

Mapleton City Planning Commission Staff Report

Meeting Date: January 27, 2011

Applicant: Mapleton City
Prepared by: Cory Branch
Public Hearing Item: Yes

REQUEST:

Mapleton City requests to amend Title 17, Development Code, Part II, Subdivisions, Section 17.03.040: Building Standards; All Condominiums, regarding the requirement for separate water meters for each unit within a condominium building.

FINDINGS OF FACT:

1. On January 5, 2010 an ordinance was enacted which established regulations governing the platting and construction of condominiums and their associated common areas.
2. Mapleton City Code Section 17.03.040: Building Standards; All Condominiums, Paragraph (D) stated "Each unit shall have a separate water meter. However, common areas may have a meter owned by the homeowners' association".
3. Since the enactment of the above code concerns have arisen by existing commercial building owners who are considering converting their building into a condominium. The concern is that if each existing unit has to have a separate water meter the owner would be required to tear up existing landscaping, parking, and interior walls in order separate the water lines.

STAFF ANALYSIS:

Staff is proposing an amendment to the ordinance allowing for the ability to share water meters on all buildings constructed prior to January 5, 2010. (see Attachment 1 – Section 17.03.040 – Existing and Proposed Text)

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text.

ATTACHMENTS:

1. Section 17.03.040 – Existing and Proposed Text

17.03.040: BUILDING STANDARDS; ALL CONDOMINIUMS:

Each new condominium or conversion of an existing building to a condominium shall meet the following standards:

- A. Each condominium shall conform to current international building code standards for condominiums.
- B. Each plan shall be reviewed by the development review committee (DRC) and the building official for recommendations to the planning commission and city council.
- C. Each unit shall have a separate accessible meter and shutoff for natural gas and electrical services.
- D. An existing building which was constructed prior to January 5, 2010 may share water meters. Buildings constructed after January 5, 2010 Each unit shall have a separate water meter for each unit. However, common areas may have a meter owned by the homeowners' association.
- E. Units may share sewer laterals, based on the city's standards for pipe sizes and equivalent residential units (ERUs), however each unit shall be charged the equivalent of one ERU per unit.
- F. Each unit must have its own heating unit. Air conditioning, if present, shall be separate for each unit as well.