

# Mapleton City Council Staff Report

Meeting Date: June 3, 2014

**Applicant:** Mapleton City

**Prepared by:** Sean Conroy, Community Development Director

**Public Hearing Item:** No

**Zone:** All

**Description:** Consideration of a Resolution amending a schedule for reimbursements as required in Mapleton City Code (MCC) Chapter 13.20.060.D.

## **BACKGROUND & PROJECT DESCRIPTION**

Many communities, including Mapleton, allow developers to receive reimbursements for the installation of improvements from properties directly benefiting from the installation of the improvements if/when the adjacent property develops. For example, if a developer installs a sewer line across an undeveloped parcel, when the owner of the undeveloped parcel develops and ties into the sewer line he/she would pay a reimbursement to the original developer.

On August 20, 2013 the City Council adopted a new reimbursement ordinance (MCC Chapter 13.20.060). MCC Chapter 13.20.060.E states the following regarding reimbursement amounts:

*E. Reimbursement Amounts: The City Council shall periodically adopt by resolution a schedule outlining the reimbursement amounts for each type of improvement.*

A reimbursement schedule was also adopted by resolution of the Council on August 20, 2013. The reimbursement schedule outlines the amount a developer could receive as part of the reimbursement agreement for a particular type of improvement. For example, the reimbursement schedule indicates that the reimbursement amount for a sewer line would be based on a cost of thirty dollars (\$30) per linear foot.

Due to the constant change of construction costs, staff will propose amendments to the reimbursement schedule from time to time. Staff is now proposing the following changes:

- Pressurized irrigation line increase from \$20 to \$25 a linear foot;
- Asphalt and road base increase from \$2.25 to \$2.40 per linear foot;
- Curb and gutter increase from \$18 to \$21 per linear foot; and
- Sidewalk increase from \$21 to \$25 per linear foot.

## **RECOMMENDATION**

Adopt the attached Resolution.

## **RESOLUTION NO. 2014-**

### **A RESOLUTION OF THE MAPLETON CITY COUNCIL AMENDING A SCHEDULE FOR REIMBURSEMENTS AS REQUIRED IN MAPLETON CITY CODE (MCC) CHAPTER 13.20.060.D**

**WHEREAS**, MCC Chapter 13.20.060 outlines the process for a developer to request a reimbursement agreement for improvement installed as part of a development that have the potential of benefiting adjacent properties; and

**WHEREAS**, MCC Chapter 13.20.060.E indicates that the Council shall adopt a resolution identifying the reimbursement dollar amount for each type of improvement; and

**WHEREAS**, the reimbursement dollar amounts shall be reviewed and updated from time to time to reflect current construction costs; and

**WHEREAS**, the Council adopted a reimbursement cost schedule on August 20, 2013; and

**WHEREAS**, the City Engineer is recommending some amendments to the cost schedule based on current average costs for each type of improvement.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Mapleton, Utah, adopts an amendment to the reimbursement schedule in accordance with MCC Chapter 13.20.060.D as described in Exhibit "A".

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

This 3rd Day of June, 2014.

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Brian Wall  
Mayor

ATTEST:

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Camille Brown  
City Recorder

**Publication Date:**  
**Effective Date:**

**Exhibit “A”**  
**Reimbursement Schedule**

The City Engineer shall use the unit costs below to determine the total cost of the reimbursable improvements. The reimbursement amount shall be equal to ½ of the total cost for the portion of the improvements that front on a benefitting property.

1. **Sewer line.** Thirty dollars (\$30) per linear foot of frontage.
2. **Culinary water line.** Thirty dollars (\$30) per linear foot of frontage.
3. **Pressurized irrigation line.** Twenty ~~five~~ five dollars (~~\$205~~) per linear foot of frontage.
4. **Asphalt & road base.** Two dollars and ~~forty~~ twenty-five cents (~~\$2.25~~40) per square foot of pavement (including asphalt pavement and road base) per linear foot of adjacent property frontage. If concrete pavement has been used for the street surface, an additional fee of six dollars (\$6) per square foot of pavement shall be required.
5. **Curb, gutter and sidewalk.** ~~Twenty one~~ Eighteen dollars (~~\$18~~21) per linear foot of frontage for curb and gutter, and twenty ~~five~~ one dollars (~~\$24~~5) per linear foot of frontage for sidewalks.
6. **Administrative Fee.** Upon collection of a reimbursement, the City shall retain one percent (1%) as an administrative fee prior to remitting the reimbursement to the original developer.