

FILLMORE CITY
UTAH

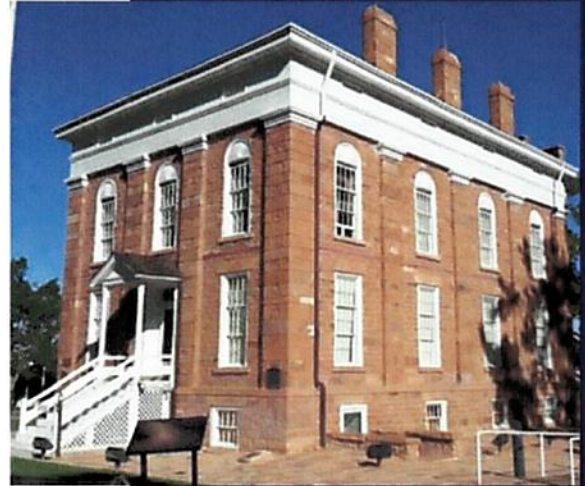
SUBDIVISION CHECKLISTS

Fillmore City Hall
75 W CENTER STREET
FILLMORE, UTAH 84631

APPROVAL PROCESS

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*Disclaimer: These checklists are intended to be a guide to the subdivision approval process within Fillmore City. These checklists are not a comprehensive source to the approval process. Further investigation of the listed requirements is highly suggested. You can find the whole subdivision ordinance at fillmorecity.org under the heading Government, City Code, Fillmore City Municipal Code, Title 10 Land Use Regulations, Chapter 18 Subdivisions.



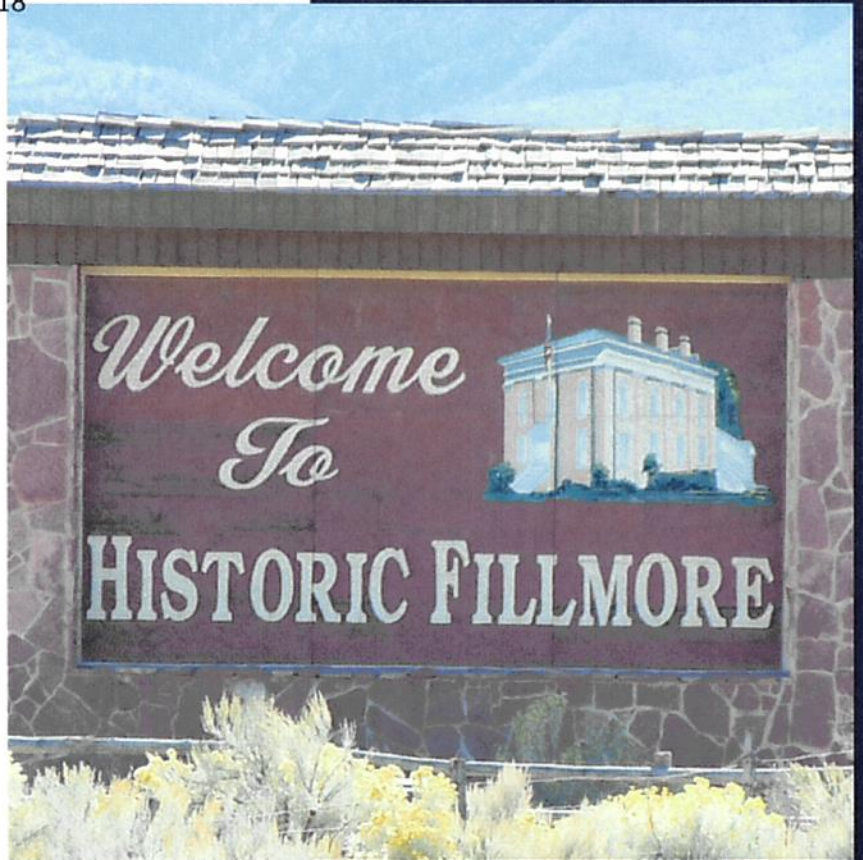
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**Sections Coded by Color*



DEFINITIONS

SUBDIVISION: All subdivisions of four (4) or more lots, or any size subdivision requiring any new street or extension of Municipal facilities, or the creation of any public improvements, and not in conflict with any provision or portion of the General Plan, official zoning map, Streets Master Plan or these regulations.

SUBDIVISION, SIMPLE LOT: An applicant may subdivide property by metes and bounds into two (2) or three (3) lots or parcels without the necessity of recording a plat; provided, that all proposed lots or parcels front a dedicated public street, and the lots comply with the applicable zone standards.

*Plan review is completed by the Fillmore City Planning Coordinator, City Engineer Sunrise Engineering, and the City Attorney Waddingham and Associates, PC

CHECKLIST FOR SIMPLE LOT SUBDIVISION

CHECKLIST _____

FEES _____

GENERAL INFORMATION _____

Decsription:	Amount:
Deposit Fee:	\$100.00

**Simple Lot Subdivision Application Requirements continue on next page.*

CHECKLIST FOR SIMPLE LOT SUBDIVISION

CHECKLIST

GENERAL INFORMATION

Subdivision Name:	
Subdivision Address:	
Parcel Number:	
Applicant Name:	
Applicant Mailing Address:	
Applicant Phone Number:	

Simple Lot Subdivisions Application Requirements continue on next page.

CHECKLIST FOR SIMPLE LOT SUBDIVISION

CHECKLIST

APPLICATION REQUIREMENTS

Simple Lot Subdivision Review: An applicant may also subdivide property by metes and bounds into two (2) or three (3) lots or parcels without the necessity of recording a plat if there is a proposed street shown on the General Plan; provided, that:

Requirement:	Received:	Date Submitted:
a) one parcel or lot contains all the proposed streets shown on the General Plan for the original lot or parcel; Right of way is dedicated with sufficient width that the proposed street shown on the general plan can be constructed to Fillmore City standard and provide the required access and frontage to each lot.	<input type="checkbox"/>	
b) After dedication of public right of way, each lot remains compliant with all zoning, building, fire, and other applicable requirements.	<input type="checkbox"/>	
c) no lot reasonably requires the dedication and development of land for a street or other public purpose at the time of land division;	<input type="checkbox"/>	
d) all lots are buildable lots when considering the development of the proposed street in the future and required setbacks from said street;	<input type="checkbox"/>	

Simple Lot Subdivisions Application Requirements continue on next page.

CHECKLIST FOR SIMPLE LOT SUBDIVISION

CHECKLIST

APPLICATION REQUIREMENTS

Simple Lot Subdivision Review: An applicant may also subdivide property by metes and bounds into two (2) or three (3) lots or parcels without the necessity of recording a plat if there is a proposed street shown on the General Plan; provided, that:

Requirement:	Received:	Date Submitted:
e) to complete the subdivision process set out below, the owner of the lot or parcel containing the proposed street records a document in the County Recorder's Office indicating that such owner and his/her/its successors are responsible to develop and build the proposed street at such time further subdivision of the lot or parcel occurs and the proposed street is reasonably determined by the City to be needed for street or other public purposes at the time of such further subdivision;	<input type="checkbox"/>	
f) all lots front a currently developed public street; and g) all lots comply with applicable zone standards.	<input type="checkbox"/>	

CHECKLIST FOR SIMPLE LOT SUBDIVISION

CHECKLIST

APPLICATION REQUIREMENTS

A. Application: An applicant shall submit an application to the Planning and Zoning Administrator for a simple lot subdivision that includes at a minimum:	Received:	Date Submitted:
1. The name of applicant or authorized agent and contact information;	<input type="checkbox"/>	
2. A property address and parcel number;	<input type="checkbox"/>	
3. The address for the subdivision;	<input type="checkbox"/>	
4. The metes and bounds description of the property proposed to be split;	<input type="checkbox"/>	
5. Any other information that may be requested by the Planning and Zoning Administrator;	<input type="checkbox"/>	
6. The subdivision name.	<input type="checkbox"/>	
B. Utility Hookups Required: Simple lot subdivisions shall not be approved until such time as the applicant provides utility hookups to each proposed lot or parcel.	<input type="checkbox"/>	

CHECKLIST FOR SIMPLE LOT SUBDIVISION

CHECKLIST

APPLICATION REQUIREMENTS

Requirement:	Received:	Date Submitted:
<p>C. Sidewalks; Design Standards: The applicant shall not initially be required to install sidewalks for a simple lot subdivision; however, as part of the building permit process, the owner of the land must install sidewalks prior to an occupancy permit being issued. All other design standards set forth in article A of this chapter are not applicable to a simple lot subdivision unless specifically required by the City Council.</p>	<input type="checkbox"/>	
<p>D. Sewer System Approval: The applicant may need approval from the Public Health Department on simple lot subdivisions if it is determined that the property is not serviced by the public sewer system.</p>	<input type="checkbox"/>	

FILLMORE CITY UTAH

GET IN TOUCH



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