

12.2600.2602 IMPROVEMENTS

Material/compaction testing is required for all improvements and all improvements shall comply with the test recommendations. The following improvements shall be required in all subdivisions and shall be approved by the City staff and City Engineer. ~~The improvements required by this Ordinance shall be installed prior to recording the final plat, except as provided herein.~~ Improvements shall not be installed until their location and specifications are approved by ~~the Planning Commission and~~ the City Engineer. Water and sewer mains and laterals and fire hydrants shall be installed prior to the surfacing of streets and the installation of road base, curbs, gutters, and sidewalks.

E. Water Supply. A culinary water supply which must be approved by the City Engineer and the Utah Division of Water Quality shall be available to each lot in the subdivision and shall be provided in conformance with the standards and rules and regulations of the municipality. Where an approved public water supply is available, the subdivider shall install water mains and service lines or laterals from such mains to each lot within the subdivision prior to the installation of road base, surfacing, curbs and gutters and sidewalks. If an approved public water supply is not available, or the public water supply is not capable of providing sufficient culinary water to the development, the City Council may require the development to provide an additional, State approved, culinary water source. When the closest boundary of a development is within 1,320 feet of an active municipal irrigation source, the developer must provide irrigation to said development.

1. A comprehensive water model shall be performed for the development by a licensed Professional Engineer. The water model study shall provide all necessary data required by this Ordinance or the City Engineer.
2. If the comprehensive water study defines additional or enhanced infrastructure outside the development area, the developer is required to build said infrastructure to mitigate the additional impact. (Outside of current impact fee plan/analysis)
3. All required improvements shall be designed and installed to City Engineering Standards.