

# City Council Staff Report

February 3, 2015

**Applicant:** Cory Andersen

**Location:** 400 S Main

**Prepared by:** Brian Tucker,  
Planner

**Public Hearing:** No

**Zone:** RA-1

**Attachments:**

1. Findings.
2. Project Plans.
3. DRC Minutes.
4. PC & CC Minutes.

## REQUEST

Consideration of a Resolution approving a TDR Receiving Zone Overlay and a Final Plat for the Copperhead Estates subdivision consisting of seven lots located at approximately 400 South Main Street in the Residential Agricultural (RA-1) zone.

## BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 4.81 acres and is located in the RA-1 zone at approximately 400 South Main Street. The project site consists of the remainder parcel from the one lot Harvey Subdivision Plat “A” approved and recorded in 1998. The applicant is requesting approval to construct and dedicate 400 South Street and 170 East Street to provide frontage for 7 new building lots and for subdivision approval for those 7 lots.

In April of 2014 a 4 lot subdivision called the Harvey Subdivision Plat “B” was approved on this property but was never recorded. The owners of the property believe that 4 lots are not financially viable given the amount of infrastructure that would need to be constructed and have therefore proposed what they feel is a more viable alternative.

The City Council reviewed this application on January 20, 2015 and continued it. The Council’s main concern was with regards to the location of the proposed stub road in relation to an existing residence located just to the north of the proposed road.

## EVALUATION

**Proposed Road:** The proposed road (400 South) is located on the northern property line of the applicant’s property. The northern curb will be approximately 15 feet from the northern neighbor’s garage and approximately 35 feet from any living space in the residence. The applicant has met with the neighbor and the neighbor is now supportive of the location of the proposed road.

**General Plan Goals:** The Land Use Element of the General Plan includes a number of Goals and Policies that apply to this application. The Goals and Policies most applicable to this application are as follows:

Goal #5: Encourage the transfer of TDR’s off the mountainsides.

Policy A: Mapleton City has adopted a transfer of development right ordinance.

Policy B: Mapleton City shall vigorously support its' TDR Ordinance

Goal #9: Encourage the cluster concept of city planning and development.

Policy D: Encourage clustered subdivisions

Policy F: **Encourage** clustering of residential units on non-environmentally sensitive portions of parcels and the use of dedications, **transfers of development rights**, and money-in-lieu of dedication **to achieve on and off-site environmental, open space, corridor and conservancy objectives.**

The proposed development furthers General Plan Goal #5 by transferring potential development from the mountainside through the Use of TDR's The proposed development furthers General Plan Goal #9 by clustering units off-site in non-environmentally sensitive areas to protect open space objectives on the foothills

**General Plan Map:** The General Plan indicates that this property should develop in a "low density residential" manner. The General Plan indicates that "low density residential" should consist of lots between 1/2 and 1 acre. The characteristics of the "Low Density Residential" land use category indicated by the General Plan "include low density single family homes with ample open spaces and setback requirements meant to provide adequate spacing between dwellings, and houses of worship. A higher density than one dwelling per acre may be allowed pursuant to a development agreement or with the use of "Transferable Development Rights" (TDR's) and zone overlay of TDR-R. In order to allow animals and residential agricultural uses on all lots, lots smaller than 21,780 square feet should not be allowed, even with TDR's or development agreements. The preservation of animal rights and residential agriculture is appropriate, as are developments sensitive to the agricultural environment.

The proposed development is in line with the density objectives of the "low density residential" designation as lots vary from .50 to .66 acres. The sizes of the lots, along with the setback and maximum height requirements provide reasonable assurance ensure a relatively rural residential feel for potential resident along with those existing land owners. Animal rights and residential agriculture are available for every potential lot owner. Animal and agricultural rights of existing landowners are preserved by the relative lack of housing density and the opportunity for potential lot owners to conduct small scale agricultural activities that include the right to reasonable number of animals.

**Master Transportation Plan/Street Design:** The Mapleton City Transportation Master Plan does not indicate that a road in this location is required, however a street constructed as proposed in this subdivision application would provide access to undeveloped and underdeveloped property located to the east of the project area. The transportation map shows primary access to the area bounded more or less by Maple Street and 900 South and by Main Street and 1200 East as having future access from a future major local street off of East Maple Street. The additional access created by this previously unforeseen connection would be welcome for creating interconnectivity for this largely inaccessible area. The proposed street design is a standard design for a local access street.

**Zoning:** Lots located within the RA-1 zoning district with the TDR Receiving Overlay Zone have a minimum lot area requirement of 21,780 square feet and a minimum width of 100 feet as allowed by Mapleton City Code (MCC) Chapter 18.32.050. If the zoning is changed to include the TDR-Receiving Overlay the proposed lots comply with these requirements.

**Rezone Review Criteria:** MCC Chapter 18.12.010.B outlines the guidelines that shall be used to determine whether or not a rezone request is in the interest of the public and is consistent with the general plan. The guidelines are as follows:

1. Public purpose for the amendment in question.
2. Confirmation that the public purpose is best served by the amendment in question.
3. Compatibility of the proposed amendment with general plan policies, goals, and objectives.
4. Potential adverse effects to the city by creating "leapfrog" development or areas away from the existing "core" or center of the city.
5. Potential of the proposed amendment to hinder or obstruct attainment of the general plan's articulated policies.
6. Adverse impacts on adjacent landowners.
7. Verification of correctness in the original zoning or general plan for the area in question.
8. In cases where a conflict arises between the general plan map and general plan policies, precedence shall be given to the plan policies.

As previously stated, the staff believes that the public purpose, as outlined in the general plan is best furthered by rezoning the property to include the TDR-R Overlay. The goals and policies of the general plan are furthered as the rezone is the second step in transferring potential development from the environmentally sensitive foothills and mountainsides into non-environmentally sensitive areas. As it is located in a large area the general plan map designates as appropriate for "low density residential" and as it is located in an area with ample public service infrastructure it is not a "leapfrog" development. While adjacent landowners may not like the idea of seven new homes, the density of the proposed subdivision is low by any reasonable definition and preserves animal and agricultural rights of both existing and future owners.

**General Subdivision Review Criteria:** MCC Chapter 17.04.050.B outlines the review standards that shall be used by the Council in making its determination. These standards are shown in attachment "1". The proposed project complies with these standards.

### **STAFF RECCOMENDATION**

Adopt a Resolution approving the rezone to include the TDR-R Overlay Zone Final Plat and the Final Plat of the Copperhead Estates Plat "A" subdivision with the attached findings and condition.

### **SPECIAL CONDITION**

1. Any outstanding issues raised in the DRC minutes dated December 10, 2014 shall be addressed prior to plat recording.

## **RESOLUTION NO. 2015-**

### **CONSIDERATION OF A RESOLUTION APPROVING A TDR RECEIVING ZONE OVERLAY AND A FINAL PLAT FOR THE COPPERHEAD ESTATES SUBDIVISION CONSISTING OF SEVEN LOTS LOCATED AT APPROXIMATELY 400 SOUTH MAIN STREET IN THE RESIDENTIAL AGRICULTURAL (RA-1) ZONE.**

**WHEREAS**, title 17 of the Mapleton City Code (MCC) outlines the process and requirements for subdivision approval; and

**WHEREAS**, the Planning Commission has reviewed and approved the Preliminary and Final Plats for this subdivision and the rezone request; and

**WHEREAS**, the proposed project complies with title 17 of the MCC as outlined in the findings for decision attached to the City Council Staff Report and with the TDR ordinance of title 18.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Mapleton, Utah, to approve a TDR Receiving Overlay Zone and the Final Plat for the Copperhead Estates Plat "A" subdivision with the findings and conditions as outlined in the staff report dated January 20, 2015.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 20<sup>th</sup> Day of January, 2015.

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Brian Wall  
Mayor

ATTEST:

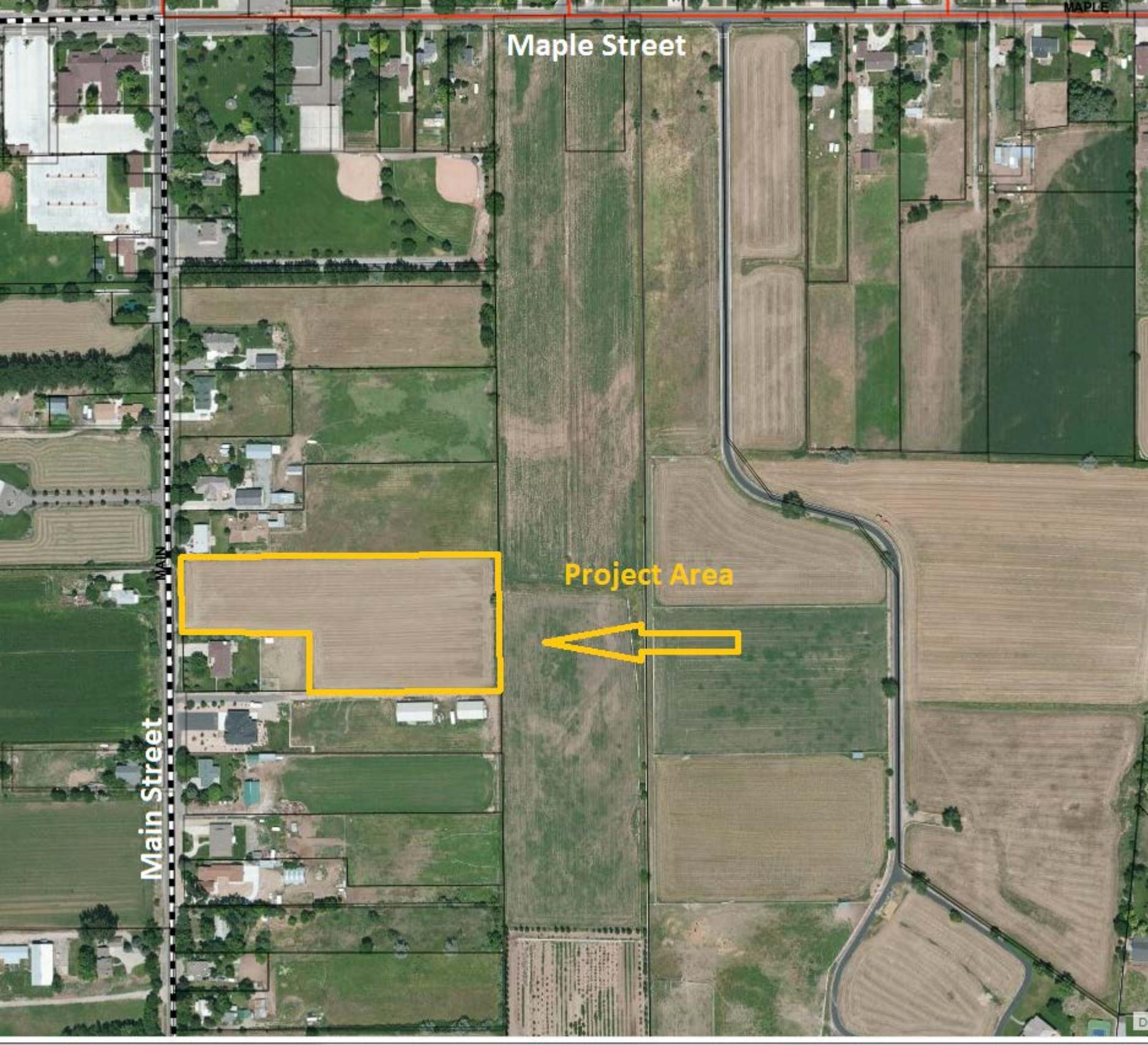
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Camille Brown  
City Recorder

**Publication Date:**

**Effective Date:**

<b>Attachment "1" Findings for Decision</b>		
<b>No.</b>	<b>Findings</b>	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓



Maple Street

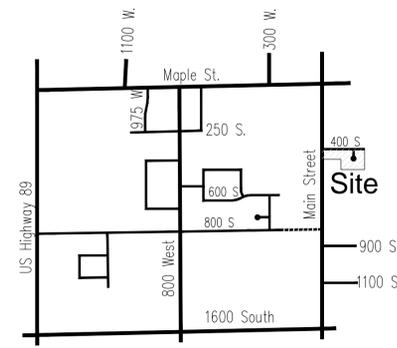
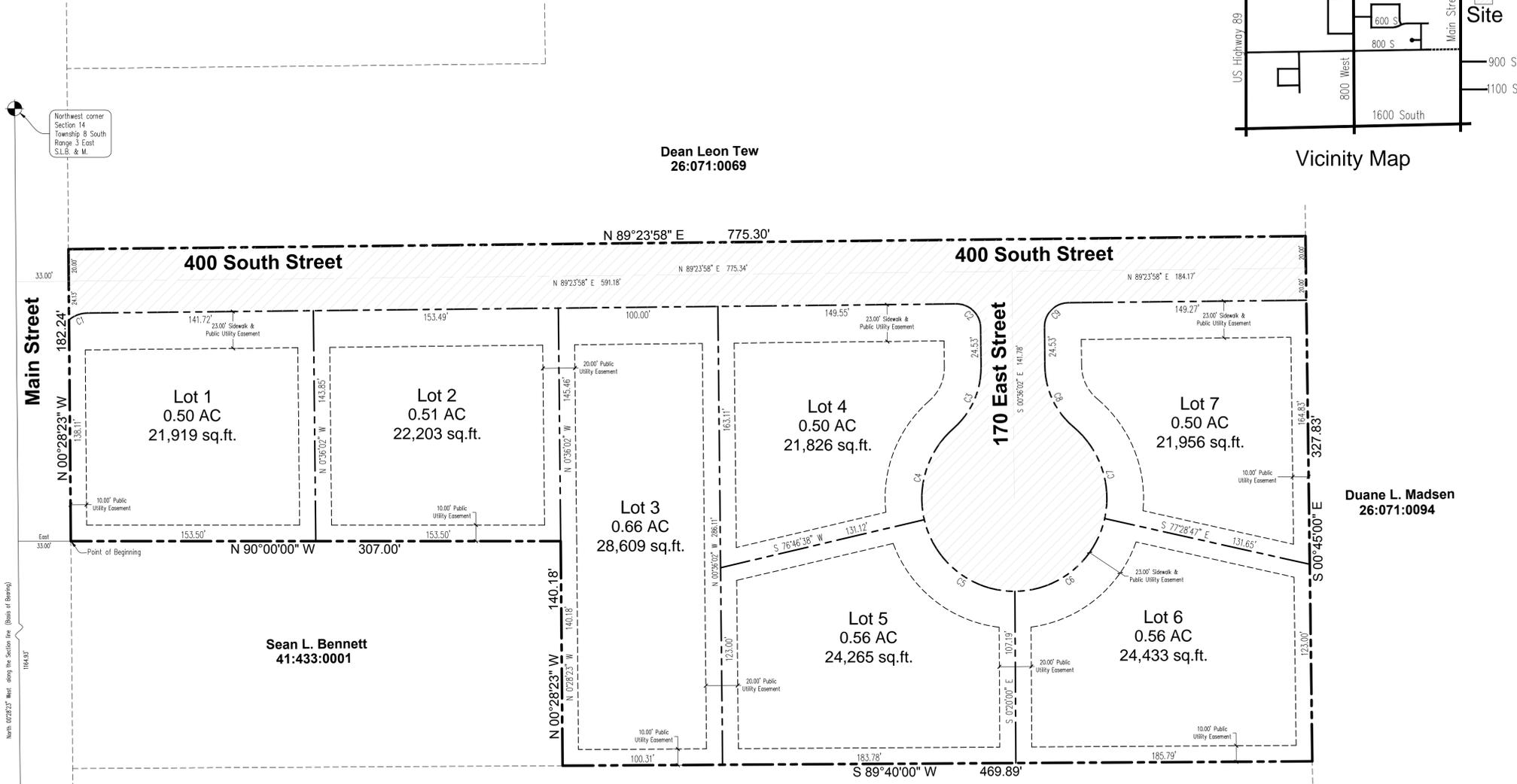
Main Street

Project Area





NORTH  
1" = 40'



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 142089 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

Boundary Description

Commencing at a point located North 00°28'23" West along the Section line 1164.93 feet and East 33.00 feet from the West quarter corner of Section 14, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°28'23" West 182.24 feet; thence North 89°23'58" East 775.30 feet; thence South 00°45'00" East 327.83 feet; thence South 89°40'00" West 469.89 feet; thence North 00°28'23" West 140.18 feet; thence South 90°00'00" West 307.00 feet more or less to the point of beginning.

Area: 4.81 Acres

Basis of Bearing is North 00°28'23" West along the Section line from the West quarter corner to the Northwest corner of said Section 14.

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_  
(See Seal Below)

Owner's Dedication

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

Acceptance of Legislative Body

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

MAYOR APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ENGINEER (See Seal Below) CITY RECORDER (See Seal Below)

Planning Commission Approval

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE \_\_\_\_\_ PLANNING COMMISSION.

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

Utility Company Approvals

ROCKY MOUNTAIN POWER \_\_\_\_\_ QUESTAR \_\_\_\_\_  
CENTURYLINK \_\_\_\_\_ COMCAST \_\_\_\_\_  
MAPLETON IRRIGATION CO. \_\_\_\_\_

Conditions of Approval

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLAT " A "

# Copperhead Estates

Mapleton \_\_\_\_\_ Subdivision \_\_\_\_\_ Utah County, Utah  
Scale: 1" = 40 Feet

Rocky Mountain Power

Approved this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

Rocky Mountain Power Representative \_\_\_\_\_

Century Link

Approved this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

Century Link Representative \_\_\_\_\_

Comcast

Approved this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

Comcast Representative \_\_\_\_\_

Questar Gas

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-6532.

Questar Gas Representative \_\_\_\_\_ Date \_\_\_\_\_

Notes:

This area is subject to the everyday sounds, odors, site, equipment, and all other aspects associated with an Agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	18.00'	12.43'	12.19'	S 69°36'31" W	39°34'53"
C2	15.00'	23.56'	21.21'	N 45°36'02" W	90°00'00"
C3	50.00'	43.28'	41.94'	N 24°11'54" E	49°35'52"
C4	58.00'	62.98'	58.94'	S 17°53'14" W	62°13'13"
C5	58.00'	78.06'	72.30'	S 51°46'41" E	77°06'38"
C6	58.00'	78.09'	72.33'	N 51°05'36" E	77°08'47"
C7	58.00'	63.49'	60.37'	N 18°50'21" W	62°43'07"
C8	50.00'	43.28'	41.94'	S 25°23'58" E	49°35'52"
C9	15.00'	23.56'	21.21'	S 44°23'58" W	90°00'00"

Area to be dedicated to Mapleton City.

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

Prepared by:  
Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264

Occupancy Restriction Notice

ORDINANCE NO. \_\_\_\_ OF \_\_\_\_\_ UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY \_\_\_\_\_

Acknowledgement (PERSONAL)

STATE OF UTAH COUNTY OF UTAH S.S.  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES : \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL)

Acknowledgement (CORPORATE)

STATE OF UTAH COUNTY OF UTAH S.S.  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID \_\_\_\_\_ IS THE PRESIDENT AND HE THE SAID \_\_\_\_\_ IS THE SECRETARY OF \_\_\_\_\_ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID \_\_\_\_\_ AND \_\_\_\_\_ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.  
\_\_\_\_\_  
NOTARY PUBLIC  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

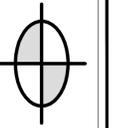
CORPORATE SEAL

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL



**DUDLEY AND ASSOCIATES**  
 ENGINEERS PLANNERS SURVEYORS  
 353 EAST 1200 SOUTH, OREM, UTAH  
 801-224-1252

Utah

Detail Sheet

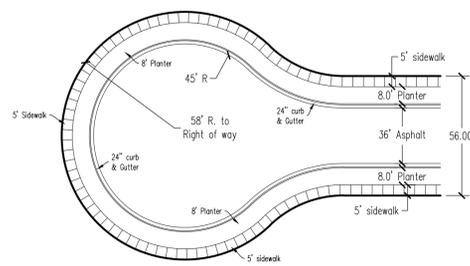
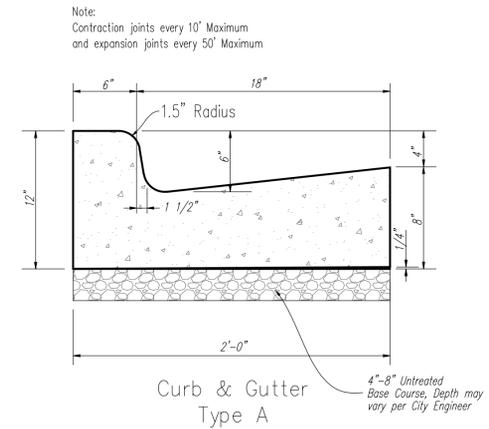
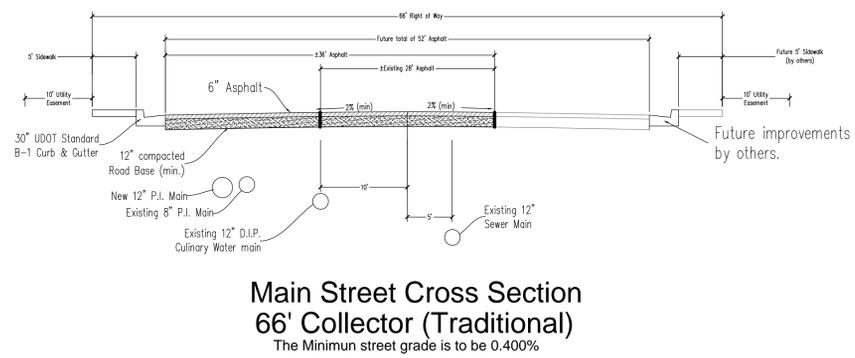
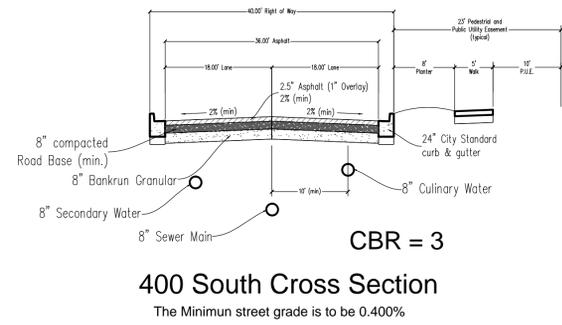
City

Revisions

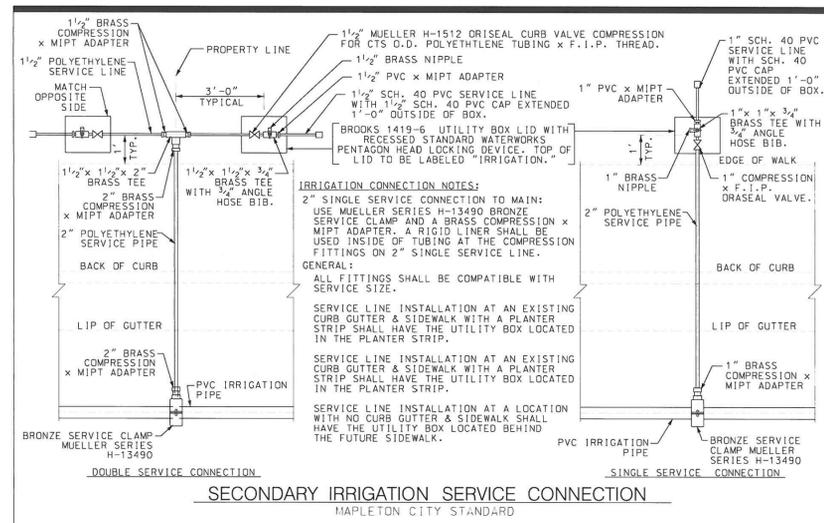
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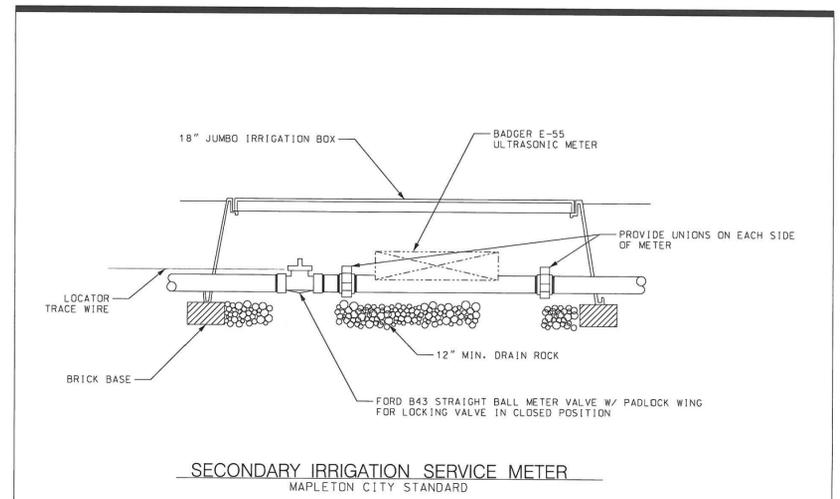
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Culdesac Detail

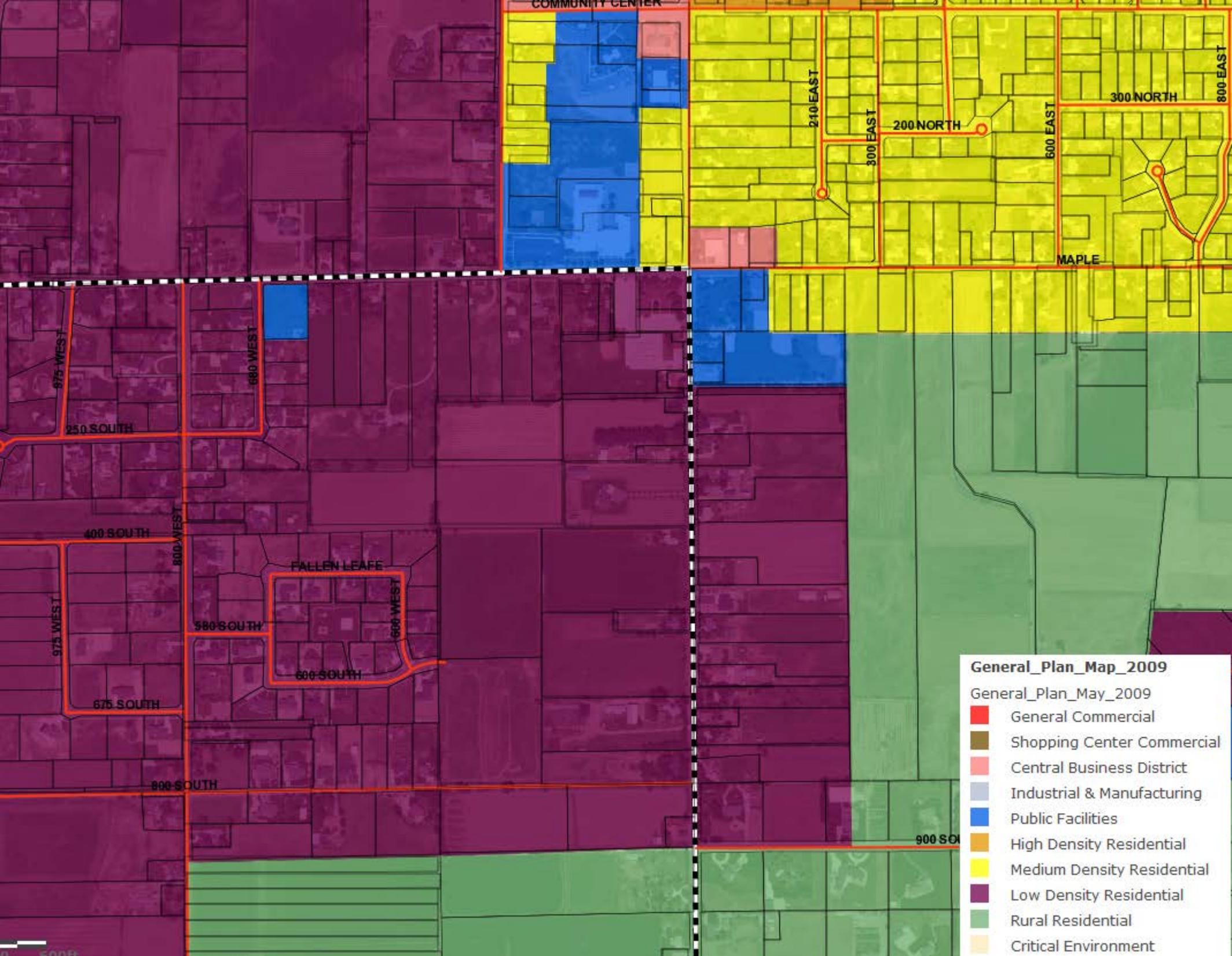


MAPLETON CITY CORPORATION  
 Standard Drawing Addendum  
 PRESSURIZED IRRIGATION-01  
 ADOPTED JULY 2010



MAPLETON CITY CORPORATION  
 Standard Drawing Addendum  
 PRESSURIZED IRRIGATION-02  
 ADOPTED MAY 2013

Refer to the APWA Standards and the Mapleton City Addendum for details such as fire hydrants, sewer laterals, PI connections, Water lines, etc. Not all city details are included in this document set.



COMMUNITY CENTER

210 EAST

300 EAST

200 NORTH

600 EAST

300 NORTH

800 EAST

MAPLE

975 WEST

680 WEST

250 SOUTH

400 SOUTH

800 WEST

FALLEN LEAF

580 SOUTH

600 WEST

600 SOUTH

675 SOUTH

800 SOUTH

900 SOUTH

- General\_Plan\_Map\_2009**  
 General\_Plan\_May\_2009
- General Commercial
  - Shopping Center Commercial
  - Central Business District
  - Industrial & Manufacturing
  - Public Facilities
  - High Density Residential
  - Medium Density Residential
  - Low Density Residential
  - Rural Residential
  - Critical Environment

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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

December 10, 2014 at 8:30am

125 West Community Center Way (400 North), Mapleton, Utah 84664

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On or about December 5, 2014 the City received an application for the Copperhead Estates Plat "A" subdivision consisting of 7 lots, located at approximately 400 South Main Street in the RA-1 Zone. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and 3) informational items regarding city standards. **All items that include an \* and are bolded are required prior to the application being scheduled for a hearing.**

### Community Development Division

Sean Conroy, Community Development Director, Phone: (801) 806-9101

Email: [sconroy@mapleton.org](mailto:sconroy@mapleton.org)

Brian Tucker, Planner, Phone: (801) 806-9108, Fax: (801) 489-5657

Email: [btucker@mapleton.org](mailto:btucker@mapleton.org)

### Application Deficiencies:

1. The applicant must submit a completed Subdivision Application. The fees have been paid.
2. The applicant must submit a signed "Acknowledgement of Requirements" form. The form is included in the subdivision application packet.
3. The applicant must submit a signed and notarized property owner/authorized agent affidavit. The form is included in the subdivision application packet.
4. The applicant must submit a completed "Utility Notification Form". The form is included in the subdivision application packet.
5. The applicant must submit proof that the taxes are current for the subject property.
6. The applicant must submit a preliminary title report or policy of title insurance.
7. The applicant must convey to Mapleton City 9.30 irrigation shares or water rights prior to plat recording. All irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company (a dedication of .45 acre feet per unit and 2.5 acre feet per irrigable acreage).
8. The applicant must submit a statement indicating the type of performance guarantee proposed to be offered as security for the construction of the required public improvements. The statement should include an indication of your intent to either install the required improvements prior to recording the subdivision plat (thereby necessitating only a 10% durability bond) or submit a performance guarantee and durability bond prior to recording the plat (thereby allowing for the plat to be recorded prior to the installation of improvements).

### Comments for plans dated December 5, 2014:

1. The Final Plat must include a line for each notary to print their full name, their commission number and the words "A notary public commissioned in Utah" in the notary public signature block. This is a precaution to prevent issues with illegible notary stamps.
2. Redundant "Utility Company Approval" signature lines can be removed from the plat. Rocky Mountain Power, Century Link, Comcast, Questar Gas, and Mapleton Irrigation each only need one signature line/block on the plat.

## **Engineering and Public Works Division**

Gary Calder, City Engineer, Email: [gcalder@mapleton.org](mailto:gcalder@mapleton.org)

Scott Bird, Public Works Operation Director, Email: [sbird@mapleton.org](mailto:sbird@mapleton.org)

Phone (801) 489-6253, Fax (801) 489-5179

### **Address the following concerns in revised drawings:**

**Project: Copperhead Estates      Date: December 18, 2014**

#### Site Grading:

1. Clearing and Grubbing of site required.

#### Sewer System:

1. Label sewer main - 8" PVC SDR 35.

#### Water System:

1. Water Model review by RB&G (801) 374- 5771, the cost of this review is the responsibility of the developer.
2. Label water main as 8" DI class 350.

#### Secondary Water (Pressure Irrigation):

1. The new 12" PI water line as requested should be changed to 8" to meet master plan. This new line should be 5' minimum from existing 20" PI waterline. (Existing PI waterline is 20" not 8" as labeled).
  - a. Existing 20" PI waterline is in use, and pre-cautions should be taken.
2. Show connection from existing 20" PI waterline to new 8" PI waterline.
3. Label – Pressure Irrigation as PVC C900/905 SDR 18.
  - a. Label PI services.

#### Roadway:

1. Cul-de-sac R/W should be 60' radius not 58' as labeled.
2. Utility pole will need to be relocated.
3. Stop sign required at 400 North and Main

#### Storm Drain:

1. SWPPP will be required.
2. Geo-tech report and new storm drain calculations will be required.
3. Need storm drain inlets at NW corner of Lot # 7, and SW corner of Lot #1

#### Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches
2. Mapleton/APWA standards will apply.

**Upon final plat approval from the final decision making body (Planning Commission or City Council), the following items will be required:**

- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (amount to be determined by City Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- Submit 9.30 Mapleton Irrigation or Hobble Creek water shares.  $6.15 \text{ shares } (= (3.79 \text{ acres} \times .65 = 2.46 \text{ irrigable acres}) \times (2.5 \text{ shares per irrigable acre})) + 3.15 \text{ shares } (= .45 \text{ per lot}) = 9.30$ .
- Submit 4 TDR Certificates.
- Submit a SWPPP and Land Disturbance application and fee (\$500) if necessary. Contact Scott Bird at Public Works (489-6253) to review this requirement.
- Payment of impact fees (\$4,528 per lot). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- Payment of engineering inspection fees (\$200 per lot).
- Payment of street light fee (\$450 per lot).
- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder (\$30 per page and \$1 per lot).