



P.O. BOX 77
TRENTON, UTAH 84338
435-563-9929

Multiple Lot Final Plat Application

APPLICATION MUST BE RETURNED 14 DAYS PRIOR TO THE REGULARLY TOWN COUNCIL MEETING.

AN INCOMPLETE APPLICATION WILL BE RETURNED TO THE APPLICANT ALONG WITH A LIST OF REQUIRED ITEMS STILL NEEDED.

Date _____

Applicant(s) Information:

Name _____

Address _____

Daytime Phone Number _____ Evening Phone Number _____

Agent(s) Information:

Name _____

Address _____

Daytime Phone Number _____ Evening Phone Number _____

Property Information:

Property Address _____

Parent Parcel Lot Size _____ Property Serial Number _____

Zone (please check the zone in which the property is located)

- ☐ **AGRICULTURE- 2** (two (2) acre minimum) **(A-2)**
Oregon Shortline Railroad property line East on 100 North to Center Street. Center Street to 200 North, West to Oregon Shortline Railroad property line.
- ☐ **AGRICULTURE- 5** (five (5) acre minimum) **(A-5)**
All other lands within legal town limits not mentioned below.
- ☐ **RESIDENTIAL** **(R-1)**
Oregon Shortline Railroad property line East on 100 North to 400 East. 400 East to 100 South, West to 200 East and South to 300 South and West to Oregon Shortline Railroad property line.
- ☐ **COMMERCIAL** **(C-2)**
100 South to Main Street to 400 West, East to Oregon Shortline Railroad property line.
- ☐ **COMMERCIAL** **(C-1)**
200 North to Main Street, Oregon Shortline Railroad property line West to 400 West.

I, _____ am the applicant/agent of this property involved in this application. The forgoing statements and answers herein contained and the answers in the attached plans and documentation thoroughly, to the best of my ability, present the argument in behalf of the application herewith requested, and the statements and information above referred to are, in all respects, true and correct to the best of my knowledge. I acknowledge that I am aware that as per the Trenton Town

Zoning Ordinance Chapter 10.5A, ...all fees incurred by the town for professional services relation to a subdivision shall be passed on directly to the subdivider for payment. An incomplete application will be returned to the applicant along with a list of items still needed.

Signature of Applicant/Agent_____

FINAL SUBDIVISION PLAT REQUIREMENTS (Section 13.03.4)

The following information is required for all final subdivision applications:

- ☐ A subdivision application, as provided by the Planning and Zoning Commission, completed and signed by the owner(s), or authorized agent of the owner(s), of the land parcel(s) proposed to be subdivided and possessing a valid preliminary subdivision application approval.
- ☐ A final subdivision plat shall be prepared by a licensed land surveyor, and conforming to current surveying practice and in a form acceptable to the Trenton Town clerk for recordation. The final subdivision plat shall be presented in ink on a 24-inch by 36-inch reproducible Mylar at the same scale and contain the same information, except for any changes, additions or revisions required by the Town Council, as shown on the approved preliminary subdivision plat. All revision dates must be shown as well as the following:
 1. Notation of any self-imposed restrictions, or other restrictions, if required by the Town Council in accordance with this Ordinance;
 2. Endorsement on the plat by every person having a security interest in the subdivision property that they are subordinating their liens to all covenants, servitudes and easements imposed on the property;
 3. The owner's certificate of consent including a legal description of the subdivision's boundaries and the dedication of public ways or spaces, as required. This certificate shall be signed, dated, and notarized. The owner's certificate shall include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording;
 4. For all subdivisions, a note on the final subdivision plat, provided by Trenton Town, stating that all owners are aware that they shall be subject to the sights, sounds, and smells associated with agriculture activities , such activities being uses allowed in the Agricultural Zone; and
 5. Other Final Subdivision Plat notes, as required by the Town Council.
- ☐ All of the required signature blocks shall be signed prior to the recordation of the final plat.

Improper information supplied by the applicant, shall be cause for the Zoning Commission or someone appointed as such by the Planning and Zoning Commission to find the final plat application incomplete.

COMPLETION OF SUBDIVISION IMPROVEMENTS (Section 13.04.9)

No subdivision final plat map or deed shall be recorded until all of the stipulations for approval have been met and all required improvements have been completed to the standards and specifications established by the town or other codes, laws, or regulations. In addition, the following minimum requirements apply and may be added to by the Planning and Zoning Commission, or Town Council:

- A. Construction within the subdivision shall conform to all federal and state regulations.
- B. Construction drawings and construction within the subdivision shall conform to the Trenton Town standards and specifications. This document shall be available in the office of the town clerk.
- C. Permits must be obtained for construction of the infrastructure facilities within the subdivision.

- D. There shall be a schedule of fees for all services required for the review of infrastructure in the office of the town clerk. All fees within the schedule of fees shall be passed by a resolution of the Town Council.
- E. Any work which begins prior to the issuance of a permit may be assessed an administrative penalty equal to two hundred percent (200%) of the cost of any fees and permits plus one thousand dollars (\$1,000.00).
- F. A preconstruction conference with the Planning and Zoning Commission may be required not less than forty-eight (48) hours prior to the commencement of construction activities.
- G. The contractor shall notify the town recorder not less than forty-eight (48) hours prior to the commencement of construction.
- H. Within thirty (30) days of the completion of improvements, the subdivider shall submit "as built" drawings of subdivision improvements prepared by or under the supervision of a professional licensed and bonded to prepare such work in the state of Utah. Failure to submit such drawings shall result in a hold being placed on issuance of any building permits.

IMPROVEMENT SECURITY (Section 13.04.10)

When in the judgment of the Planning and Zoning Commission, it is not feasible to complete requirements or conditions imposed by statute or ordinance prior to the issuance of a permit, use, or occupancy, the improvement security may be accepted pursuant to this section to guarantee completion of the requirements or conditions.

- A. Acceptance of Security: Improvement security may be accepted by the town in relation to the following requirements or conditions:
 - a. Landscaping, parking, parking lot lighting, signage, structural amenities;
 - b. Right of way improvements, street improvements, curb, gutter, sidewalk, improvements related to driveways;
 - c. Electrical power;
 - d. Sewer, water, utilities, fire prevention infrastructure; or
 - e. All other improvements or deferrals.
- B. Types of Security: With the exception of improvements required under provisions of the town zoning ordinance, the following types of surety may be accepted:
 - a. Certificate of deposit, cash, cashier's check, or savings account in favor of Trenton Town in the amount of not less than one hundred ten percent (110%) of the estimated cost of improvements;
 - b. Irrevocable letter of credit issued by a federally insured financial institution with the necessary period of time as determined by staff in the amount of not less than one hundred ten percent (110%) of the estimated cost of improvements;
 - c. Escrow, drawdown, or performance account to which the county is a signatory and the escrow agent guarantees payment in the amount of not less than one hundred ten percent (110%) of the estimated cost of improvements;
 - d. Performance bond issued by a financial institution, insurance company, or surety company with a Moody's or Standard & Poor's investment grade bond rating in the amount of not less than one hundred ten percent (110%) of the estimated costs of improvements.
- C. Estimating the Cost of Improvements:
 - a. The permit holder shall present the town with a firm construction bid for the improvements that shall be valid for a reasonable period of time from the date of the bid.
 - b. The bid shall be reviewed by the town clerk or other appropriate town official prior to acceptance of the estimated cost.
 - c. If the town accepts the bid amount, the permit holder may use that amount for securing and delivering surety to the town.

If the town does not accept the bid amount, the permit holder shall obtain three (3) firm bids for the work to be secured with prices valid for at least six (6) months. The town shall accept the average of the three (3) bids as the base amount for improvement security

An application for subdivision approval shall only be considered filed with Trenton Town upon the submission of all information and materials as required for a Preliminary Subdivision Plat application, Final Subdivision Plat application, Multiple Lot Subdivision application, or Property Split Subdivision application as applicable and provided herein.

EFFECTIVE PERIOD OF A SUBDIVISION PLAT (Section 13.01.9)

The approval of a preliminary subdivision or final plat shall be effective for a period of one (1) year from the date the plat is approved by the Town Council. If the approved plat is not recorded within the one (1) year from the date of approval the plat and approval shall be void, and applicant shall be required to submit a new application for review and approval subject to the existing provisions of this Ordinance and all other applicable Local, State, and Federal requirements in effect at the time of the submission of the application.