



## SECTION 1100: DEFINITIONS

**APPLICANT/OWNER:** Any individual, firm, association, syndicate, partnership, corporation, trust, or other legal entity, that has legal title to real property proposed for residential subdivision, installs the required infrastructure improvements, and builds the residences within the subdivision.

**APPEAL AUTHORITY:** The person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of a land use application.

**APPLICATION:** A Concept Plan, Preliminary Subdivision, or Final Subdivision Application as required by this Ordinance.

**BUILDABLE AREA:** A portion of a building site which conforms to all minimum criteria required for the placement of a structure.

**BUILDING ENVELOPE:** A portion of the lot designated on the plat where a structure may be constructed.

**CITY:** Richfield City, Utah.

**CITY COUNCIL:** The City Council of Richfield City, Utah, identified as the Land Use Authority for the purpose of this Ordinance.

**CITY ENGINEER:** The City Engineer of Richfield City, Utah, or a consulting engineering firm designated as the City Engineer by the Council.

**CONCEPT PLAN CONFERENCE:** An opportunity for an Applicant(s) to meet with DRC to obtain necessary information regarding the City's applicable subdivision requirements. No fee is required.

**CONSTRUCTIONS STANDARDS AND DESIGN SPECIFICATIONS:** Documents provided by the City which contain text and diagrams for detailed construction and installation of public infrastructure and improvements. The documents shall be approved by the City Engineer and approved by Resolution by the Council.

**CULINARY WATER AUTHORITY:** The Richfield City Public Works Department with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

**DEVELOPMENT REVIEW COMMITTEE (DRC):** A committee of City Staff and other public or private service providers responsible to provide technical review of all subdivision applications.

**DISCRETIONARY ACTION:** A decision on Preliminary Subdivision Application rendered by the Council based on information provided by the Applicant(s), DRC, and Planning Commission and accompanied with the finding of facts.

**EASEMENT:** An agreement granted by the property owner to a public or private entity for the use of the property. No structures are allowed to be placed within an easement.

**EXCAVATION:** Any disruption of the soil or surface of land for the purpose of preparing land for development.

**FINAL PLAT:** A plat map prepared in accordance with the provisions of this Ordinance, which plat is designed to be placed on record in the Office of the Sevier County recorder.

**GUARANTEES:** A bond, escrow or irrevocable letter of credit given by the Applicant(s) to ensure the proper installation of public improvements.

**LAND USE APPLICATION:** An application required by this Ordinance.

**LAND USE AUTHORITY:** The City Council of Richfield City, Utah.

**LAND USE ORDINANCE:** A planning, zoning, development, or subdivision ordinance of Richfield City: including this Ordinance, but does not include the General Plan.

**LEGAL LOT/ LEGAL LOT of RECORD:** Any land parcel that existed, as recorded in the Office of the Sevier County Recorder, with a separate property identification number as provided by the Office of the Sevier County Recorder and Office of the Sevier County Assessor, prior to the date of first City Subdivision Ordinance enactment, and all land parcels that were legally created for the purposes of development pursuant to the subdivision requirements of the City and the laws of the State of Utah after the date of first Subdivision Ordinance enactment.

**LOT:** A legal lot or lot of record as defined herein.

**LOT LINE ADJUSTMENT:** The relocation of the property boundary line in a subdivision between two adjoining lots with the consent of the owners of record.

**MINISTERIAL:** A decision on a Final Subdivision Application rendered by the City based on information provided by the Applicant(s), and DRC, and accompanied with the finding of facts.

**COMMISSION:** The Commission of Richfield City, Utah.

**PLAT:** A map or other graphical representation of lands being laid out and prepared in accordance with this Ordinance and the Act.

**PRE-APPLICATION MEETING:** A meeting with the Zoning Administrator and Applicant(s) prior to the Applicant(s) filing a Concept Plan Application with the City.

**PRELIMINARY PLAT:** A plat map prepared in accordance with the provisions of this Ordinance and the Act, and accompanying plans, reports, diagrams and text, is made for the purpose of showing the design of a proposed subdivision and the existing conditions.

**RIGHT-OF-WAY:** A portion of land dedicated for public uses for streets and/or public or private utilities and improvements.

**SANITARY SEWER AUTHORITY:** The Richfield City Public Works Department with responsibility to review and approve the feasibility of sanitary sewer services or onsite wastewater systems.

**STREET:** A public right-of-way, including a highway, avenue, boulevard, parkway, road, lane, walk, alley, viaduct, subway, tunnel, bridge, public easement, or other way.

**SUBDIVISION:** As identified by this Ordinance, any land that is divided, re-subdivided or proposed to be divided into two (2) or more lots, plots, parcels, sites, units, or other division of land after the date of first Subdivision Ordinance enactment for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions. Subdivision includes the division or development of land whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument.

**SUBJECT PROPERTY:** The land area proposed to be divided as provided by this Ordinance and included within an application for subdivision approval.

**UTILITIES OR IMPROVEMENTS:** All types of necessary utilities such as gas lines, culinary and secondary water lines, storm drainage systems, sanitary sewer systems, electrical power, cable, and telephone with all poles, wires, pipes, and structures as necessary to provide services.

**ZONING ADMINISTRATOR:** The person responsible for the administration and interpretation of this Ordinance.