

## **6-4: MOUNTAIN HOME DEVELOPMENTS**

### **A. GENERAL PROVISIONS**

#### 1. Declaration of Legislative Intent

The intent of this section is to establish guidelines which will facilitate approval of mountain home developments.

#### 2. Scope

The owner or owners of a tract of land containing the required amount of land as set forth in the zone in which mountain home developments are permitted, may construct a mountain home development thereon by complying with the regulations and standards of this section.

##### a. Requirements Minimum.

The requirements of this section shall be the minimum requirements for the preparation, submission, and recording of all plans, plats, and supporting documents relating to mountain home developments.

##### b. All Regulations Essential.

All of the regulations relating to mountain home developments are the minimum regulations that are needed to carry out the purpose and intent of the large scale developments chapter of this ordinance.

##### c. Standards May Be Increased.

The County Commission may increase standards where it is determined that such increased standards are necessary in order to insure that the development will mesh harmoniously with adjoining or nearby uses of property and are necessary to carry out the intent of this chapter.

##### d. Exemption from Rules of Property.

The rule of property known as the rule against perpetuities and the rule of property known as the rule restricting unreasonable restraints on alienation shall not be applied to defeat any of the provisions of this ordinance or any declaration, bylaw, or other documents executed in accordance with this ordinance.

##### e. Development Clusters

Clustering of building lots is required to provide more common open space, protect the environmentally sensitive lands, allow better use of development sites, and make possible more economical development of the site.

### **B. PERMITTED USES**

Uses permitted in mountain home developments shall be limited to the following:

1. One-family dwellings or manufactured homes.
2. Residential facilities for handicapped persons and residential facilities for elderly persons.
3. Residential accessory structures, when located on the same lot as the dwelling to which such structures are appurtenant.

4. Common areas and recreational facilities including: golf courses; swimming pools; tennis courts; recreational buildings; stables, corrals, and open areas for the care and keeping of horses; landscape parks; and similar recreational facilities for the exclusive use of the occupants.

5. Roadways, paths, ponds, landscape features, fences, walls, utility systems and facilities, and similar uses and structures incidental to the main use.

### **C. PROCEDURE**

Any person, firm, or corporation wishing to obtain approval to construct a mountain home development shall follow the procedure outlined in zoning section 6-1-E.

### **D. APPLICATION REQUIREMENTS**

The application shall consist of the following elements.

#### **1. Application Form and Fee**

A standard conditional use permit application form may be obtained from the Planning Commission staff and shall be completed and submitted with the required fee.

#### **2. Developmental Impact Statement**

A developmental impact statement shall be prepared on forms furnished by the Planning Commission staff and shall be used as the basis for determining the layout, density, drainage pattern, types of sewage treatment facilities, and other features of the development.

#### **3. Layout Map**

A layout map (which may consist of several sheets and may be in blueprint or other non-reproducible form) shall be drawn to a scale of not smaller than one inch equals one hundred feet (1"= 100'), or as determined by the Planning Director, and shall show the following:

- a. Type of development.
- b. Name and address of developer.
- c. Name and address of designer.
- d. Date.
- e. North point, scale, and vicinity map.
- f. Township, range, and section lines.
- g. Zone boundaries and designations.
- h. Boundary of the development.
- i. Name and address of adjacent property owners.
- j. Contour intervals as required by the Plan Coordinating Committee.
- k. Location of all existing buildings and structures within the bounds of the development and within 1000 feet from the boundaries thereof.
- l. Location of existing public utility easements, railroads, street locations and names, power lines, culverts, drain pipes, drainage channels, flood channels, areas where ground water rises periodically to within five feet of the surface of the ground, and areas within the bounds of the development which would be covered in the event of a 100 year flood.

- m. Existing water mains--location and size.
- n. Existing sewer mains--location and size.
- o. Proposed lot and location layout for the development, including lots, building sites, open space, parks, recreational facilities and structures.
- p. Proposed streets and roads--location and identification.
- q. Cross-section of streets (same as county standards).
- r. Location of proposed pedestrian walkways.
- s. Proposed power lines, bridges, utilities, and utility easements.
- t. Proposed sewage lines--location and size.
- u. Proposed water lines--location and size.
- v. Place of sewage disposal.
- w. Intended source of water.
- x. Garbage collection points.
- y. Proposed fire hydrants.
- z. Proposed street lights and flood lights.
- aa. Landscape layout.
- bb. Irrigation system layout showing how water will be handled.
- cc. Preliminary sketches and renderings for all primary buildings in sufficient detail to permit an understanding of the style of the development.
- dd. Any additional information which the Plan Coordinating Committee may require.

#### 4. Overall Schematic Plan

Where a developer owns or controls more land than he wishes to develop immediately, the Planning Commission or County Commission may require that a schematic plan of the whole area be submitted, in which case the developer shall indicate on such plan the portion to be developed immediately and the portion to be held for future development.

#### 5. Tabulations

A list of tabulations shall be submitted which shows:

- a. Total number of acres in the proposed development.
- b. Total number of lots or building sites.
- c. Number of off-street parking spaces.
- d. Percentage of area to be used for off-street parking.
- e. Percentage of area to be devoted to roadways.
- f. Percentage of area to be devoted to open space (twenty-five percent (25%) percent minimum).

#### 6. Engineering Drawings

The following engineering drawings shall be submitted:

- a. Detailed engineering plans pertaining to the location and size of proposed water and sewer lines, fire hydrants, utilities, curbs and gutters, streets, drainage systems and structures, irrigation system plans, and other improvements.
- b. A plan and profile of all streets.
- c. A detailed engineering study and plan of flood protection measures to be taken for both on- and off-site storm and flood water.

- d. An engineered grading plan meeting the requirements of Chapter 70 of the Uniform Building Code for any ponds, or any cuts and fills over 5000 cubic yards.
- e. Any other engineering drawings required by the County Surveyor in order to determine compliance with the Utah County development standards ordinance or the zoning ordinance.

## 7. Documentation

The application shall include the following documents which shall be prepared in accordance with Utah County standards and forms:

- a. Executed articles of incorporation and bylaws of the property owners' association (these must be filed before the plat is recorded).
- b. (deleted)
- c. An executed (except by Utah County) open space preservation agreement and an executed maintenance agreement among the developer, the property owners' association, and Utah County, based on the Utah County format. (These must be recorded at the time the plat is recorded.)
- d. A recent policy of title insurance or preliminary report of title verifying the owners who executed the owners' dedication on the plat have sufficient control to effectuate the dedication without boundary exceptions.
- e. A water right issued by the State Engineer for a permanent source of water which meets Utah County standards. (Or if the source is a municipality, district, or water company with an approved system, then a binding agreement to a permanent hookup to deliver water in the required quantity).
- f. A statement from a professional engineer licensed to practice in the State of Utah attesting that the proposed source of water (including water from municipal, district, or water company systems) has been tested and found to comply with Utah County standards for flow, pressure and delivery, and that the project, municipal, district, and/or water, company storage and delivery system, based on his calculations, will meet Utah County standards when the project is complete. (Exception: where a well is proposed to deliver the water, and the well has not yet been drilled, in lieu of testing, the engineer shall study well logs in the area and state his opinion whether the well will be able to provide the required water supply; the plat shall contain a written condition that no building permit for a dwelling or other occupied building will be issued until the well is drilled and found to produce the required flow of water.) The engineer's statement and calculations shall be reviewed for accuracy by the County Surveyor.
- g. A covenant, agreement, deed or other binding instrument permanently attaching the water rights to the building sites of the development.
- h. A statement from the appropriate agency accepting responsibility for the disposal of all surface drainage water wherever such drainage water is directed into canals, drainage channels, streets, etc., rather than by on-site disposal.
- i. An itemized estimate from the developer's engineer, verified by the County Surveyor, of the cost of installing all required improvements in the development.

j. The surety bond instrument, or other bond agreement; or, in the case of a cash bond to be delivered to Utah County, a statement from the bank or other financial institution as to the availability of funds. (A draft copy of the surety bond instrument or agreement may be submitted, but the executed document must be presented to the County Commission or its designee before the plat is recorded).

k. A statement from the County Health Department certifying that the proposed water supply and sewage disposal system conforms to the pertinent state and county health regulations.

l. A statement from the County Surveyor certifying that the proposal conforms to the pertinent provisions of the Utah County development standards ordinance and the road and other improvement standards of the zoning ordinance.

m. A statement from the County Fire Marshal certifying that the proposal conforms to the pertinent regulations of the adopted county fire codes and the fire-protection provisions of the zoning ordinance.

n. The proposed "public offering statement" required by the "Utah Land Sales Practices Act" in Subsection p of Section 57-11-6 of the "Utah Code Annotated 1953-11; or when not required by said act, a substitute information sheet concerning the lot owners' rights and obligations that is prepared in accord with Utah County standards, for dissemination to potential purchasers.

o. [A tax clearance is needed as per Utah Code Annotated, 1953, as amended, Section 17- 27-804]

## 8. Plat

The plat shall be a reproducible tracing drafted in black drawing ink, in a workmanlike manner, on a medium approved by Utah County. Said plat shall be drawn in accordance with county standards at a scale of one inch equals one hundred feet (1"=100') or as directed by the Planning Director, and shall show the following:

- a. Boundaries of the development and the location of all required survey monuments.
- b. The location of all lot and setback lines, and/or building site areas, and the identifying number for each lot, block, and building site in the development.
- c. The name, location, and extent of all streets and the location and nature of all other parcels of land to be dedicated to the public or reserved for common use by the residents of the development.
- d. The type, location, and extent of all easements.
- e. The location and extent of all parcels within the development which are subject to the restrictions imposed by the open space preservation agreement or any limitations or conditions of approval which are written on the plat.
- f. Statements of limitations or conditions of approval required to be written on the plat by the County Commission.
- g. The following certifications:
  - i. The certificate of survey accuracy by the surveyor or engineer preparing the plat.
  - ii. The owner's dedication of land for public use, the owner's conveyance of easements and parcels for utilities or for common use by the residents of the development, and the owner's acceptance of the limitations or conditions of approval.
  - iii. The acknowledgment of the owner's dedication by a Utah Notary Public (or an equivalent officer authorized to acknowledge conveyances of real estate if the owner is out of state).
  - iv. The County Commission's approval of the development and its acceptance of dedication of streets, easements, etc., along with the attesting signature of the County.

v. Other certifications if required by the County Commission.

## **E. STANDARDS AND CONDITIONS**

All mountain home developments shall conform to the following standards and conditions.

### 1. Design

- a. The plans shall be prepared by a design team consisting of an architect, a landscape architect, a civil engineer or land surveyor, and an attorney, all of whom shall be licensed to practice in the State of Utah. The County Commission may waive the requirement for participation of one or more members of said design team where, in its opinion, the nature of the development does not require the services of said member(s).
- b. There shall be architectural unity and harmony within the development and with the surrounding area.
- c. All dwellings shall be located in development clusters, and the development clusters shall be situated on land which is appropriately suited for housing development; the clustering and spacing of the dwelling units and other structures shall foster adequate fire protection and a restful and uncrowded environment.
- d. The suitability and capability of soils, the enhancement of aesthetic and scenic values, the convenience of access, the preservation of bodies of water, the topography, and other significant features shall guide the design of the development.

### 2. Landscape Plan

- a. All areas not covered by buildings or off-street parking or driveways shall be maintained in indigenous vegetation, or where the native vegetation is removed, shall be landscaped and maintained according to good landscape and fire protection practices. The plan shall specify the general types of plants and architectural features to be used. One inch or more of topsoil shall be placed on all exposed slopes. Wire mesh, burlap, or other material shall be used whenever necessary, as determined by the Zoning Administrator, to stabilize the soil and allow plants to grow.
- b. The installation of permanent sprinkler or other irrigation systems may be required in order to provide irrigation for planted areas.
- c. A fuel break having a minimum width of at least one hundred feet shall be maintained around development clusters. The fuel break shall be accomplished by thinning the native vegetation, removing the dead plant material, and the highly flammable vegetation with irrigated areas and fire resistant plants.

### 3. Open Space, Parks, Playgrounds, and Facilities

- a. At least twenty-five (25) percent of the area in the development shall be designated as natural open space for the common use of the occupants of the development.

The land covered by streets and off-street parking facilities, and the lot or yard area of individual

dwelling sites, shall be reserved in addition to the 25 percent amount set aside as natural open space.

b. As assurance that the designated area will remain as open space, the owner shall execute an open space preservation agreement with the county, in which the owner agrees for himself and his successors and assigns to refrain from constructing dwellings or other structures on the designated open space areas throughout the life of the development.

c. All flood plain areas and floodways, if any, shall be included as part of the common open space.

d. Construction of all common areas and facilities shall be provided by the developers and shall be maintained by the property owners's association.

#### 4. Size

The minimum acreage required to qualify for a mountain home development shall be twenty (20) acres.

#### 5. Density

##### a. Number of Units Permitted.

The maximum number of dwellings units permitted within a mountain home development shall be determined by the slope of the land within the development according to the following schedule:

- i. One dwelling per acre having a slope of ten (10) percent or less.
- ii. One dwelling per ten (10) acres having a slope of more than ten (10) percent but less than thirty (30) percent.
- iii. One dwelling per twenty (20) acres having a slope of more than thirty (30) percent.

The determination of slope within a development shall be based upon a detailed slope analysis. The slope analysis shall be conducted using the contour maps prepared by the U.S. Geological Survey; however, other more detailed contour maps may be used when approved by the Planning Director.

##### b. Development Credits Increased.

The number of dwelling units permitted within a mountain home development may be increased by the transfer of residential development credits from lands located within an adjacent CE-1 Critical Environmental Zone, subject to the following conditions.

##### i. The land from which the development credits are transferred:

- (A)Is situated entirely within the CE-1 Critical Environmental Zone;
- (B)Is located contiguous to the mountain home development or within two miles of land included within the boundary of the development;
- (C)Is in the same ownership as the development; and
- (D)Will be shown on the plans and documents as part of the open space area of the development and subject to the open space preservation agreement.

ii. The number of residential development credits received shall be at the rate of one dwelling unit per each full fifty (50) acres of land in the CE-1 zone covered by the transfer of development credits

agreement.

iii. There is sufficient developable area within the development to accommodate the increased number of dwelling units and meet the common open space requirement.

iv. Whenever the terms of this ordinance shall permit or authorize a property owner to transfer development credits, such transfer shall be accompanied by agreement made on the part of the owner indicating the extent of the credit transfer and agreeing to refrain from construction of dwellings or other buildings or from exercising any of the entitlements so transferred. Said agreement shall be made between the owner (and his heirs and assigns) and the County Commission, shall be recorded in the office of the County Recorder, and shall remain in effect until it has been revoked by action of the County Commission following a public hearing thereon.

#### c. Development Clusters.

All dwelling units shall be located within a development cluster. Each cluster shall contain not less than five (5) separate building lots or sites (except for mountain home developments having fewer than five (5) building sites or lots for the entire development), and each cluster shall be so designed to provide that each building site within the cluster shall contain a location for a one-family dwelling which meets the standards of this ordinance. No dwelling unit shall be constructed on an area which exceeds thirty (30) percent slope as shown on the detailed slope analysis if sewage or sepsis waste is disposed of in the soil.

#### d. Density and Building Lot Size within Clusters.

Individual building lots within the cluster should not be less than ten thousand (10,000) square feet nor more than one (1) acre in size.

#### e. Spacing of Clusters.

No one-family dwelling within a cluster shall be located closer than 200 feet to a dwelling within another cluster. Individual clusters shall be surrounded by a fuel break which shall be part of the designated open space.

### 6. Paved Road Access

All mountain home developments shall abut on and shall have access to a hard-surfaced public street that is part of the paved county or state road network. however a mountain home development which is an extension of a previously approved mountain home development, seasonal homes development, or planned dwelling group plat which has a hard-surfaced road system may obtain paved road access through said prior plat.

### 7. Street System

a. All public streets shall conform to the official street standards for public streets as adopted by Utah County.

b. The road system of the development shall conform to the officially approved county standards for mountain home developments with respect to width, alignment, grades, length of cul-de-sacs, size of

turnarounds, and other features of design.

c. In the event that land within the proposed development is traversed by a proposed street that is shown on the county master street plan, the circulation system within the mountain home development shall be constructed in accordance with the county master street plan, and the right of-way dedicated to the public.

d. No vehicular road shall have a grade of more than eight (8) percent.

**Exception:** A grade of twelve (12) percent may be approved, upon recommendation of the County Surveyor, when the County Commission finds all of the following criteria are met:

i. The grade is necessary to eliminate extra cuts, fills, or circuitous routes.

ii. No section of road which exceeds 8 percent grade is longer than one thousand (1000) feet in length.

iii. The total distance of roadways which exceeds 8 percent grade is less than five (5) percent of the total road system in the development.

iv. Police, fire, ambulance, snow removal, and other essential services can be provided at an equal level of quality.

v. No section of road exceeding a grade of 8 percent is located within two hundred (200) feet of an intersection, or is on a curve having a radius of one hundred fifty (150) feet or less for the curve of the inside street line.

e. No street or roadway shall be constructed in a location or in such a manner which produces a slope face which exceeds the critical angle of repose, provided that the County Commission may approve a roadway producing such a slope face where it finds:

i. A roadway is necessary to the development, and the proposed road follows the most appropriate alignment

ii. The roadway and slope will not produce an undue hazard to the environment or adjacent properties.

iii. Practical measures, such as retaining walls and steel mesh, are engineered and installed to prevent the soil from moving from the force of ice, water, and gravity.

f. All vehicular roads shall have a paved driving surface which is at least a twenty-four (24) feet wide and which consists of a three (3) inch asphaltic surface over a six (6) inch crushed gravel base and suitable subbase; the paved driving surface shall be centered on a thirty-two (32) foot wide road easement.

g. All curves in mountain home developments shall centerline radius of forty-five (45) feet or more.

h. Each intersection shall bear permanent road signs sufficient in design for easy identification of street names by operators of emergency vehicles and other motorists.

i. The maximum length of any dead-end road or cul de-sac shall be six hundred (600) feet.

## 8. Sidewalks

Sidewalks shall not be required.

## 9. Drainage System Plan

The drainage system plan shall show the following:

- a. An analysis of the nature and extent of hazard from floods originating off the premises and a plan indicating how such flooding hazard will be accommodated within the development. (Said analysis and plan may be waived by the County Surveyor when ample information already exists for the area.)
- b. An analysis of the nature and extent of the drainage and flood problems which will be created by the development, including an analysis of the amount of water generated as a result of the covering of absorption areas and a plan indicating how the drainage and flood waters will be accommodated.
- c. The location and size of any ditches, culverts, drains, sumps, percolation basins, curbs and gutters, and other proposed structures and facilities.
- d. A method of handling all runoff on site when an existing storm water system is not available.
- e. A statement of acceptance of the drainage waters from the appropriate agencies where excess surface drainage from the development will flow into an irrigation channel or into a public street or otherwise be directed off the premises.
- f. A method of covering, fencing, or similar safety treatment of canals and waterways traversing the development.

## 10. Water Supply

### a. Water Rights

The property within all plats shall be provided by the developer with perpetual water rights meeting the following standards:

- i. Culinary-quality water for use inside the dwelling shall be provided to each parcel at a flow rate of at least .015 cubic feet per second per dwelling unit and a quantity of at least .45 acre-feet per year per dwelling unit. Where the quantity of at least .45 acre-feet per year is not limited to dwelling use alone, culinary-quality water shall be provided for occupied structures other than dwellings in the amount determined by the County Commission after receiving an engineering study of water use from the developer and the advice of the planning commission.
- ii. Water for maintaining landscaping and fuel-breaks around dwellings and occupied structures shall be provided to each parcel at the rate of at least 1 acre-foot per year per dwelling or building site, which water shall be available between April 30 to October 1 annually.
- iii. Water for irrigation shall be provided at a rate of at least 1.5 acre-feet per acre per year for the entire

area of each lot beyond the first 10,000 square feet of area, which quantity of water must be appurtenant to each lot, and must be available from April 30 to October 1 annually. [Water for the first 10,000 square feet of area of each lot is supplied by the requirements of subsections (1) and (2) immediately above]. The irrigation water quantity requirement is met even if the water rights from some sources are restricted as to coverage, such that the water cannot be applied to the entire area of the lot, if the irrigation water quantity requirement of at least 1.5 acre-feet of irrigation water per each acre of area of each lot (less the 10,000 square feet) is satisfied.

**Exception** to part ‘iii’ above: The County Commission may increase or decrease the required quantity of irrigation water from 1.5 acre-feet per acre per year based upon the findings of an engineering study, prepared, and signed by an engineer licensed in the State of Utah, conducted in the preparation of the irrigation plan if the County Commission finds that less water is needed to establish and to meet the green plant needs of alfalfa due to a water table that is sufficiently near the surface on an annual growing season basis to allow such reduction. The engineering study shall determine the quantity of water needed to establish and to maintain alfalfa, in the green condition, having a low flammability, and shall identify the high water table by area and depth below natural grade.

#### b. Water Quality

i. Culinary water use inside the dwelling provided by a public water system. A public water system must be approved by the Utah County Health Department.

ii. Culinary water use inside the dwelling provided by individually owned wells for each lot. The Utah County Health Department shall sample a representative water source from within the proposed development boundaries as a requirement prior to County Commission approval. A minimum of at least one sampling shall be obtained per proposed large scale development; where a large scale development is for an area larger than 160 acres, the number of samples shall be one per 160 acres or fraction thereof.

The County Commission may require additional samples where it finds the geology or other on-site conditions warrant additional samples to determine the water quality is satisfactory throughout the entire area of the subdivision. A sampling consists of (a) two satisfactory microbiological samples taken on two consecutive days. Samples must be taken at least 8 hours apart; (b) inorganic contaminants, and (c) turbidity. Water testing costs shall be paid by the developer. To be acceptable as the source of culinary water, this sample shall meet primary drinking water standards as outlined above and be approved by the Utah County Health Department. Written approval must be obtained prior to placement on the County Commission agenda. The recorded plat shall contain a written condition that no building permit will be issued for a single family dwelling or other occupied structure until the individual water supply has been sampled and found to meet primary drinking water standard as outlined above by the Utah County Health Department.

#### c. Types and Duration of Rights

i. Reliable wells, springs, and surface sources, whether from a public water system or a private water supply, may be used to meet the water requirements.

ii. The water rights must be tied to each lot to be served in perpetuity, so that the lots and rights cannot be transferred separately, by protective covenant, enforceable plat restrictions, or other legally binding instrument.

iii. The developer must present an engineering study demonstrating that the standards of this ordinance for water rights and water systems will be met.

iv. Where water rights are to be supplied by a municipality, district, water company or other supplier which serves users outside as well as inside the development, the study shall show that the supplier can meet its commitments outside the subject development while meeting the standards of this ordinance within the development.

v. Where the water rights are to be supplied by a municipality or other entity which is prohibited from divesting itself of its water rights in perpetuity, a legal analysis shall be submitted showing how the commitment for perpetual commitment of water is binding.

## 11. Water System

a. All large scale developments having one or more lots or platted building sites under five (5) acres in area shall have a central water system which shall supply water for culinary use and which shall supply water meeting the supply and flow requirements for fire protection.

b. The water system shall have a storage facility which has a capacity to meet peak hourly culinary use, based on state health department standards, plus a minimum fire protection storage of 120,000 gallons. The storage capacity shall be proportionally increased if residential buildings over 3600 square feet in floor area (or other structures needing increased capacity) are to be permitted in the development, or if irrigation water is to be stored in the culinary - fire protection storage facility.

c. The culinary - fire protection facility shall be designed and located so as to produce a gravity-induced fire flow of 1000 gallons per minute for a duration for at least two hours, in addition to simultaneous culinary or irrigation use. The delivery rate and duration amount shall be proportionally higher if residential buildings over 3600 square feet in floor area (or other structures needing increased capacity) are to be permitted in the development.

d. Water mains in the culinary - fire protection system supplying fire hydrants, dwellings, and any irrigation needs, shall be sized according to an engineering study to adequately supply those uses, but in no case shall they be less than six (6) inches in diameter (no less than 8 inches in diameter if supplying a fire hydrant on a dead-end run longer than four hundred feet in length).

e. Irrigation systems need not have a central storage facility, but must be designed to provide the water flows determined by the irrigation plan to be necessary during the growing season (April 15 to October 15).

f. Irrigation systems are not required for more than one-quarter acre surrounding the dwelling, except in the RA-5, RR-5, and TR-5 Zones, where the entire lot is to be included in the irrigation plan.

## 12. Sewage Disposal

Each mountain home development shall be served by a central sewage disposal system or by individual wastewater disposal systems which are approved by the County Health Department. If sewage cannot be disposed of through an approved existing central sewage treatment plant or by individual wastewater disposal systems, a suitable system must be provided by the developer and approved by the County

Health Department.

### 13. Fire Protection

- a. Fire hydrants shall be installed at intervals in such a manner that no lot or dwelling unit will be more than 250 feet distant from the closest hydrant, measured along the street.
- b. Roofs and exteriors of buildings shall be of fire resistant materials as approved by the County Building Official.
- c. In addition to maintaining the fuel break around the development clusters, all highly flammable weeds and plant material shall be removed and shall be kept removed from within 50 feet of all buildings. The flammable weeds and plant material shall be replaced with less flammable materials as directed by the Utah County fire marshal.
- d. The County Commission may require additional fire protection facilities or policies when recommended by the Utah County fire marshal to conform to adopted fire codes or standard fire protection policies.
- e. The property owners' association shall maintain the hydrants, fire equipment boxes, fuel breaks, and all other fire-fighting facilities in a functional condition.

### 14. Off-street Parking

- a. At least two off-street parking spaces shall be provided for each dwelling unit.
- b. Additional off-street parking spaces shall be required for other uses as set forth in the provision of this ordinance relating to off-street parking (See zoning section 3-14).

### 15. Utilities

- a. All new electric power lines shall be installed underground.
- b. Easements of not less than ten (10) feet in width shall be required for all utility lines, the location of which may vary depending upon the design of the development.
- c. No structure shall be placed within the designated easements except utility structures.

### 16. Location of Dwellings and Buildings

The location of all buildings and structures proposed to be constructed by the developer shall be shown on the detailed site plan.

**Exception:** The developer may elect to plat separate lots for the dwellings and sell such lots without constructing the dwellings thereon. In the latter case the setback distances shall be shown on the final plat and shall conform to the following standards:

- a. Front Setback.

All buildings shall be set back at least thirty (30) feet from the outside edge of any roadway of the development that serves two or more dwelling units and at least thirty (30) feet from the right-of-way line of any public street (unless a greater setback is required by zoning section 3-16).

b. Side Setback.

All dwellings shall be set back from the side property line a distance of at least fourteen (14) feet. The minimum side setback for accessory buildings shall be the same as for main buildings. The side setback from any street shall be not less than thirty (30) feet for both main and accessory buildings (unless a greater setback is required by zoning section 3-16).

c. Rear Setback.

All dwellings and other buildings shall be set back from the rear property line a distance of at least fourteen (14) feet (unless a greater setback is required by zoning section 3-16).

17. Exposed Slopes on Individual Driveways

All cut or fill slopes made in the process of constructing driveways from the development roads to private dwellings shall be less than the critical angle of repose of the soil in which the cut or fill is made.

## **F. REQUIRED IMPROVEMENTS**

All improvements which are required under the terms of this ordinance shall be shown on the layout map or recorded plat. Such improvements shall be constructed by the developer in accordance with the Utah County development standards ordinance and inspected by the County Surveyor. For mountain home developments, the required improvements are the following:

1. Streets and driveways.
2. Street signs.
3. Both off-site and on-site water mains.
4. Both off-site and on-site sewer mains; also sewage disposal facilities where applicable.
5. Fuel breaks and fire hydrants.
6. Permanent survey monuments.
7. Underground electrical and telephone utility lines.
8. All facilities, systems, and structures proposed for the development as shown on the final plan, including fences, walls, and parking areas.
9. Drainage and flood control structures and facilities.
10. Landscaping and restoration of exposed surfaces.
11. Sprinkling or irrigation systems.
12. Other essential improvements if required by the County Commission.