

# Planning Commission Staff Report

April 23, 2015

## Item 2

**Applicant:** Eccles Paving

**Location:** 340 S HWY 89  
(Parcel # 27:007:0052)

**Prepared by:** Brian  
Tucker

**Public Hearing Item:** Yes

**Zone:** I&M-1

### REQUEST

Consideration of a request for a Conditional Use Permit for a fuel storage tank and fuel pump at the existing Eccles Paving office and storage facility, located in the I&M-1 Zone.

### BACKGROUND AND PROJECT DESCRIPTION

The existing Eccles Paving site consists of an office building, a storage/vehicle repair building and approximately 4.25 acres of commercial parking and outdoor storage. The applicant would like to add a two fuel storage tanks to the site that could be used to fuel the construction fleet operated from the location.

The applicant is requesting a CUP to operate fuel storage tanks and pumps in their existing yard.

### EVALUATION

**Conditional Use:** The project site is located in the Industrial and Manufacturing (I&M-1) zone. Gasoline/diesel pumps and fuel storage tanks are listed as conditional use in the I&M-1 zone when associated with a construction/contractor office. Assuming a conditional use complies with adopted City standards, it must not be denied unless it is shown that that the anticipated detrimental effects of a use cannot be substantially mitigated by the proposal. MCC Chapter 18.72.025 states that conditions imposed upon conditional uses must fall under one or more of the following categories:

- Safety for persons or property;
- Health and sanitation;
- Environmental concerns;
- Compliance with the General Plan;
- Performance (bonding);
- Traffic circulation and parking; and
- Aesthetics.

**Location of Gasoline Diesel Pumps and Fuel Storage Tanks:** In addition to the generic conditional use permit standards, the proposed use must comply with MCC Section 18.84.210: Location of Gasoline Diesel Pumps and Fuel Storage Tanks. The current international fire code, National Fire Protection Association code, and applicable state and federal regulations apply as well. MCC Section 18.84.210 requires the following:

- A. *Gasoline/fuel tanks and pumps must be located no more than five hundred feet (500') and no less than seventy five feet (75') from a fire hydrant. The hydrant must be accessible from the abutting public street.*
- B. *Fueling yards must be accessible to the fire department by a crash gate, key or entry code.*

- C. Aboveground fuel storage tanks must have a twenty five foot (25') clear radius from combustible materials, storage areas, parking/backing areas, and buildings on the same lot, and shall have a fifty foot (50') setback from any property line.
- D. Aboveground fuel storage tanks shall have a maximum height of twenty feet (20').
- E. All underground fuel storage tanks and associated pump islands must have a minimum setback of twenty feet (20') from a property line and adjacent buildings.
- F. The maximum number of aboveground or underground fuel storage tanks on a lot shall be two (2) separate tanks with a maximum capacity of ten thousand (10,000) gallons each.
- G. A sight obscuring fence of six feet (6') in height shall be required surrounding the fuel storage tanks and associated vehicle fueling areas, except in the case of a commercial service station when the sight obscuring fence around the fueling area shall not be required. All required fencing shall be masonry, vinyl, chain link with closely prewoven vinyl privacy slats, or other closely equivalent materials approved by the planning commission. The fence may be topped by a set of 3-strand barbed wire up to twelve inches (12") in height. The fenced area must have either a hard surface or compacted gravel surface.
- H. A primary and secondary containment is required for all fuel storage tanks and each must hold one hundred percent (100%) of the capacity of the fuel storage tanks. The primary containment shall be a double wall tank. The secondary containment shall be an impermeable diked area. The diked area shall include a sump with an oil-water separator to collect rainwater, and the sump shall be surrounded by an impermeable underground barrier. The sump shall include means to remove the water periodically by pumping when filled. The sump shall not be connected to any sewer, storm drain, or other outlet. The pumped water shall be tested for contaminants and disposed of as directed by the fire inspector.
- I. Dispensing shall be from a listed pump, drawing from the top of the tank. Gravity discharge tanks are prohibited. The dispensing location may not be less than twenty feet (20') from any building, property line, or fixed sources of ignition. Tank openings, pipes, and valves shall be arranged to prevent siphoning.
- J. An overflow prevention system shall be provided for each tank. During tank filling operations, the system shall:
1. Provide an independent audible or visual alarm signal for notifying the person filling the tank that the fluid level has reached ninety percent (90%) capacity.
  2. Automatically shut off the flow of fuel to the tank when the quantity of liquid in the tank reaches ninety five percent (95%) capacity. For a rigid hose fuel delivery system, an approved means shall be provided to empty the fill hose into the tank after the automatic shutoff device is activated.
- K. When a fuel storage tank and pumps are out of service for ninety (90) days or more:
1. Flammable or combustible liquids shall be removed from the tank.
  2. All piping, including fill line, gauge opening, vapor return and pump connections shall be capped or plugged and secured from tampering.
  3. Vent lines shall remain open and operable.
- L. If an aboveground tank and pumps are out of service for one year or more, the tank and pumps shall be removed.
- M. When removing a tank and pumps:
1. Flammable and combustible liquids shall be removed from the tank and all piping.
  2. Piping at the tank openings shall be disconnected when no longer used.
  3. All underground piping shall be removed.
  4. Tank openings shall be capped or plugged, leaving a 0.125 inch to one-fourth inch ( $1/4$ " ) diameter opening for pressure equalization.
  5. Tanks must be purged and inverted prior to removal.
  6. All exterior above grade fill and vent piping shall be permanently removed. Exception: Piping associated with bulk plants, terminal facilities and refineries. Disposal methods for tanks shall be disposed of in accordance with federal, state and local regulations.

The remaining issues as to compliance with the above requirements are addressed in the DRC Comments dated 4-14-15. Issues worthy of note include the requirements that the tanks be located at least 25' from any combustible materials, storage areas and parking/backing areas as well as the requirement that the fuel storage tanks and associated vehicle fueling areas be surrounded by a 6' sight obscuring fence. These items are not addressed in the current site and construction plans and must be addressed prior to building permit approval. The applicant will address these issues at the Planning Commission meeting.

The sight obscuring fencing required to screen the storage tank and pump is a specific requirement related to the new project. However this requirement applies only to the tank and fueling areas. The applicant may choose to enclose the entire perimeter of the site to comply with this requirement but only the tank and fueling areas are required.

**Screening & Landscaping:** MCC Chapter 18.72.050 states that “Concurrent with any request to rezone the property to the I&M-1 zone” or “prior to any approval for a building permit” a “preliminary project plan shall be submitted to and approved by the Mapleton City Planning Commission.” Among others, a “conceptual landscaping plan subject to the requirements in title 17, chapter 17.15 of this code showing planting materials to be used together with the location of fence, walls, hedges, and decorative materials.”

The implications of this requirement, if taken without context, would be that the entire Eccles Paving facility would be required to meet the same landscaping standards as a new facility of its kind, even though the office building has been in place since 1986. If this is the case, compliance with the landscaping requirements would require a near complete revamping of the existing yards, fences and walls along with the creation of landscaping areas 20' deep in the front, 10' wide on the sides and 15 feet wide on rear for a relatively minor addition to a 5 acre existing facility.

Staff believe that this language is intended to apply to the creation of new facilities, by rezone or new construction, rather than additions and accessories to existing facilities. Staff suggest that the relation between this relatively minor addition and a complete site restructure would be akin to a requirement that an existing home replace all of its existing electrical, plumbing, heating, insulation, etc. base on a minor addition to the home. There must be a relationship between impacts and requirements in any zoning requirement. MCC Section 16.03.050.N. empowers the Planning Commission to “decide the meaning of disputed terms or phrases within the text of the zoning regulations.” The Planning Commission should determine the intent of the ordinance and the extent to which the landscaping and screening requirements of Chapter 18.72.050 shall be applied.

Staff suggest that while a limited amount of screening may be reasonable based on the additional use, a full landscaping requirement would be unreasonable and lacking in relation to the impact of this addition to an existing site.

Staff has not identified any anticipated detrimental effects that cannot be mitigated with reasonable conditions. Staff supports the proposed use. The conditions outlined below are consistent with MCC Chapter 18.64.035.

**RECOMMENDATION**

Approve the application with the attached findings and conditions.

**ALTERNATIVE ACTIONS**

1. Approve the application with revised conditions.
2. Deny the application.
3. Continue the application with a request for changes/additional information.

**SPECIAL CONDITIONS**

1. The applicant shall obtain any permits required by any state or federal agency. The applicant shall present these permits to the Fire Marshall, Building Official, Community Development Director or designee. The applicant will complete any required inspections and receive any required clearances, approvals and permits prior to operation of the pumps or storage of fuel.
2. The maintenance and operation of the fuel tanks shall comply with the requirements of MCC Chapter 18.84.210.
3. When a fuel storage tank and pumps are out of service for ninety (90) days or more: flammable or combustible liquids shall be removed from the tank; all piping, including fill line, gauge opening, vapor return and pump connections shall be capped or plugged and secured from tampering; and vent lines shall remain open and operable.
4. If an aboveground tank and pumps are out of service for one year or more, the tank and pumps shall be removed.
5. The use shall be conducted in a manner consistent with the presentations and statements submitted in the application and at the public hearing, and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of an amended use permit by the Planning Commission.
6. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
7. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.
8. The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition.
9. The fuel pumps and storage are for company use only. No retail fuel sales are permitted.
10. The applicant shall submit a landscape plan as directed by the Planning Commission. The screening and landscaping plan shall include \_\_\_\_\_.

**ATTACHMENTS:**

1. Findings for Decision.
2. Application Materials.

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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

April 14, 2015 at 8:30am

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

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On March 26, 2015 building plans were submitted for a fuel pump with two above ground storage tanks on the existing Eccles Paving site at 340 South Hwy 89. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards. **All items that include an \* and are bolded are required prior to any public hearings.**

### Community Development Division

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

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

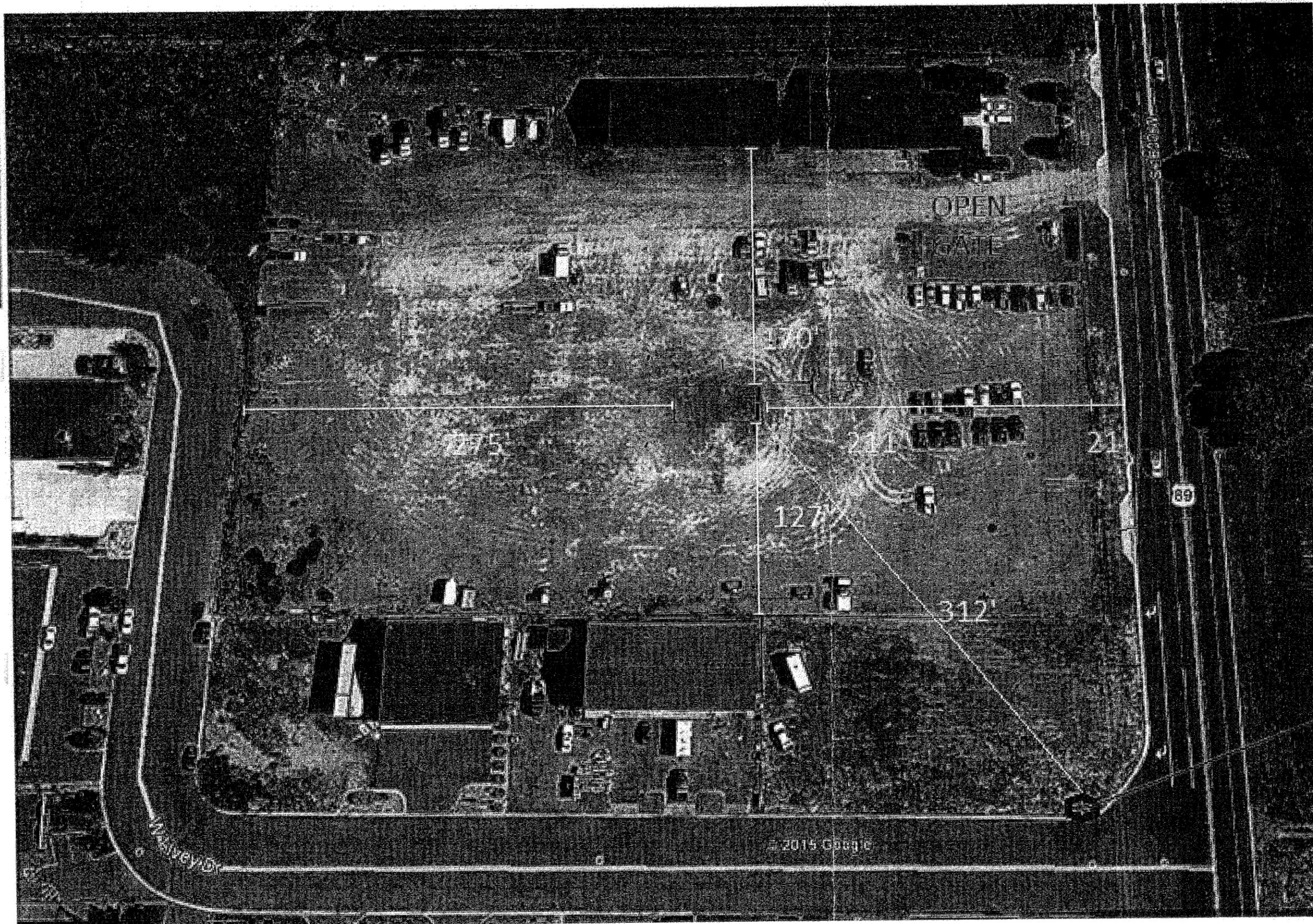
Brian Tucker, Planner, Phone: (801) 806-9108

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

### **Please submit revised drawings and the following corrections:**

#### Comments for plans submitted February March 26, 2015:

1. Aboveground fuel storage tanks must have a twenty five foot (25') clear radius from combustible materials, storage areas, parking/backing areas, and buildings on the same lot, and shall have a fifty foot (50') setback from any property line.
2. A sight obscuring fence of six feet (6') in height shall be required surrounding the fuel storage tanks and associated vehicle fueling areas, except in the case of a commercial service station when the sight obscuring fence around the fueling area shall not be required. All required fencing shall be masonry, vinyl, chainlink with closely prewoven vinyl privacy slats, or other closely equivalent materials approved by the planning commission. The fence may be topped by a set of 3-strand barbed wire up to twelve inches (12") in height. The fenced area must have either a hard surface or compacted gravel surface.
3. Details about the dispensing of fuel are not included in the plans. Dispensing shall be from a listed pump, drawing from the top of the tank. Gravity discharge tanks are prohibited. The dispensing location may not be less than twenty feet (20') from any building, property line, or fixed sources of ignition. Tank openings, pipes, and valves shall be arranged to prevent siphoning.
4. An overflow prevention system shall be provided for each tank. During tank filling operations, the system shall:
  - A. Provide an independent audible or visual alarm signal for notifying the person filling the tank that the fluid level has reached ninety percent (90%) capacity.
  - B. Automatically shut off the flow of fuel to the tank when the quantity of liquid in the tank reaches ninety five percent (95%) capacity. For a rigid hose fuel delivery system, an approved means shall be provided to empty the fill hose into the tank after the automatic shutoff device is activated.
5. Details regarding the requirement that the fueling area be fire department accessible via a crash gate, key or entry code are not addressed in the submitted plans.
6. Depending on the solutions to the above mentioned comments landscaping and screening may be required in accordance with Mapleton City Code, Section 18.72.050.D.



Eckles Paving  
340 S 1600 W  
Mapleton, UT

Fuel Cells Location

Gate

Fire Hydrant

© 2015 Google

Waverly Dr

89

OPEN

GATE

275'

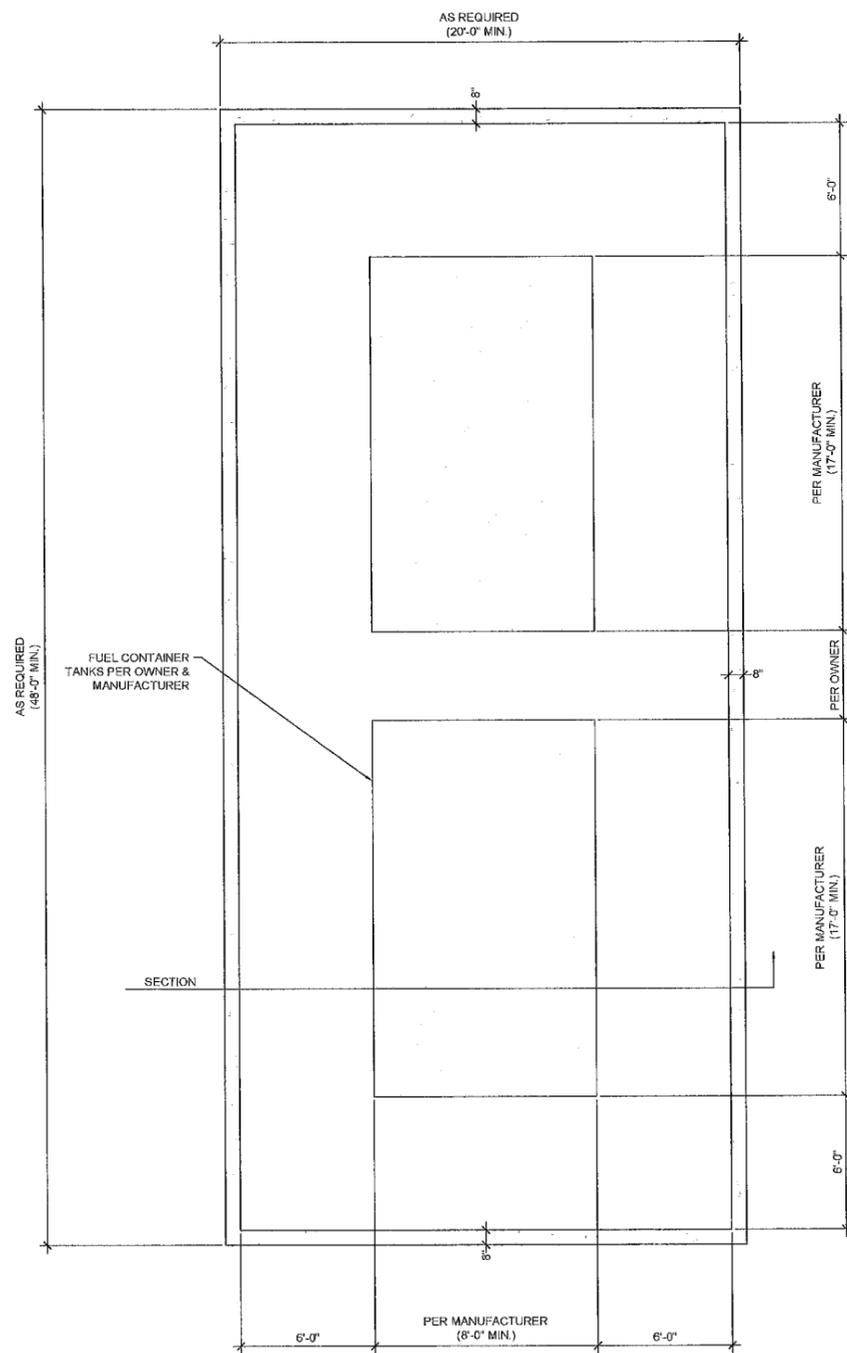
170'

127'

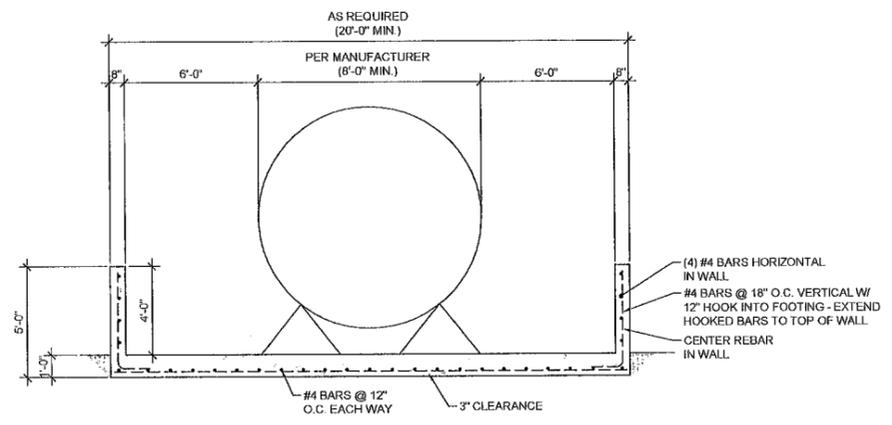
214'

21'

312'

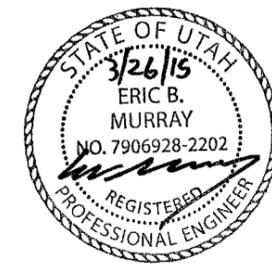


**PLAN VIEW**  
SCALE 1/4" = 1'-0"



- NOTES**
1.  $f_c = 3,000$  psi
  2.  $f_y = 60,000$  psi
  3. FOOTINGS SHALL BEAR ON UNDISTURBED NATURE SOIL OR ON STRUCTURAL FILL COMPACTED TO 95%
  4. OWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

**SECTION VIEW**  
SCALE 1/4" = 1'-0"



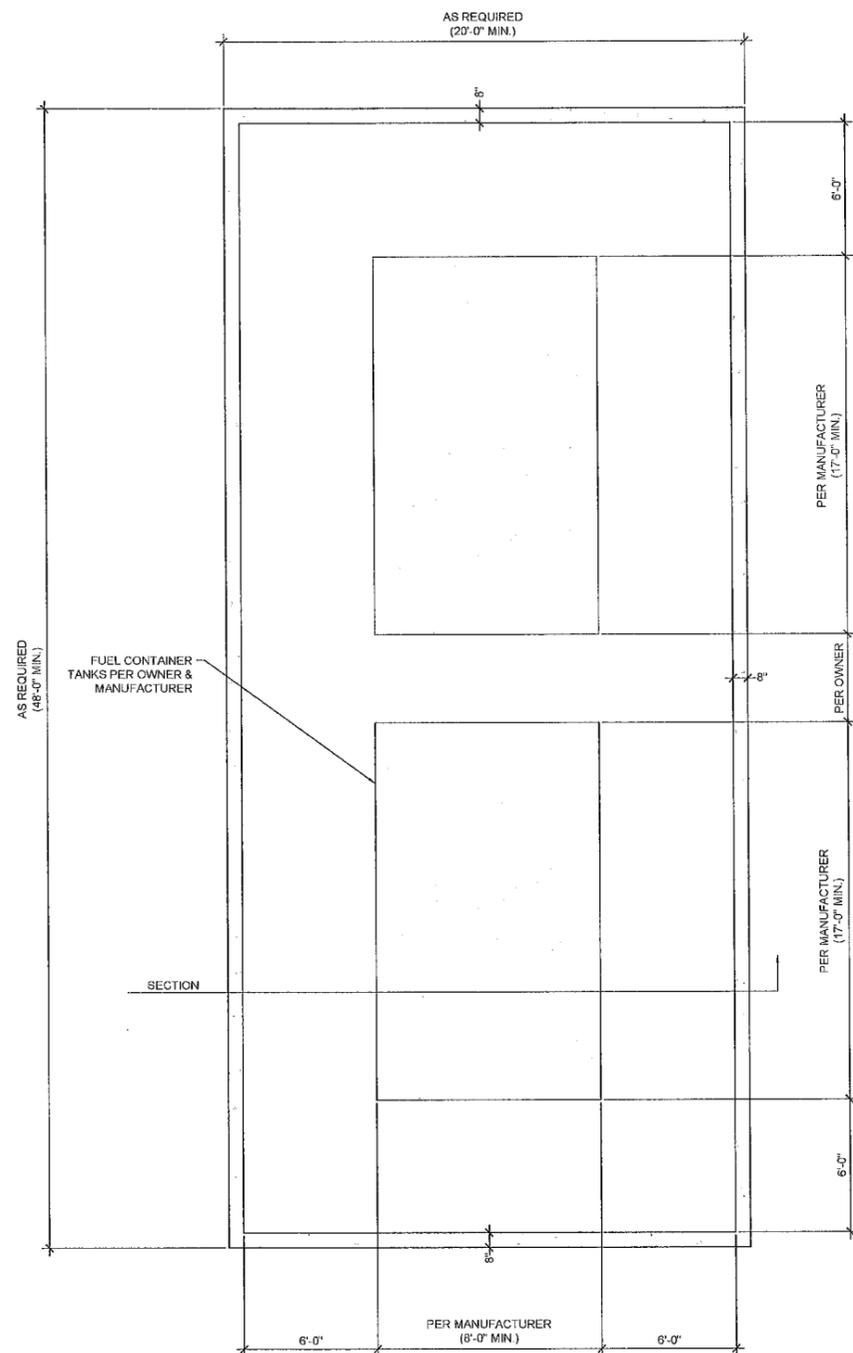
ENG  
SUR  
PLA  
3302 I  
Spanish  
Phone:  
Fax: 8  
office  
www.

STRUCTUR

ECKLES PAVING FUEL CONTAINER

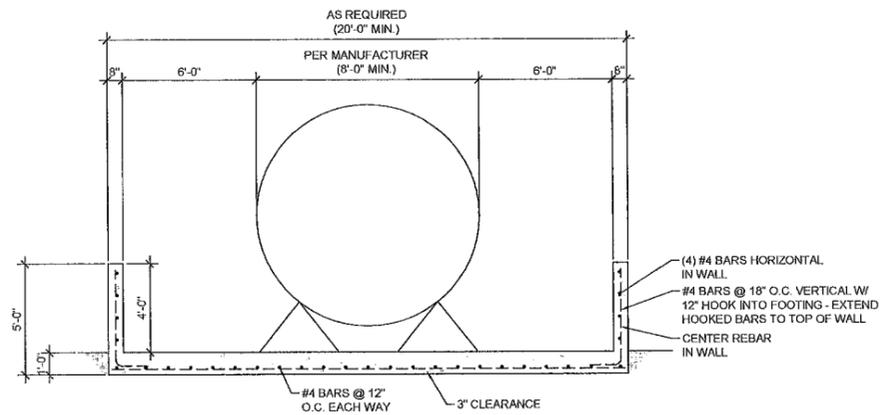
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CONVENI  
DIMENSIO  
ARCHITEC

1	
2	
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4	
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PLAN VIEW

SCALE 1/4" = 1'-0"



NOTES:

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4. OWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

SECTION VIEW

SCALE 1/4" = 1'-0"





ENGINEERS

SURVEYORS

PLANNERS

March 26, 2015

Kraig Olsen  
Eckles Paving  
340 S. 1600 W.  
Mapleton, UT 84664

**Re: Concrete Fuel Container (LEI #2015-2105)**

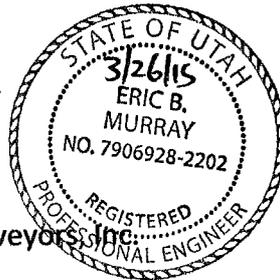
To Whom It May Concern:

We understand that a concrete fuel containment structure is to be constructed for Eckles Paving at 340 South 1600 West in Mapleton, Utah. See the attached detail and calculations for structural requirements at the proposed fuel container. Overall dimensions of the structure are to be provided by the owner and will be determined based on the dimensions of the 10,000 gallon fuel tanks. Waterproofing and/or any membranes or treatments required to prevent leakage from the containment structure shall be provided by the owner.

Please call if you have any questions or concerns. Thank you.

Sincerely,

Eric B. Murray, P.E.  
LEI Consulting Engineers & Surveyors, Inc.



*Attachment*

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

www.lei-eng.com

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660  
Salt Lake Office: 14441 South 980 West • Bluffdale, UT 84065  
Boise Office: 3023 E. Copper Point Dr. #201 • Meridian, ID 83642

☎ 801.798.0555  
☎ 801.495.2844  
☎ 208.846.9600

☎ 801.798.9393  
☎ 801.495.2847

Use menu item Settings > Printing & Title Block  
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for your program.

Title : Eckles Paving Fuel Container  
Job # : 2015-2105 Dsgnr: EBM  
Descr:

Page: \_\_\_\_\_  
Date: 26 MAR 2015

s Wall in File: t:\structural\2015 structural jobs\2015-2105\_eckles pavi

RetainPro 10 (c) 1987-2012, Build 10.13.8.31  
License : KW-06060294

## Cantilevered Retaining Wall Design

Code: IBC 2009, ACI 318-08, ACI 530-08

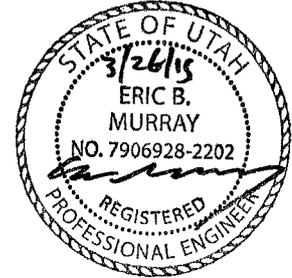
License To : LEI Engineers and Surveyors

### Criteria

Retained Height	=	3.00 ft
Wall height above soil	=	1.00 ft
Slope Behind Wall	=	0.00 : 1
Height of Soil over Toe	=	0.00 in
Water height over heel	=	0.0 ft

### Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	62.4 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	0.00 pcf
Footing  Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



### Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0 psf
Used for Sliding & Overturning		

### Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

### Design Summary

#### Wall Stability Ratios

Overturning	=	13.07 OK
Sliding	=	2.45 OK

Total Bearing Load	=	3,060 lbs
...resultant ecc.	=	4.49 in

Soil Pressure @ Toe	=	701 psf OK
Soil Pressure @ Heel	=	319 psf OK
Allowable	=	1,500 psf
Soil Pressure Less Than Allowable		
ACI Factored @ Toe	=	841 psf
ACI Factored @ Heel	=	383 psf
Footing Shear @ Toe	=	0.0 psi OK
Footing Shear @ Heel	=	0.5 psi OK
Allowable	=	75.0 psi

#### Sliding Calcs (Vertical Component Used)

Lateral Sliding Force	=	499.2 lbs
less 100% Passive Force	= -	0.0 lbs
less 100% Friction Force	= -	1,224.0 lbs

Added Force Req'd	=	0.0 lbs OK
...for 1.5 : 1 Stability	=	0.0 lbs OK

#### Load Factors

Building Code	IBC 2009, ACI
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

### Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
The above lateral load has been increased by a factor of	=	1.00
Wind on Exposed Stem	=	0.0 psf

### Stem Construction

#### Top Stem

Design Height Above Ftg	ft =	Stem OK 0.00
Wall Material Above "Ht"	=	Concrete
Thickness	=	8.00
Rebar Size	=	# 4
Rebar Spacing	=	18.00
Rebar Placed at	=	Center

#### Design Data

fb/FB + fa/Fa	=	0.195
Total Force @ Section	lbs =	449.3
Moment....Actual	ft-# =	449.3
Moment.....Allowable	=	2,305.6
Shear.....Actual	psi =	9.4
Shear.....Allowable	psi =	75.0
Wall Weight	=	100.0
Rebar Depth 'd'	in =	4.00
LAP SPLICE IF ABOVE	in =	12.00
LAP SPLICE IF BELOW	in =	
HOOK EMBED INTO FTG	in =	6.00

Lap splice above base reduced by stress ratio  
Hook embedment reduced by stress ratio

#### Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Use Half Stresses	=	
Modular Ratio 'n'	=	
Short Term Factor	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	Medium Weight
Masonry Design Method	=	ASD

#### Concrete Data

f'c	psi =	2,500.0
Fy	psi =	60,000.0

Use menu item Settings > Printing & Title Block  
to set these five lines of information  
for your program.

Title : Eckles Paving Fuel Container Page: \_\_\_\_\_  
Job # : 2015-2105 Dsgnr: EBM Date: 26 MAR 2015  
Descr:

s Wall in File: t:\structural\2015 structural jobs\2015-2105\_eckles pavi

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License To : LEI Engineers and Surveyors

### Cantilevered Retaining Wall Design

Code: IBC 2009, ACI 318-08, ACI 530-08

#### Footing Dimensions & Strengths

Toe Width = 0.00 ft  
Heel Width = 6.00  
Total Footing Width = 6.00  
Footing Thickness = 12.00 in  
Key Width = 0.00 in  
Key Depth = 0.00 in  
Key Distance from Toe = 0.00 ft  
f'c = 2,500 psi Fy = 60,000 psi  
Footing Concrete Density = 150.00 pcf  
Min. As % = 0.0018  
Cover @ Top 2.00 @ Btm = 3.00 in

#### Footing Design Results

	Toe	Heel
Factored Pressure	= 841	383 psf
Mu' : Upward	= 0	7,376 ft-#
Mu' : Downward	= 0	8,192 ft-#
Mu: Design	= 0	816 ft-#
Actual 1-Way Shear	= 0.00	0.49 psi
Allow 1-Way Shear	= 0.00	75.00 psi
Toe Reinforcing	= None Spec'd	
Heel Reinforcing	= None Spec'd	
Key Reinforcing	= None Spec'd	

#### Other Acceptable Sizes & Spacings

Toe: Not req'd, Mu < S \* Fr  
Heel: Not req'd, Mu < S \* Fr  
Key: No key defined



#### Summary of Overturning & Resisting Forces & Moments

Item	.....OVERTURNING.....			.....RESISTING.....			
	Force lbs	Distance ft	Moment ft-#	Force lbs	Distance ft	Moment ft-#	
Heel Active Pressure	= 499.2	1.33	665.6	Soil Over Heel	= 1,760.0	3.33	5,866.7
Surcharge over Heel	=			Sloped Soil Over Heel	=		
Surcharge Over Toe	=			Surcharge Over Heel	=		
Adjacent Footing Load	=			Adjacent Footing Load	=		
Added Lateral Load	=			Axial Dead Load on Stem	=		
Load @ Stem Above Soil	=			* Axial Live Load on Stem	=		
	=			Soil Over Toe	=		
	=			Surcharge Over Toe	=		
<b>Total</b>	<b>499.2</b>	<b>O.T.M.</b>	<b>665.6</b>	Stem Weight(s)	= 400.0	0.33	133.3
	=	=		Earth @ Stem Transitions	=		
<b>Resisting/Overturning Ratio</b>		<b>= 13.07</b>		Footing Weight	= 900.0	3.00	2,700.0
Vert. component of active S.P. used for Overturning Resistance.				Key Weight	=		
					=		
				<b>Total =</b>	<b>3,060.0 lbs</b>	<b>R.M. =</b>	<b>8,700.0</b>

\* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

DESIGNER NOTES:

# Mapleton City Building Permit Application

<b>Date Submitted:</b>
3/30/15
<b>PLEASE READ THE FOLLOWING INFORMATION:</b>
<ol style="list-style-type: none"> <li>1. This JOB COPY must be on-site for all inspections. TOILET FACILITIES to be provided at the time of foundation inspection.</li>   <li>2. Inspections must be requested 24 hours in advance by calling the Community Development Department at (801) 489-6138.</li>   <li>3. Each JOB SITE ADDRESS shall be posted on a sign legible from the road with house number first, street name or number second.</li>   <li>4. IMPROVEMENT BONDS – Sidewalk must be without cracks or breaks. Curb, gutter, strip paving, and front yard landscaping must be in line and functional to the satisfaction of the Building Official. Contact the Community Development Department for improvement inspection and bond releases at (801) 489-6138.</li>   <li>5. If this is a Demolition Permit, a copy of the Asbestos Report from Utah County will be required.</li> </ol>

<b>Owner's Name</b>		
Ryan Sumsion		
<b>Job Address</b>		
340 South 1600 West		
<b>Telephone Number</b>		
801-489-1114		
<b>Contractor</b>		
Eckles Paving		
<b>Contractor License No.</b>		
6213504-5501		
<b>Architect</b>		
LEI		
<b>Telephone Number</b>		
801-798-0555		
<b>Subdivision</b>		
<b>Plat</b>	<b>Lot</b>	<b>Zone</b>
		GC-1
<b>Tax Serial Number</b>		
27:007:0052		
<b>Structure Use</b>		
Fuel Cells		
<b>Mailing Address</b>		
P.O. Box 68		
<b>Mailing City, State, Zip</b>		
Springville, UT 84663		
<b>Department Approvals</b>		
Building Inspection:		
Date:		
Community Development:		
Date:		
Public Works:		
Date:		
<b>Please Note</b>		
This plan has been reviewed by Mapleton City. Corrections for code compliance are noted on the plans in "RED INK".		
<b>Date Issued:</b>		

<b>City Building Permit Number</b>	
5334-O	
<b>Fee</b>	<b>Amount</b>
Sewer Connection	\$
Water Connection	\$
PI Connection	\$
Water Impact	\$
Parks Impact	\$
Sewer Impact	\$
Public Safety Impact	\$
Secondary Water Impact	\$
Land Disturbance Permit (6 month)	\$
Construction Bond	\$
Accessory Apartment	\$
Plan Check	\$
Bldg. Permit Fee	\$
1% State Tax	\$
<b>TOTAL:</b>	<b>\$</b>
Total Valuation	\$
Plan Check Credit	\$300.00
<b>BALANCE:</b>	<b>\$</b>

<b>Receipt No.</b>	
<b>Receipt Date</b>	

FLOORS	SQ. FT.
Building Height	
1-Base Unfinish	
2-Base Finish	
3-Main	
2 <sup>nd</sup>	
Swimming Pool	
Fuel Cells	
# of Bedrooms	
# of Bathrooms	

**Comments:**

# Mapleton City Building Permit Requirements

Remodel \_\_\_\_\_ Accessory Structure  Basement Finish \_\_\_\_\_

This Section to be completed by the Applicant

Owner/Builder Name: Eckles Paving Phone: 801-489-1114 Cell: 801-420-3123 (Fring)

Assigned Address (by City): 340 S 1600 W, Mapleton

Subdivision Name & Plat: 27:007:0052

Remodel Information:

- Type of Remodel Fuel cells
- Square Footage of Remodel ~~9600 SF~~

Accessory Building Information

- Type of Accessory Building (circle): Attached Garage, Detached Garage, Shed, Agricultural Barn, Multi-use Barn, Other Fuel cells
- Square Footage of Accessory Structure 9600 SF
- Distance from main dwelling 175' and adjacent property owners' dwellings 128'

If building an agricultural barn, complete the following before a notary:

I, \_\_\_\_\_, the applicant, understand and agree that the structure will only be used for agricultural purposes. If in the future, the barn is used for any other purpose than agricultural, I am aware that financial penalties will be incurred as deemed appropriate by the Mapleton City Building Official/Inspector. In the event that I sell my property, it is my responsibility to inform a new owner of this stipulation.

Signature \_\_\_\_\_ Date \_\_\_\_\_

State of Utah )  
                  :SS  
County of Utah )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

**Standard Conditional Use Permit Findings**

<b>No.</b>	<b>Finding</b>	
1.	The proposed use will not be in conflict with the City's General Plan.	✓
2.	The proposed use or combination of uses are listed as permitted or conditional uses in the applicable zoning district in which the project is located.	✓
3.	The proposed use will provide adequate ingress and egress to and from the proposed location	✓
4.	Granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.	✓
5.	The proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.	✓
6.	The proposed use will not be injurious to public health, safety or welfare.	✓
7.	Any special conditions included in the permit are consistent with MCC Chapter 18.64.035.	✓