

NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION  
OF THE CITY OF CEDAR HILLS, UTAH

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a Public Hearing in connection with their regular meeting on **Thursday, February 25, 2010, at 7:00 p.m.**, at the Cedar Hills Public Safety Building, 3925 W Cedar Hills Drive, Cedar Hills, Utah. The Planning Commission will receive public comment regarding the following.

- City Code Amendments, Title 11, Chapter 1, Section 3, Subdivision Plats Required; Exceptions

Interested persons are invited to attend and make comment. Supporting documentation is posted on the City's Web site at [www.cedarhills.org](http://www.cedarhills.org) or contact the City Recorder at 801-785-9668.

Posted this 8th day of February, 2010.

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Kim E. Holindrake, City Recorder

11-1-3: SUBDIVISION PLATS REQUIRED; EXCEPTIONS:

From the effective date hereof, no person shall subdivide any tract of land that is located wholly or in part within the limits of the city, nor shall any person sell, exchange or offer for sale or purchase, or offer to purchase any parcel of land that is any part of a subdivision of a larger tract of land within the city, nor shall any person offer for recording any deed conveying such a parcel of land or any interest therein unless he shall first make or cause to have made a final plat thereof, which plat shall be in accordance with all of the requirements of this title and state statute, and shall have been approved by the planning commission and city council, and recorded in the office of the county recorder; provided, however, that land may be sold by metes and bounds without the necessity of recording a final plat if all the following conditions are met: (Ord. 4-11-79A, 4-24-1979; amd. 2004 Code)

A. ~~The subdivision contains less than ten (10) lots; That the total portion of land being sold and/or exchanged by metes and bounds does not exceed 10,000 square feet~~

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B. The subdivision layout, complying with the requirements for a preliminary plan as set forth in this title, shall have been first approved in writing by the planning commission;

C. The subdivision is not traversed by the mapped lines of a proposed street as shown on the official map or maps of the city;

D. The subdivision does not require the dedication of any land for street or other public purposes;

E. Each lot in the subdivision meets the frontage, width and area requirements set forth under the zoning provisions of this code, or has been granted a variance from requirements by the board of adjustment; and

F. All improvements required under [chapter 7](#) of this title shall have been installed or assurances given to the city that said required improvements will be installed without cost to the city as provided for in [chapter 3](#) of this title. (Ord. 4-11-79A, 4-24-1979)

~~G. A buildable lot or parcel cannot be created by exclusively using metes and bounds.~~

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