

## 5.6 PLANNED UNIT DEVELOPMENTS

### 5.6.1 Intent

The intent of this section is to establish guidelines dealing specifically with design, construction and operation of planned unit developments.

### 5.6.2 Permitted Uses

- A. Any use permitted within the underlying zone.
- B. Common areas and recreational facilities including golf courses, swimming pools, tennis courts, clubhouses, recreational buildings, landscape parks and similar recreation facilities for the use and enjoyment of residents.
- C. Driveways, streets, trails, fences, walls, utility systems and facilities, common storage areas, ponds, landscape features and similar uses and structures incidental to the main use.

### 5.6.3 Area, Density, and Dwelling Units

The maximum number of dwelling units within a Planned Unit Development shall be in accordance with the following density schedule:

Zone	Min. Area in Development (In Acres)	Method of Sewage Disposal	Maximum number of dwelling units per acre
RR-5	10	Septic	1
		Sewer	1.25
RR-2.5	5	Septic	1
		Sewer	1.25
RR-1	5	Septic	1
		Sewer	1.5
R-1-20,000	2	Sewer	2.5
R-1-12,000	2	Sewer	2.5
R-1-8,000	2	Sewer	5.5
R-2-8,000	2	Sewer	7.0
R-4-8,000	2	Sewer	8.5

The proposed plan shall include all potentially developable property or shall be designed to permit the extension of the development into those areas not included within the original plan.

#### 5.6.4 Open Space:

##### A. Open Space Areas to be Designated:

All land not included within building lots or sites or used for roadways, utilities, trails, developed common facilities, or other essential use shall be designated as natural open space for the common use of the occupants of the development by the developer.

##### B. Open Space Preservation Agreement:

The developers shall execute in the development agreement an open space preservation provision, in which the developer agrees for himself, his successors and assigns to refrain from excavating, constructing roadways, installing utilities, constructing dwellings or buildings, or other structures on the designated open space areas without prior approval of the County through an amendment of the Development Plan. All flood plain areas and floodways, if any, shall be included as part of the common open space.

#### 5.6.5 Approval Procedure

Planned Unit Developments shall be approved as required under [Section 5.14](#) of this Code.

#### 5.6.6 Design Requirements

The layout and design of all planned unit developments, and the content of all required plats, engineering plans and other required submissions, shall be prepared in accordance with minimum County standards.

#### 5.6.7 Water Rights Requirements

Satisfactory evidence of an entitlement to a firm and uninterrupted right to the use of culinary and fire water, from a recognized water supply agency for each lot or unit in the development, shall be submitted with each application as follows:

Written approval by the Price River Water Improvement District or other recognized water supply entity, indicating:

1. That the developer has satisfied the agency's water rights conveyance requirements, and
2. That the agency is willing and able to provide a perpetual supply of water adequate for both culinary use and fire protection purposes, as determined by the County.

#### 5.6.8 Improvement Requirements

The following improvements shall be installed in all Planned Unit Developments, if not existing. Said

improvements shall meet minimum County standards and shall be completed within one year from the date of final approval of the project by the County Commission; except that, upon a showing of good and sufficient cause, the County Commission may authorize an extension of the time limit for a period of up to six (6) months. Financial assurances guaranteeing the construction of all required improvements shall be in accordance with the provisions in [Section 7](#).

- A. Streets and access driveways.
- B. Curbs, gutters, and walkways, in R-1-12,000, R-8,000, R-2-8,000 and R-4-8,000 zones.
- C. Drainage and flood control structures and facilities.
- D. Water mains, both on-site and off-site, if not existing, per State and County requirements.
- E. Sewer mains when required by the underlying zones, if not existing.
- F. Fire hydrants.
- G. Permanent survey monuments.
- H. Gas, electric and telephone lines (which shall be placed underground).
- I. Landscaping in any common areas created. Natural areas shall remain undisturbed.
- J. Sprinkling or other suitable irrigation systems, to maintain common areas.
- K. Fences, walls and all other common areas, facilities, systems and structures proposed for the development as shown on the final plans.
- L. Common storage area, where deemed necessary.

Developers may install other improvements; however, the construction of other improvements shall not be required as a condition of approval of a planned unit development.

#### 5.6.9 Required Documents

The following documents shall be prepared and submitted by the developer for each development. All documents shall be prepared in accordance with County standards.

- A. Where the development is to be retained in one ownership, required documents shall include:
  - 1. Covenants, conditions, restrictions and management policies.
  - 2. Maintenance agreement.
  - 3. Open space easement (when required by County).
  - 4. Documents indicating satisfaction of water rights, water supply and sewage disposal requirements.
  - 5. Improvements construction agreement.
- B. Where the development has two or more owners, or where an existing development is being condominium-ized or otherwise divided into two or more ownerships, required documents shall include:

1. Articles of incorporation for homeowner's association.
2. Corporation by-laws.
3. Covenants, conditions, restrictions and management policies.
4. Maintenance agreement.
5. Open space easement (when required by County).
6. Documents indicating satisfaction of water rights, water supply and sewage disposal requirements.
7. Improvements construction agreement.
8. Final subdivision plat or record of survey map, as applicable.

#### 5.6.10 Special Provisions

Where the development is being developed for sale as a condominium the plans and documents shall also comply with the provisions of [Section 5.7](#), and the approval process may be combined.