



SECTION 500: NOTICING REQUIREMENTS

Section 501—Purpose:

As provided by the Act, the City is required to provide notice of all public hearings and public meetings. The notice requirements of the City for public hearings and public meetings regarding subdivision matters are provided, herein. The City has a policy favoring adequate notice of all public hearings and meetings.

Section 502—Required Notice of Public Hearings and Public Meetings on Adoption or Modification (Amendments) of this Ordinance:

1. **Public Hearings.** The Zoning Administrator for public hearings before the Commission, and the City Recorder for public hearings before the Council, shall provide notice of the public hearing to consider the adoption of modification (amendments) of this Ordinance as follows:
 - a. Notice of the date, time, and place of each public hearing, at least ten (10) calendar days before the public hearing, which notice shall be:
 - i. Published in a newspaper of general circulation in the area.
 - ii. Mailed to each “affected entity” identified herein as;
 1. Sevier County Board of County Commissioners.
 2. Utah Power.
 3. Qwest.
 4. Questar.
 5. Bureau of Land Management.
 6. U.S. Forest Service.
 7. Utah Department of Transportation.
 8. Sevier County Mosquito Abatement.
 9. Sevier County Special Service District #1.
 10. Sevier County Special Service District #2.
 11. Central Water Works Company.
 12. Central Valley Town Board.
 13. Sevier School District.
 - iii. Posted in at least three (3) public locations within the City; or on the City’s official website.

- b. Notice of the date, time, and place of each public hearing mailed at least ten (10) days prior to the public hearing to each property owner whose land is directly affected by this Ordinance.
2. **Public Meetings.** The Zoning Administrator for public meetings by the Commission, and the City Recorder for public meetings by the Council, shall provide notice of the public meeting to consider the adoption of modification (amendments) of this Ordinance as follows:
- a. Notice of the date, time, and place of the public meeting, at least 24 hours before the meeting, which notice shall be:
 - i. Posted in at least three (3) public locations within the City; or on the City's official website.
 - b. Notice of the date, time, and place of each public meeting shall be provided at least 24 hours before the meeting to each Applicant for this Ordinance.

Section 503—Required Notice of Public Hearings and Public Meetings on All Preliminary Subdivision Applications:

1. **Public Hearings.** The Zoning Administrator for public hearings by the Commission shall provide notice of the public hearing to consider a Preliminary Subdivision Application as follows:
- a. Notice of the date, time, and place of each public hearing, at least ten(10) calendar days before the public hearing, which notice shall be:
 - i. Addressed and mailed to the record owner of each parcel within (specified parameters) of the subject property.
 - ii. Mailed to each “affected entity” identified herein as;
 - 1. Sevier County Board of County Commissioners.
 - 2. Utah Power.
 - 3. Qwest.
 - 4. Questar.
 - 5. Bureau of Land Management.
 - 6. U.S. Forest Service.
 - 7. Utah Department of Transportation.
 - 8. Sevier County Mosquito Abatement.
 - 9. Sevier County Special Service District #1.
 - 10. Sevier County Special Service District #2.
 - 11. Central Water Works Company.
 - 12. Central Valley Town Board.

13. Sevier School District.

2. **Public Meetings.** The Zoning Administrator for public meetings by the Commission, and the City Recorder for public meetings by the Council shall provide notice of the public meeting to consider a Subdivision Application as follows:
 - a. Notice of the date, time, and place of the public meeting, at least 24 hours before the meeting, which notice shall be:
 - i. Posted in at least three (3) public locations within the City; or on the City's official website.
 - b. Notice of the date, time, and place of each public meeting shall be provided at least 24 hours before the meeting to each Applicant for a Subdivision Application.

**Section 504—Required Notice of Public Hearings and Public Meetings on
Proposal to Vacate, Alter, or Amend a Plat:**

1. **Public Hearings.** The City Recorder shall provide notice for public hearings by the Council to consider any proposal to vacate, alter, or amend a plat as follows:
 - a. Notice of the date, time, and place of the public hearing at least three (3) calendar days before the public hearing, which notice shall be:
 - i. Addressed and mailed to the record owner of each parcel within (specified parameters) of the subject property.
 - ii. Mailed to each "affected entity" identified herein as;
 1. Sevier County Board of County Commissioners.
 2. Utah Power.
 3. Qwest.
 4. Questar.
 5. Bureau of Land Management.
 6. U.S. Forest Service.
 7. Utah Department of Transportation.
 8. Sevier County Mosquito Abatement.
 9. Sevier County Special Service District #1.
 10. Sevier County Special Service District #2.
 11. Central Water Works Company.
 12. Central Valley Town Board.
 13. Sevier School District.

- iii. Publish a notice once a week for four (4) consecutive weeks prior to the public hearing in a newspaper of general circulation in the area.

2. Public Meetings. The Zoning Administrator for public meetings by the Commission and the City Recorder for public meetings by the Council shall provide notice of the public meeting to consider any proposal to vacate, alter, or amend a plat as follows:

- a. Notice of the date, time, and place of the public meeting, at least 24 hours before the meeting, which notice shall be:
 - i. Posted in at least three (3) public locations within the City; or on the City's official website.
- b. Notice of the date, time, and place of each public meeting shall be provided at least 24 hours before the meeting to each Applicant for an Application to vacate, alter, or amend a plat.

Section 505—Required Applicant Notice – Hearings and Meetings:

The Zoning Administrator for the Commission, and the City Recorder for the Council, shall notify the Applicant(s) for all proposed Subdivision Applications of the date, time, and place of each public hearing and public meeting to consider the application.

Section 506—Required Applicant Notice – Final Action:

In addition to the Applicant notice required by Section 505, the Zoning Administrator for the Commission, and the City Recorder for the Council, shall notify the Applicant for all proposed Subdivision Applications of any final action on the application.

Section 507—Notice Challenge:

If notice given under authority of this Chapter, and authority of the Act, is not challenged, as provided by the Act, within 30 days after the meeting(s), or action, for which notice is given, the notice is considered adequate and proper.



SECTION 600: BUILDING PERMITS

Section 601—Building Permit Issuance:

1. Legal Lot, As Required by Section 105, herein.

The City Building Official shall not issue any building permit for a proposed building or structure, excluding agricultural buildings, on a lot located within the boundaries of the City unless;

- a. The lot is within a subdivision and the lot was legally created pursuant to this Ordinance, or prior Subdivision Ordinances.
- b. The lot is a legal lot of record, such lot being created and recorded in the Office of the Sevier County Recorder prior to June 14, 2005.

Section 602—Building Permit Application:

All proposed buildings, structures, facilities and uses located within the boundaries of the City, excluding agricultural buildings to the extent exempted by the laws of the State of Utah, and requiring the approval and issuance of a building permit, as required by the building codes, as adopted, shall present a building permit application for review by the City's Building Official.



SECTION 700: VACATING OR CHANGING A SUBDIVISION PLAT

Section 701—Amendment to Recorded Plats:

The Council may, with or without a petition, consider and resolve, any proposed vacation, alteration, or amendment of a recorded subdivision plat, any portion of a recorded subdivision plat or any road or lot, contained in a recorded subdivision plat by following and complying with all the requirements for vacating or changing a subdivision plat, as identified by the Act.

Notice requirements for public hearings and public meetings to consider any proposal to vacate, alter, or amend a plat are provided in Section 504, herein.

Section 702—Appeal of Subdivision Plat Amendment Decisions:

Any person(s) aggrieved by a decision of the Council regarding a Subdivision Plat Amendment may appeal the Council decision to District Court, as provided in the Act.