decision of a planning commission on any subdivision shall be made to the county commission. The applicant or any other person or entity adversely affected by a decision administering or interpreting a land use ordinance may appeal that decision to the administrative hearing officer in accordance with Section 4-8-3 of the Tooele County Code. (Ord.2005-21, 09/6/05)

#### 13-2-4. Preliminary plat requirements.

(1) The design stage preliminary plat shall be prepared and certification made as to its accuracy by a registered land surveyor who holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, has completed a survey of the property described on the plat in accordance with Section 17-23-17, has verified all measurements and monumented any unmarked property corners, and has made reference to the filing number for the Record of Survey map filed with the Tooele County Surveyor's Office.

(2) Every detail of the plat shall be legible. A poorly-drawn or illegible plat shall be cause for its denial.

(3) A traverse shall not have an error of closure greater than one part in 10,000.

(4) Each plat shall show:

(a) the general location of the subdivision and adjoining properties with ownership;

(b) all deed lines of the subject and adjoining properties and lines of occupation such as fence lines;

(c) the 100 foot radius wellhead protection zone on all existing wells within and outside of the subdivision where the protection zone falls within the boundary of the subdivision;

(d) bearing and distance tie-in to the historic and dependant survey and at least one established monument, and if no historic monument can be located, it must be so stated upon the plat;

(e) county, township, range, section, quarter section blocks, plats, and true north;

(f) graphic scale of the plat;

(g) existing ground contours at 20-foot intervals;

(h) the name of the subdivision limited to 40 characters including spaces as approved by the county recorder;

(i) the amount of water allocated to each lot in acre feet if the subdivision does not have a public water system connection; and

(j) approval signature blocks for:

(i) any improvement, service, and special districts where all or part of the development is located;

(ii) the county engineer;

(iii) the county planner; and

(iv) the planning commission chair.

(5) The bearings, distances, and curve data of all perimeter boundary lines shall be indicated outside the boundary line. When the plat is bounded by an irregular shore line or a body of water, the bearings and distances of a closing meander traverse should be given and a notation made that the plat includes all land to the water's high level mark.

(6) If a plat is revised, a copy of the old plat shall be provided for comparison purposes.

(7) All blocks and lots within each block shall be consecutively numbered. Addresses shall be issued by the department of engineering and shall be shown on the plat with the corresponding lot number.

(8) For all curves in the plat, sufficient data shall be given to enable the re-establishment of the curves on

## SUBDIVISIONS

the ground. The curve data shall include the radius, central angle, cord bearing and distance, tangent, and arc length.

(9) Excepted parcels shall be marked, "Not included in this subdivision."

(10) All public lands shall be clearly identified.

(11) All public roads shall be clearly marked as "dedicated public road."

(12) All private roads shall be clearly marked as "private road."

(13) All roads shall be identified by names approved by the department of engineering.

(14) All easements shall be designated as such and dimensions given.

(15) All lands within the boundaries of the subdivision shall be accounted for, either as lots, walkways, streets, or as excepted parcels.

(16) Bearings and dimensions shall be given for all lot lines and easements, except that bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines.

(17) Parcels not contiguous shall not be included in one plat, neither shall more than one plat be made on the same sheet. Contiguous parcels owned by different parties may be embraced in one plat, provided that all owners join in the dedication and acknowledgments.

(18) Lengths shall be shown to hundredths of a foot. Angles and bearings shall be shown to seconds of arc.

(19) Surveys shall tie into the state grid or other permanent marker established by the county surveyor and shall give a description, the name, and the date on survey monuments found.

(20) The plat shall be labeled "Preliminary Plat."

(21) The surveyor shall provide remainder descriptions for all property from the original parcel or lot that is not included in the subdivision. (Ref UCA §17-27a-603; Ord.2005-21, 09/6/05)

### 13-2-6. Final plat requirements.

(1) The final plat shall be prepared and certification made as to its accuracy by a registered land surveyor who holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, has completed a survey of the property described on the plat in accordance with Section 17-23-17, has verified all measurements and monumented any unmarked property corners, and has made reference to the filing number for the Record of Survey map filed with the Tooele County Surveyor's Office. The surveyor making the plat shall bond or provide to the county adequate security to place monuments as represented on the plat upon completion of the subdivision improvements.

(2) Every detail of the plat shall be legible. A poorly-drawn or illegible plat shall be cause for denial.

(3) A traverse shall not have an error of closure greater than one part in 10,000.

(4) The bearings, distances, and curve data of all perimeter boundary lines shall be indicated outside the boundary line. When the plat is bounded by an irregular shore line or a body of water, the bearings and distances of a closing meander traverse should be given and a notation made that the plat includes all land to the water's high level mark.

(5) If a plat is revised, a copy of the old plat shall be provided for comparison purposes.

(6) All blocks and lots within each block shall be consecutively numbered. Addresses shall be issued by the department of engineering and shall be shown on the plat with the corresponding lot number.

(7) For all curves in the plat, sufficient data shall be given to enable the re-establishment of the curves on the ground. The curve data shall include the radius, central angle, cord bearing and distance, tangent, and arc length.

(8) Excepted parcels shall be marked, "Not included in this subdivision."

(9) All public lands shall be clearly identified.

(10) All public roads shall be clearly marked as "dedicated public road."

(11) All private roads shall be clearly marked as "private road."

(12) All roads shall be identified by names approved by the department of engineering.

(13) All easements shall be designated as such and dimensions given.

(14) All lands within the boundaries of the subdivision shall be accounted for, either as lots, walkways, roads, or as excepted parcels.

(15) Bearings and dimensions shall be given for all lot lines, except that bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines.

(16) Parcels not contiguous shall not be included in one plat, neither shall more than one plat be made on the same sheet. Contiguous parcels owned by different parties may be embraced in one plat, provided that all owners join in the dedication and acknowledgments.

(17) Lengths shall be shown to hundredths of a foot. Angles and bearings shall be shown to seconds of arc.

(18) Surveys shall tie into the state grid or other permanent marker established by the county surveyor.

(19) The plat shall be labeled "Final Plat."

(20) The information on the final plat shall include:

(a) the name of the subdivision, true north arrow and basis thereof, and date;

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(b) the owners' dedication which shall contain the language:

### OWNERS' DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owners of the hereon described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereafter to be known as (NAME OF SUBDIVISION). The undersigned owners hereby dedicate to Tooele County all those tracts of land designated on this plat as streets, the same to be used as public thoroughfares forever. The undersigned owners also hereby convey to any and all public and private utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of utility service lines and facilities.

(c) names of the owner or owners including beneficial owners of record under the signature lines in the owners dedication;

(d) square footage of each lot under one acre or the lot acreage if one acre or larger;

(e) township, range, section and quarter section if a portion;

(f) graphic scale;

(g) the State plane coordinate of monuments used as a basis of bearing;

(h) survey monuments which are marked with a description, the name, and the date;

(i) the total water allocation in acre-feet for each lot;

(j) the 100-foot radius wellhead protection zone on all existing wells;

(k) signature blocks for:

(i) any improvement, service, and special districts or areas where any part of the platted property is located;

(ii) the county engineer;

(iii) the county surveyor;

(iv) the county attorney;

(v) the county health department;

(vi) the county treasurer indicating at the time of signing that the property taxes due and owing have been paid in full;

(vii) the recordation of the plat by the county recorder's office with a line for the

recordation number, who it is recorded for, the date, time, and fee;

(viii) the county fire warden if there is no fire department having jurisdiction; and

(ix) the county or township planning commission chair or, in the case of a minor subdivision, the zoning administrator. (Ref UCA §17-27a-603; Ord.2005-21, 09/6/05)

### 13-3-2. Approval process.

(1) The application for a minor subdivision shall be submitted to the department of engineering. When the staff determines that the application is complete and correct, and all signatures are on the plat, notice to all surrounding landowners giving them 14 days to give written comment, prints of the plat sent to those entities listed in (2)(c) giving them 20 days to submit comments to the engineering department, and a decision on the application shall be made within seven days after the comments are to be received, by the zoning administrator. The zoning administrator shall take written public comment and review the application. If the Mylar needs to be corrected, the zoning administrator shall postpone a decision until the plat is corrected. The zoning administrator shall then approve or deny the application.

(2) A minor subdivision application shall include:

(a) the application form;

(b) one 24" X 36" final plat on Mylar drawn by a surveyor licensed in the state of Utah;

(c) seven 24' X 36" prints of the plat, for distribution to:

(i) department of engineering, one copy;

(ii) the county health department;

(iii) Tooele County School District;

(iv) the soil conservation district within which the subdivision is located;

(v) the county recorder

(vi) the county surveyor; and

(vii) the county fire warden.

(d) an additional 8½" X 11" copy of the 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 or area;

(iii) when applicable for review by any State or Federal agency;

(iv) for each servicing utility;

(v) for the Utah State Department of Transportation if the property being subdivided abuts a state highway; and

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(vi) when the subdivision is located wholly or partially within the boundary of a township planning commission district.

(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) a letter showing a completed Tooele County Health Department Subdivision Feasibility Study deeming the project feasible;

(i) names and addresses of the owners of all properties adjoining the proposed subdivision;

(j) a plat map from the county recorder's office showing the property and all adjoining properties around it;

(k) approval of the subdivision name, limited to 40 characters including spaces, from the county recorder's office;

(l) geologic technical maps and investigation reports regarding area suitability when land configurations dictate lot configuration and buildable space;

(m) if the applicant is not the owner of record, a notarized statement that the applicant has been authorized by the owner to make application;

(n) a letter from the local fire district, or the sheriff if not located within a fire district, acknowledging fire protection can and will be provided to the subdivision;

(o) the plat submitted on a computer disk in a format compatible with AutoCAD version 11 or later; and

(p) any unpaid fees owed to Tooele County for development of land, code enforcement, or building permits.

(3) All signature blocks except for the zoning administrator's block shall be signed by each approving authority before the plat is taken to the public hearing.

(4) Should the zoning administrator's decision be to approve the plat, the zoning administrator then shall sign the plat. The plat shall be recorded within 30 days or it shall be void. (Ref UCA §17-27a-103, 17-27a-207, 17-27a-603, 17-27a-604; Ord.2005-21, 09/6/05)

### 13-4-3. Design stage application.

(1) A complete application for design stage approval of a standard subdivision shall be submitted to the department of engineering.

(2) Within 21 days after the applicant or authorized representative submits a complete application, a pre-design conference shall be set up with the applicant, the department of engineering staff, all servicing utility

companies, affected entities, county health department, county recorder, and any other private or public body that has jurisdiction or an interest in providing public or utility services to the subdivision.

(3) After the pre-design conference, the applicant shall submit to the department of engineering the corrected preliminary plat with all required signatures. When it is determined that all of the corrections to the preliminary plat are made and these items are determined to be complete and correct, the submittal will be placed on the planning commission public hearing agenda for review. After the planning commission has reviewed the material and being satisfied with the submittal, it shall place the submittal on a public meeting agenda where it shall make a decision.

(4) The design stage application shall include:

(a) the application form;

(b) eight 24" X 36" prints of the preliminary plat for distribution to the following:

(i) department of engineering, two copies;

(ii) county health department;

(iii) Tooele County School District;

(iv) the soil conservation district within which the subdivision is located;

(v) county recorder

(vi) county surveyor; and

(vii) the county fire warden.

(c) eight 8½" X 11" copies of the preliminary plat for distribution to each planning commission member; and

(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) for each servicing utility; and

(v) for the Utah State Department of Transportation if the property being subdivided abuts a state highway or road.

(e) eight 24" X 36" prints of the infrastructure design and engineering drawings for distribution to:

(i) the department of engineering, two copies; and

(ii) the county road department.

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(f) proof of ownership demonstrated by two copies of a title report and vesting documents of conveyance completed within the previous six months;

(g) utility approval forms;

(h) evidence of water rights for all lots;

(i) names and addresses of the owners of all properties that border the proposed subdivision;

(j) a plat map from the county recorder's office showing the property and all adjoining properties around it;

(k) approval of the subdivision name, limited to 40 characters including spaces, from the county recorder's office;

(l) a list of off-site improvements and an estimate of the cost to complete such improvements;

(m) if the applicant is not the owner of record, a notarized statement that the applicant has been authorized by the owner to make application;

(n) the type of water system proposed, historic water use, the estimated number of gallons per day of water system requirements, and a description of water storage requirements for daily fluctuations, irrigation, and fire suppression;

(o) geologic technical maps and investigation reports regarding area suitability when land configurations dictate lot configuration and buildable space;

(p) a letter showing a completed Tooele County Health Department Subdivision Feasibility Study where the project is deemed feasible;

(q) a letter from the local fire district, or the Tooele County Sheriff if not located within a fire district, showing fire protection can and will be provided to the subdivision;

(r) the preliminary plat and construction drawings submitted on a computer disk in a format compatible with AutoCAD version 11 or later, with the boundary and ownership lines depicted on the plat, including the following layers and names, having an abbreviation of the subdivision name included in the blank space:

- Exterior Boundary Lines . . Sub-\_\_-Bndy
- Right-of-way Lines . . . . . Sub-\_\_-Row
- Lot Lines . . . . . Sub-\_\_-LL
- Centerline Roads . . . . . Sub-\_\_-CL
- Easement Lines . . . . . Sub-\_\_-Ease
- Section Lines . . . . . Sub-\_\_-Section
- Ties to Section Corners . . Sub-\_\_-Section-Tie
- Street Monuments . . . . . Sub-\_\_-St-Mon
- Lot Numbers . . . . . Sub-\_\_-Lots
- Street Names . . . . . Sub-\_\_-Streets; and

(s) any unpaid fees owed to Tooele County for development of land, code enforcement, or building permits.

(5) The design stage approval shall be valid for a period of not more than one year. 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. (Ref UCA §17-27a-103; Ord.2005-21, 09/6/05)

13-5-4. Concept plan application.

(1) 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. A concept plan application shall include:

(a) the application form;

(b) six 24" X 36" prints of the concept plan, 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; and

(v) the county fire warden;

(c) eight 8½" X 11" copies of the concept plan for distribution to each planning commission member; and

(d) an additional 8½" X 11" copy of the concept plan 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) for each servicing utility;

(v) for the Utah State Department of Transportation if the property being subdivided abuts a state highway or road; and

(vi) when the subdivision is located wholly or partially within the boundary of a township.

(e) proof of ownership demonstrated by two copies of a title report and vesting documents of

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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) a commercial or industrial development for which cost projections exceed \$750,000 for all phases.
- (n) the concept plat 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. (Ref UCA §10-2-402; Ord.2005-21, 09/6/05)

### 13-5-5. Design stage application.

(1) Within six months of concept stage approval or within an approved six month extension, a complete application for the design stage of a major subdivision shall be submitted to the department of engineering.

(2) Within 21 days after the applicant or authorized representative submits an application, a pre-design conference shall be set up with the applicant, the department of engineering staff, all affected entities, county health department, county recorder, and any

other private or public body that has jurisdiction or an interest in providing public or utility services to the subdivision.

(3) After the pre-design conference, the applicant shall submit to the department of engineering the corrected preliminary plat with all required signatures. When it is determined that all of the corrections to the preliminary plat are made and these items are determined to be complete and correct, the submittal will be placed on the planning commission public meeting agenda for review unless the proposed development includes a multiple unit residential structure, or commercial or industrial development, in which case the planning commission shall hold a public hearing. After the planning commission has reviewed the material and being satisfied with the submittal, it shall place the submittal on a public meeting agenda.

(4) The design stage must be completed within one year unless an extension of no more than six months is granted by the planning commission.

(5) The design stage application shall include:

- (a) the application form;
- (b) eight 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 recorder
  - (vi) the county surveyor; and
  - (vii) the county fire warden.
- (c) five 24" X 36" prints of the infrastructure design and engineering drawings;
- (d) eight 8½" X 11" copies of the preliminary plat for distribution to each planning commission member;
- (e) 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) for each servicing utility;
  - (v) for the Utah State Department of Transportation if the property being subdivided abuts a state highway; and

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(vi) when the subdivision is located wholly or partially within the boundary of a township;

(f) a list of off-site improvements and an estimate of the cost to complete such improvements;

(g) the type of water system proposed, historic water use, the estimated number of gallons per day of water system requirements, and a description of water storage requirements for daily fluctuations, irrigation, and fire suppression;

(h) proof of ownership demonstrated by two copies of a title report and vesting documents of conveyance completed within the previous six months;

(i) geologic technical maps and investigation reports regarding area suitability when land configurations dictate lot configuration and buildable space;

(j) a letter showing a completed Tooele County Health Department Subdivision Feasibility Study deeming the project feasible;

(k) the preliminary plat and construction drawings submitted on a computer disk in a format compatible with AutoCAD version 11 or later, with the boundary and ownership lines depicted on the plat, including the following layers and names, having an abbreviation of the subdivision name included in the blank space:

- Exterior Boundary Lines .. Sub-\_\_-Bndy
- Right-of-way Lines ..... Sub-\_\_-Row
- Lot Lines ..... Sub-\_\_-LL
- Centerline Roads ..... Sub-\_\_-CL
- Easement Lines ..... Sub-\_\_-Ease
- Section Lines ..... Sub-\_\_-Section
- Ties to Section Corners ... Sub-\_\_-Section-Tie
- Street Monuments ..... Sub-\_\_-St-Mon
- Lot Numbers ..... Sub-\_\_-Lots
- Street Names ..... Sub-\_\_-Streets; and

(l) any unpaid fees owed to Tooele County for development of land, code enforcement, or building permits.

(6) Approval of the design stage shall be valid for not more than one year. 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. (Ord.2005-21, 09/6/05)

**13-7-3. Roads.**

(1) Roads shall be designed in accordance with standards adopted by Tooele County.

(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) Temporary, legible road signs shall be installed by the developer with the road names approved on the plat.

(5) Temporary road signs shall be maintained by the developer until permanent road signs are installed by Tooele County when the infrastructure is inspected and accepted.

(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 department of engineering 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 within the subdivision shall have intermediate turnarounds or roundabouts and terminate with a skewed loop at a length approved by the county engineer.

(7) Half-roads shall not be permitted.

(8) All subdivisions shall construct roads to the following minimum standards:

(a) multiple use and agricultural zones shall construct rural low density roads of a gravel surface;

(b) rural residential, residential, and residential multi-family shall construct rural higher density roads with asphaltic or concrete surfacing;

(c) commercial or industrial zoning districts shall construct high level traffic roads designed specifically for commercial or industrial traffic loads and levels that serve the uses within the development; or

(d) mining, quarry, sand, and gravel excavation zone, municipal solid waste and

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construction debris overlay zones shall construct roads that mitigate impacts to surrounding land uses and minimize maintenance by the county. (Ord.2005-21, 09/6/05)

meet county health department standards and regulations. To be approved, the county health department must find that proposed corrective measures have overcome the severe soil limitations. (Ord.2005-21, 09/6/05)

### 13-7-10. 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 county health department.

(2) On-site 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 on-site wastewater disposal systems shall be approved in writing by the county health department. Subdivisions proposing to use on-site wastewater disposal systems shall submit a feasibility report to the 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 on-site 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 soil evaluation 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 county health department.

(c) Land with unacceptable soil evaluations as determined by the 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 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 soil evaluation 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

# PROOF OF PUBLICATION

STATE OF UTAH }  
County of Tooele }ss.

**ORDINANCE 2006-08**  
**AN ORDINANCE**  
**AMENDING CERTAIN**  
**SECTIONS OF TOOELE**  
**COUNTY CODE TITLE**  
**13, SUBDIVISIONS,**  
**MAKING TECHNICAL**  
**CHANGES IN THE**  
**PROCESSING OF SUB-**  
**DIVISION APPLICA-**  
**TIONS, ADDING AN**  
**APPEALS PROCE-**  
**DURE, REQUIRING SE-**  
**CURITY FOR MONU-**  
**UMENTATION, AND RE-**  
**QUIRING NAMES ON**  
**BOUNDARY AND**  
**OWNERSHIP LINES**  
**NOW, THEREFORE, BE**  
**IT ORDAINED BY THE**  
**LEGISLATIVE BODY**  
**OF TOOELE COUNTY,**  
**UTAH AS FOLLOWS:**

**SECTION I - PURPOSE.**

This ordinance is for the purpose of making numerous technical corrections to the subdivision ordinance, adding an appeals procedure, clarifying that the zoning administrator acts in the case of a minor subdivision, requiring monumenting of unmarked property corners, requiring deed lines to be shown on plats, requiring a bond or security be given to place monuments, providing for notice to surrounding landowners to minor subdivisions, and requiring abbreviated names on boundary and ownership lines.

**SECTION II - SECTIONS AMENDED.**

Sections 13-2-2, 13-2-4, 13-2-6, 13-3-2, 13-4-3, 13-5-4, 13-5-5, 13-7-3, and 13-7-10 of the Tooele County Code are hereby amended to read as attached hereto, which attachment is, by this reference, made a part hereof.

**SECTION III - REPEALER.**

Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.

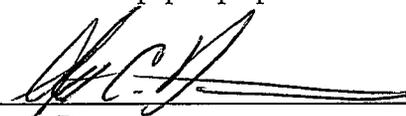
**SECTION IV - EFFECTIVE DATE.**

This ordinance shall become effective 15 days after its passage provided it has been published, or at such publication date if

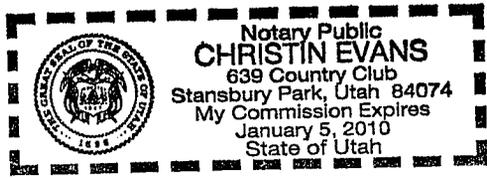
I, Scott C. Dunn, being first duly sworn, depose and say that I am the Publisher of the Tooele Transcript-Bulletin, a twice-weekly newspaper of general circulation published each Tuesday and Thursday at Tooele City, Tooele County, Utah; that the notice attached hereto and which is a part of the proof of publication of

**ORDINANCE 2006-08**

was published in said newspaper for one issue(s), the first publication having been made on the 2nd day of March, 2006, and the last on the 2nd day of March, 2006; that said notice was published in the regular and entire issue of every Thursday edition of the paper during the period and time of publication, and the same was published in a newspaper proper and not in a supplement.

  
\_\_\_\_\_  
Scott C. Dunn

Subscribed and sworn to me this 3rd day of March, 2006.



  
\_\_\_\_\_  
Notary Public