

**MILLVILLE CITY CODE  
TITLE 16 - SUBDIVISIONS  
CHAPTER 16.20 - FINAL PLATS**

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**16.20.010: FINAL PLAT**

- A. This section shall apply to all subdivisions except those exempted as described in section 16.20.040 of this chapter.
- B. After approval of the preliminary plat, a final plat may be prepared and submitted. This includes submitting the final plat checklist. The final plat shall be prepared and certified as to its accuracy by a registered land surveyor licensed to do such work in the State of Utah. The final plat and required supporting material shall conform to the MDCS and to any conditions of approval specified by the Planning Commission and City Council. Submission of the final plat must be completed within twelve (12) months of acceptance of the preliminary plat and must conform to all current ordinances. Failure to submit the final plat within the twelve (12) month time period after approval of preliminary plat will require the landowner/developer to start the preliminary plat submission process again, along with all applicable fees, unless an extension is requested within the twelve (12) month period and granted by the City Council. Any extension will not exceed twelve (12) months. The landowner/developer must meet current ordinances at the time the extension is issued.
- C. All fees must be paid prior to submission. Final platting may be accomplished in stages covering reasonable portions of the area of an approved preliminary plat. When this is done, each sheet of the final plat shall contain a vicinity map showing the location of the

portion being submitted in relationship to the area for which the preliminary plat was submitted. All final plats so submitted shall be of the same scale, shall have identical titles, legends and other information, and shall have match lines so that mosaics of the entire subdivision can be developed. Each stage of the subdivision shall be as nearly self-sustaining and complete as possible and shall by itself, or in conjunction with previous stages, meet the design standards set forth in these regulations so that if development of the entire subdivision is interrupted or discontinued after one or more stages is completed, a viable development will result.

- D. The final plat drawing shall be prepared at a scale of one inch equals one hundred feet (1" = 100') or larger for subdivisions where the majority of lots are less than five (5) acres in size. Required affidavits, certificates and acknowledgments shall be legibly printed on the plat in opaque ink. The sheet size of all final plats shall be twenty four inches (24") high by thirty six inches (36") wide. Information on the plat shall be so positioned that a one and one-half inch (1 $\frac{1}{2}$ " ) margin is left on the left side of the sheet and a one inch (1") margin on the three (3) remaining sides. The scale may be reduced to one inch equals two hundred feet (1" = 200') for subdivisions in which the minimum lot size is five (5) acres or more. Each sheet of the final plat shall be numbered and the total number of sheets comprising the plat shall be stated on each sheet (for example: sheet 2 of 4). The relationship of one sheet to the other shall be shown by key maps and by match lines.
- E. Twelve (12) copies of the final plat and four (4) copies of all required supporting material shall be submitted to the City Planner at least thirty (30) days prior to the commission meeting at which the final plat is to be considered.
- F. The mortgagees, if any, shall provide the City with a letter confirming that they are aware of the subdivision and concur with the subdivision filing.
- G. All final plats shall include the following information on the face of the plat:
  - 1. The name of the subdivision at the top center of each sheet;
  - 2. General location of the subdivision by section, township, range, county, and state, entered under the name of the subdivision;
  - 3. North arrow, date and scale;
  - 4. Boundary lines of the subdivision in a heavy solid line;
  - 5. Legal description of the subdivision boundary based on an accurate traverse, giving bearing and linear dimensions that result in a maximum allowable error of closure of one part in ten thousand (10,000);

6. The location and description of the point of beginning and its proper reference to the monumented boundary survey;
7. Location and description of all monuments;
8. Bearings, distances, and curve data of all perimeter boundary lines indicated outside of the boundary lines;
9. On curved boundaries and on all curves within the plat, sufficient data to allow the reestablishment of the curves on the ground;
10. The location and layout of lots, blocks, tracts, streets, sidewalks, alleys, easements, and other public grounds within and immediately adjoining the plat, with accurate dimensions in feet and one-hundredths (1/100) of feet, bearings, curve data, length of radii and/or arcs of all curves;
11. Drainage easements clearly labeled as such;
12. The numbers of all streets;
13. All lots logically and consecutively numbered with the numbers in the center of the lot;
14. The street address for each lot. Each street address shall be assigned by the City or its designees. The north and west sides of the streets shall be numbered odd and the south and east shall be numbered even;
15. All dimensions shown on irregularly shaped lots;
16. Parcels completely or partially surrounded by the area being subdivided shall be clearly marked "EXCEPTED", and the common boundary with the subdivision shown in a heavy solid line with bearings and distances;
17. A notation of the total acreage of the subdivision and the total number of lots;
18. A signed certificate by all parties having any titled interest in or lien upon the land, consenting to the recording of the plat and dedicating public ways, grounds, and easements. The certificate shall read:

*CERTIFICATE OF DEDICATION*

*Know all men by these presents that the undersigned (official name of the subdivider), being the owner, proprietor, or parties of interest in the land shown in this plat, do hereby certify:*

*That the foregoing plat designated as (name of subdivision or addition), is located in (Section, Township, Range, City, County, State), and is more particularly described as follows:*

*(Insert full legal description)*

*and contains an area of (insert acreage) acres, more or less, and that this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s), and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and that the undersigned owner(s) of the land shown and described on this plat does (do) hereby dedicate to the City of Millville and its licensees for perpetual public use all streets, alleys, easements for the purposes designated and other lands within the boundary lines of the plat as indicated and not otherwise dedicated for public use.*

*Executed this day of , A.D., 20 , by:  
(Designation of interest: owner, mortgagee, etc.)*

19. Show water rights transferred to the City;

20. Certificate of a registered land surveyor as follows:

*I, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Utah, that this plat is a true, correct, and complete plat of (Subdivision Name) as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Millville regulations governing the subdivision of land to an accuracy of one part in ten thousand (10,000).*

*DATE  
(Registered Land Surveyor)*

*No.*

21. A utility approval block bearing signatures indicating approval of the plat by the local communications companies, and fuel company, or their successors;

22. An approval block for Rocky Mountain Power acceptance stating:

*1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the right and duties described therein.*

*2. Pursuant to Utah Code Ann. § 17-27a-603 (4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:*

*(1) a recorded easement or right-of-way*

*(2) the law applicable to prescriptive rights*

*(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or*

*(4) any other provision of law.*

*Representative*

*Title:*

*Date:*

23. An approval block for Bear River Health Department stating:

*This subdivision has been reviewed for septic tank suitability by the Bear River Health Department.*

*Representative:*

*Title:*

*Date:*

24. Certificate of review of the City Engineer as follows:

*Data on this plat reviewed this day of , A.D., 20 , by the City Engineer of Millville, Utah.*

*City Engineer*

25. Certificate of approval by the City of Millville Planning and Zoning Commission as follows:

*This plat approved by the City of Millville Planning and Zoning commission this day of A.D., 20 .*

*Chairman*

*Attest:*

*Secretary*

26. Certificate of acceptance and approval by the City Council of the City of Millville as follows:

*Approved by the City Council of the City of Millville, Utah, this day of A.D., 20\_.*

*Mayor*

*Attest:*

*City Recorder*

27. Certificate for recording by the County Recorder as follows:

*This plat was filed for record in the Office of the County Recorder at o'clock .m., , 20\_, and is duly recorded in Book , Page No. .*

*County Recorder*

28. If the subdivision is located in whole or in part within three hundred feet (300') of the boundary of an agriculture protection area, the face of the final plat shall contain the following notice:

*Agriculture Protection Area*

*This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.*

29. If the subdivision is located within one hundred feet (100') of the centerline of an irrigation canal, the following acceptance block should be completed by the irrigation company:

*The (Name of Company) has reviewed this plat and approves the information shown hereon including easements and irrigation infrastructure.*

*Representative:*

*Title:*

*Date:*

- H. The final plat shall be accompanied by the items listed in subsection 16.20.020B, "Final Plat Requirements", of this chapter.
- I. The final plat shall be accompanied by the total amount of the final plat fee.
- J. After receipt of the final plat, the City Planner shall review the submittal for completeness and for conformance with the approved preliminary plat. The City Planner may refer copies of the final plat to and seek comment from the City Attorney and other officials and agencies. Any such comments should be made known to the Planning Commission within sixteen (16) days after the date of submittal of the final plat.
- K. The final plat shall be scheduled for the consideration of the Planning and Zoning Commission at its next regular meeting after the thirty (30) day review period. After due deliberation, the Planning Commission shall recommend approval, conditional approval,

or disapproval of the final plat. Recommended approval of a final plat by the Planning Commission shall remain effective for eighteen (18) calendar months.

- L. Within sixteen (16) days after the date of the meeting at which final action was taken, the commission shall notify the subdivider and City Council of its action. If the final plat is approved, the subdivider may proceed with section 16.20.020 of this chapter. If the final plat is disapproved by the commission or conditionally approved, and the subdivider wishes to appeal the conditions, the subdivider may request a hearing before the City Council appealing the action of the commission. The request shall be in writing, shall be submitted within thirty (30) days of the action or decision appealed from, and shall state the specific relief which the subdivider or landowner seeks. Within thirty (30) days of the receipt of such a request, the City Council shall hold a hearing to determine the proper disposition of the matter. At the hearing, the Council shall consider not only the subdivider's appeal but also the written or verbal comments of the commission. The Council shall either reaffirm or modify the decision of the commission and note the decision in the record of its hearing. The subdivider or landowner may then proceed with the subdivision of his or her land based upon this decision of the Council. This decision shall be binding upon all agencies and administrative personnel of the City. (Ord. 2017-5, 2017: Ord. 2008-4, 2008: Ord. 2004-9, 2004: Ord. 2003-4 §§ 1, 2, 2003: Ord. 2002-4 § 1, 2002: Ord. 2002-2 § 2, 2002: Ord. 2000-17 § 2: Ord. 94-3 § 1)

## **16.20.020: FINAL PLAT SUBMITTAL**

- A. Application Of Section: This section shall apply to all subdivisions except those exempted as described in section 16.20.040 of this chapter.
- B. Final Plat Requirements: A completed final plat shall be clearly and legibly drawn in black, waterproof India ink upon tracing linen, Mylar of 0.004 inch in thickness (minimum), or some similar stable base material. The complete final plat submittal shall consist of the final plat and all required supporting materials. Following approval of the final plat by the Planning Commission, the subdivider shall submit the following supporting material relating to the final plat to the City Planner:
  - 1. Checklist: A final plat checklist on standard forms provided.
  - 2. Construction Drawings: Construction drawings prepared in accordance with the "Millville City Manual of Design and Construction Standards", section 1.05, designed per sections 2.0 through 9.0 and as outlined in section 16.16.020 of this title. These drawings are a continuation of those prepared during the preliminary plat submittal.



3. Septic Tank Suitability Report: Septic tank suitability report prepared in accordance with the "Millville City Manual of Design and Construction Standards".
4. Drainage Report: A drainage report prepared in accordance with the "Millville City Manual of Design and Construction Standards".
5. Soils Report: A soils report prepared in accordance with the "Millville City Manual of Design and Construction Standards".
6. Development Layout Plan: A development layout plan if development is to be constructed in phases.
7. Other Studies: Other associated studies if required by Planning and Zoning Commission. (Geological or other hazard studies.)
8. Letter From U.S. Army Corp Of Engineers: Letter from U.S. Army Corp of Engineers indicating their approval if wetlands, stream alterations or other criteria necessitate their involvement.
9. Minimum Building Setbacks: For residential subdivisions, all minimum building setbacks shall be shown. No 50-year flow line shall encroach upon any minimum setback line.
10. Deeds: When required by the City, assurance that a warranty deed or other acceptable instrument conveying to the City or other appropriate public agency any public lands other than streets, alleys or easements shown on the final plat and title insurance if required by the City on the subject parcel, shall be presented to the City upon approval of the final plat. The method of assurance will be approved by the City Attorney.
11. Land In Lieu Of Fees: Dedication of public land, open space or park area may be used in lieu of fees, as determined by the City Council.
12. Title Opinion: Evidence satisfactory to the City must be submitted showing all taxes and assessments due on the property to be subdivided have been paid in full, showing title or control of the property to be subdivided and showing the property to be subdivided as free and clear of liens. An attorney's title opinion or ownership and encumbrance report from a land tile company shall be considered satisfactory evidence. Such an opinion or report shall also note any reservation for mineral rights and the existence of any mineral or oil and gas leases.

13. Floodplain: If a subdivision lies within any 100-year floodplain, the following statement shall appear on the face of the final plat and all contracts and agreements relating to the subdivision:

*THIS SUBDIVISION IS (OR THE FOLLOWING LOTS ARE) LOCATED IN THE ONE HUNDRED YEAR FLOOD PLAIN AS DEFINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.*

14. Geological Fault Zones: If a subdivision or lot lies within five hundred feet (500') or over a known geological fault, the following statement shall appear on the face of the final plat and all contracts and agreements relating to the subdivision:

*THIS SUBDIVISION IS (OR THE FOLLOWING LOTS ARE) LOCATED WITHIN FIVE HUNDRED FEET OF A KNOWN GEOLOGICAL FAULT.*

- C. Financial Guarantee: The City Engineer will determine a reasonable value of the required public improvements to guarantee the complete and timely development of any facilities or improvements, which are the subdivider's responsibility. No site grading or construction of lots or of the public improvements required in this title shall be started unless and until the subdivider shall have furnished to the City a contractor's performance bond equal to one hundred percent (100%) of the City Engineer determined reasonable value including a ten percent (10%) warranty bond or for either an irrevocable letter of credit or funds in escrow, an amount equal to at least one hundred ten percent (110%) of the Engineer determined reasonable value including a ten percent (10%) warranty bond.
- D. Agency Review: Upon review of all required supporting materials for the final plat, the City Planner shall review them for completeness to determine whether a complete final plat submittal has been made and shall refer material to appropriate agencies for review and comment. Upon being notified of the comments and any necessary approvals of reviewing agencies, the City Planner shall forward the final plat, comments and approvals of reviewing agencies, pertinent supporting materials, and the recommendations of the Planning Commission to the City Council. Incomplete final plats for which necessary approvals have not been secured shall not be forwarded to the City Council for action.
- E. City Council Action: Following receipt of the recommendation of the Planning Commission along with the final plat and accompanying materials, the City Council shall either approve the final plat or disapprove the final plat and notify the subdivider of the conditions to be met to gain approval. If a disapproved final plat is modified and resubmitted to the City Council at a later date for their consideration, the Council may require the concurrent submittal of an updated ownership and encumbrance report or title opinion.

- F. Filing With County Recorder: Upon approval by the City Council of the final plat, the subdivider shall be notified to submit payment for the recording fee, if any, to the City Treasurer. The City Planner shall transmit the duly approved and executed final plat to the County Recorder for the filing of the final plat among the official records of the County. The Treasurer shall submit the recording fee to the County Recorder.
- G. Alternate Approval Procedure: As an alternate procedure and at the request of the subdivider, the City Council may approve a final plat and instruct the City Planner to withhold the approved final plat from recording for a period of time to allow the subdivider to install all of the required public improvements according to the plans and specifications approved by the City Engineer. This procedure, when approved by the Council, shall be in lieu of the guarantees for installation or improvements as set forth in subsection C of this section. An executed standard contract as approved by the City Attorney regarding installation of improvements shall be submitted with the final plat. The contract shall require that all improvements be completed no later than twelve (12) months from the date the final plat was approved by the City Council. When the completed improvements are inspected and approved by the City Engineer, the plat shall be recorded by the City Planner, and the sale of lots may proceed according to the approved and recorded plat. (Ord. 2017-6, 2017: Ord. 2008-4, 2008: Ord. 2004-9, 2004: Ord. 2003-4 §§ 2, 4, 2003: Ord. 2002-2 § 2, 2002: Ord. 2000-17 § 2: Ord. 94-3 § 1)

### **16.20.030: RESERVED**

(Ord. 2008-4, 2008: Ord. 2002-2 § 1, 2002: Ord. 94-3 § 1)

### **16.20.040: EXEMPTIONS**

- A. Subdivisions of less than four (4) lots may be subdivided using a simplified procedure for a small subdivision if:
1. A recommendation has been received from the Planning Commission;
  2. The subdivision has been approved by:
    - a. The City Council, or
    - b. Other officers that the legislative body designates in an ordinance;

3. The subdivision is not traversed by the mapped lines of a proposed street as shown in the General Plan; and
  4. The subdivision does not require the dedication of any land for street or other public purposes; and
  5. If the subdivision is located in a zoned area, each lot in the subdivision meets the frontage, width, and area requirements of the zoning ordinance or has been granted a variance from those requirements by the Appeal Authority.
- B. The commission may consider the above exemptions if the proposed subdivision is not:
1. Located within the Hillside Development Overlay Zone; or
  2. Located in a floodplain or natural runoff drainageway.
- C. Submittals for the subdivision of land under this exemption shall be made to the Planning and Zoning Commission in accordance with section 16.20.020, "Final Plat Submittal", of this chapter. If the Planning and Zoning Commission finds that the submittal meets the requirements for consideration under this section, it shall, within seven (7) days, forward the submittal along with its recommendation to the City Council for review.
- D. Submittals reviewed and approved for consideration under this section by the Planning and Zoning Commission shall require the following items to be submitted to the City Council or its designated representative prior to review by the City Council:
1. A review fee as set by resolution of the City Council.
  2. The original Mylar, twelve (12) copies of the final plat and four (4) copies of all required supporting material shall be submitted to the City Planner prior to the commission meeting at which the plat is to be considered.
  3. The final plat drawing shall be prepared at a scale of one inch equals one hundred feet (1" = 100') or larger for subdivisions where the majority of lots are less than five (5) acres in size. Required affidavits, certificates and acknowledgments shall be legibly printed on the plat in opaque ink. The sheet size of all final plats shall be twenty four inches (24") high by thirty six inches (36") wide. Information on the plat shall be so positioned that a one and one-half inch (1½") margin is left on the left side of the sheet and a one inch (1") margin on the three (3) remaining sides. The scale may be reduced to one inch equals two hundred feet (1" = 200') for subdivisions in which the minimum lot size is five (5) acres or more. Each sheet of the final plat shall be numbered and the total

number of sheets comprising the plat shall be stated on each sheet (for example: sheet 2 of 4). The relationship of one sheet to the other shall be shown by key maps and by match lines.

4. Any other supporting material as deemed necessary by the city council or its designated representative.
- E. The submitted plat shall contain the notarized signatures of the owner or owners of any and all equitable or legal interest in the land of whatever nature and the signature of the registered land surveyor. In addition, the mortgagees, if any, shall provide the city with a letter confirming that they are aware of the subdivision and concur with the subdivision filing.

All plats shall include the following information on the face of the plat:

1. The name of the subdivision at the top center of each sheet;
2. General location of the subdivision by section, township, range, county, and state, entered under the name of the subdivision;
3. North arrow, date and scale;
4. Boundary lines of the subdivision in a heavy solid line;
5. Legal description of the subdivision boundary based on an accurate traverse, giving bearing and linear dimensions that result in a maximum allowable error of closure of one part in ten thousand (10,000);
6. The location and description of the point of beginning and its proper reference to the monumented boundary survey;
7. Location and description of all monuments;
8. Bearings, distances, and curve data of all perimeter boundary lines indicated outside of the boundary lines;
9. On curved boundaries and on all curves within the plat, sufficient data to allow the reestablishment of the curves on the ground;
10. The location and layout of lots, blocks, tracts, sidewalks, alleys, and easements within and immediately adjoining the plat, with accurate dimensions in feet and one-hundredths (1/100) of feet, bearings, curve data, length of radii and/or arcs of all curves;

11. Drainage easements clearly labeled as such;
12. All lots logically and consecutively numbered with the numbers in the center of the lot;
13. The street address for each lot. Each street address shall be assigned by the city or its designees. The north and west sides of the streets shall be numbered odd and the south and east shall be numbered even;
14. All dimensions shown on irregularly shaped lots;
15. Parcels completely or partially surrounded by the area being subdivided shall be clearly marked "EXCEPTED", and the common boundary with the subdivision shown in heavy solid line with bearings and distances;
16. A notation of the total acreage of the subdivision and the total number of lots;
17. A notarized certificate by all parties having any titled interest in or lien upon the land, consenting to the recording of the plat and dedicating public ways, grounds, and easements. The certificate shall read:

*CERTIFICATE OF DEDICATION*

*Know all men by these presents that the undersigned (official name of the subdivider), being the owner, proprietor, or parties of interest in the land shown in this plat, do hereby certify:*

*The that foregoing plat designated as (name of the subdivision or addition), is located in (Section, Township, Range, City, County, State), and is more particularly described as follows:*

*(Insert full legal description)*

*and contains an area of acres, more or less, and that this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s), and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and that the undersigned owner(s) of the land shown and described on this plat does (do) hereby dedicate to the city of Millville and its licensees for perpetual public use all streets, alleys, easements foer the purposes designated and other lands within the boundary lines of hte plat as indicted and not otherwise dediaded for public use.*

*Executed this day of , A.D., 20\_, by:*

*(Designation of interest: owner, mortgagee, etc.)*

*STATE OF Utah)  
 ) ss.  
 CACHE COUNTY)*

*The foregoing instrument was acknowledged before me this day of , A.D., 20\_,  
by:*

*as a free and voluntary act and deed. Witness my hand and official seal.*

*My commission expires:*

*Notary public*

18. Show water rights transferred to the city.

19. Certificate of a registered land surveyor as follows:

*I, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Utah, that this plat is a true, correct, and complete plat of (Subdivision Name) as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Millville regulations governing the subdivision of land to an accuracy of one part in ten thousand (10,000).*

*\_DATE  
(Registered Land Surveyor)*

*No.*

*STATE OF Utah)  
 ) ss.  
 CACHE COUNTY)*

*The foregoing instrument was acknowledged before me this day of , A.D., 20 , by:*

*as a free and voluntary act and deed.*

*Witness my hand and official seal.*

*My commission expires:*

*Notary Public*

20. A utility clearance block bearing signatures indicating approval of the plat by the local communications company, power company, and fuel company, or their successors.

21. Certificate of review of the city engineer as follows:

*Data on this plat reviewed this day of , A.D., 20\_, by the City Engineer of Millville, Utah.*

*City Engineer*

22. Certificate of approval by the city of Millville planning and zoning commission as follows:

This plat approved by the City of Millville Planning and Zoning commission this day of A.D., 20\_.

Chairman

Attest:

Secretary

23. Certificate of acceptance and approval by the city council of the City of Millville as follows:

*Approved by the City Council of the City of Millville, Utah, this day of A.D., 20 .*

*Mayor*

*Attest:*

*City Recorder*

24. Certificate for recording by the county recorder as follows:



*This plat was filed for record in the Office of the County Recorder at o'clock .m., , 20\_, and is duly recorded in Book , Page No. .*

*County Recorder*

25. If the subdivision is located in whole or in part within three hundred feet (300') of the boundary of an agriculture protection area, the face of the final plat shall contain the following notice:

*Agriculture Protection Area*

*This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.*

- F. The plat shall be accompanied by a dust control plan, erosion control plan, and a separate final design drawing of the stormwater drainage system and shall contain the following information:
1. Detailed design drawings of all proposed system features showing locations, dimensions, elevations and materials;
  2. Locations and dimensions of significant features such as rivers, streams, creeks, arroyos, and gullies;
  3. Design dimensions and capacities of diversion channels, retention and detention ponds, reservoirs, spillways, curb and gutter, pipelines or other drainage features.
- G. If the plat must be reviewed by the U.S. army corp of engineers because of wetlands, streams or other criteria, the plat must be accompanied by a letter from the corp indicating their approval.
- H. The plat shall be accompanied by the total amount of the plat fee pursuant to resolution 2007-20.
- I. After receipt of the plat, the city planner shall review the submittal for completeness. The city planner may refer copies of the plat to and seek comment from the city attorney and

other officials and agencies. Any such comments should be made known to the planning commission.

- J. The subdivider shall provide such improvements on the existing streets within or contiguous to the subdivision as required by the city council. (Ord. 2008-4, 2008: Ord. 2007-8, 2007: Ord. 2003-4 §§ 1, 2, 2003: Ord. 2002-2 § 2, 2002: Ord. 2000-17 § 2: Ord. 94-3 § 1)

## **16.20.050: CORRECTED PLAT AND RESUBDIVISIONS**

- A. If, after the approval and recording of a final plat, errors are found in the language or numbers on the recorded plat, the subdivider shall file a properly signed, corrected or revised original Mylar or linen with the city planner. The plat shall be noted "CORRECTED PLAT" under the name of the subdivision. Notations shall be made on the face of the plat listing all corrections made and the book and page numbers where the original plat was recorded. The city planner shall review the plat for correction, secure the signatures of the proper public officials on the corrected plat and present the plat to the city council for the reaffirmation of their approval and to the county recorder for recording. The recording of the corrected plat shall void the incorrect original plat, and the county recorder shall note "VOID" across the face of the incorrect plat.
- B. If, after the approval and recording of a final plat, a subdivider wishes to modify the location of lot lines on part or all of the recorded plat, and if there is no change in the location or size of dedicated streets, the subdivider shall submit a new final plat drawing with the lotting arrangement revised. The city planner shall determine which of the required supporting documents shall be submitted with the revised final plat. The plat shall be marked the "RESUBDIVISION OF ", under the name of the subdivision and shall be reviewed as a final plat. (Ord. 2008-4, 2008: Ord. 2002-2 § 2, 2002: Ord. 2000-17 § 2: Ord. 94-3 § 1)