

City Council Staff Report

October 7, 2015

Applicant: Colby Peterson

Location: Approx. 800 S
and 930 W

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: No

Zone: RA-1, TDR-R

Attachments:

1. Standard findings.
2. Application materials.
3. DRC minutes.

REQUEST

Consideration of a Resolution approving the Final Plat for the Emerald Estates Plat “B” subdivision consisting of 11 lots.

BACKGROUND AND PROJECT DESCRIPTION

On April 15, 2015 the City Council approved the Emerald Estates Plat “A” subdivision, which consisted of seven lots. Plat “A” included access off of 1200 West and the extension of 900 South. The Council also approved a TDR-Receiving site for approximately 17 acres of land.

The applicant is now requesting approval of the Emerald Estates Plat “B” subdivision, which includes the following:

- 11 lots ranging in size from .5 to 1.38 acres;
- Road improvements along 800 South and 800 West;
- Extension of 900 South to create a connection between 800 South and 1200 West;
- A stub street (980 W) that stubs to the property to the south; and
- The use of three TDRs.

EVALUATION

General Plan: The General Plan designates the whole property as Low Density Residential, which corresponds to the RA-1 zone. The General Plan also supports the use of TDRs. The application is consistent with the General Plan.

Subdivision Review Criteria: MCC Chapter 18.32.050 requires a minimum lot size of 1 acre and a minimum frontage of 125 feet per lot. For lots that utilize TDRs, the minimum lot size can be reduced to ½ acre and the minimum frontage to 100 feet. The proposed lots comply with these requirements.

MCC Chapter 17.04.050.B outlines the review standards that shall be used by the City in making its determination on subdivision requests. These standards are shown in attachment “1”. The proposed project complies with these standards.

Transportation Plan: The City’s Master Transportation Plan and the subdivision ordinance both encourage providing stub streets to adjacent parcels and providing for a logical circulation system.

The applicant is proposing a stub street to provide future access and connectivity to the property to the south. The extension of 900 South will create a new connection between 1200 West and 800 South, improving the circulation in the area. The project is consistent with the Transportation Plan.

800 South: The applicant's plans indicate that improvements will occur along their frontage of 800 South (south side of the road). Another item on this agenda is for the Riding Estates subdivision, which will be installing improvements on the north side of 800 South. Staff has added a special condition of approval requesting a preconstruction meeting with both applicants (Emerald Estates & Riding) and the City to ensure that the improvements for both projects are done in an efficient manner.

STAFF RECCOMENDATION

Adopt the attached Resolution with the attached findings and conditions.

SPECIAL CONDITIONS

1. All outstanding issues raised in the DRC minutes dated 9/30/2015 shall be addressed prior to plat recording.
2. The City shall hold a preconstruction meeting with the applicant and the applicants of the Riding Estates subdivision to coordinate construction efforts along 800 South.

RESOLUTION NO. 2015-

A RESOLUTION APPROVING THE FINAL PLAT OF THE EMERALD ESTATES PLAT "B" SUBDIVISION CONSISTING OF 11 LOTS IN THE RA-1 AND TDR-R OVERLAY ZONES

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

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.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the Final Plat for the Emerald Estates Plat "B" subdivision with the findings and conditions as outlined in the staff report dated October 7, 2015.

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

This 7th Day of October, 2015.

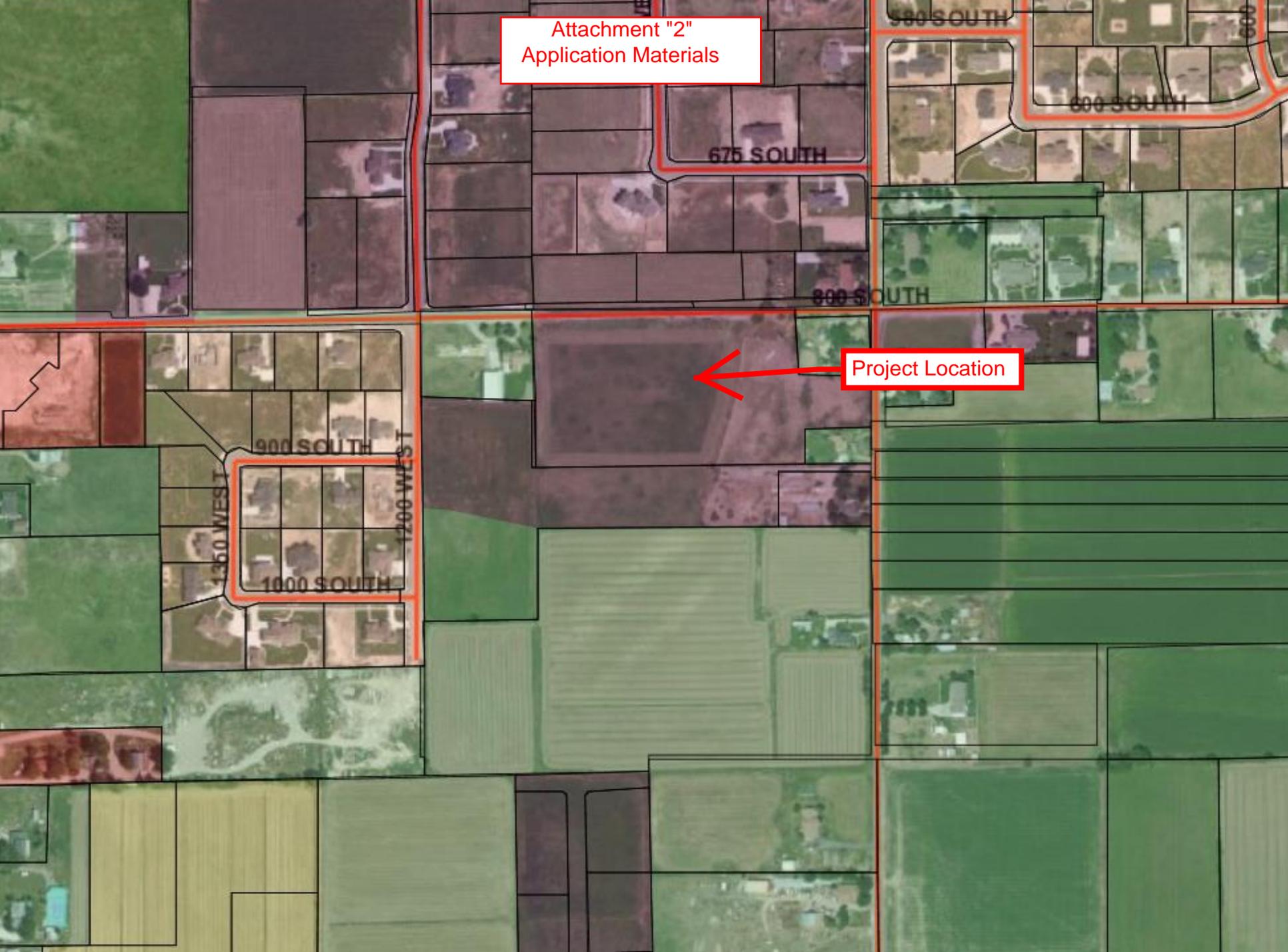
Brian Wall
Mayor

ATTEST:

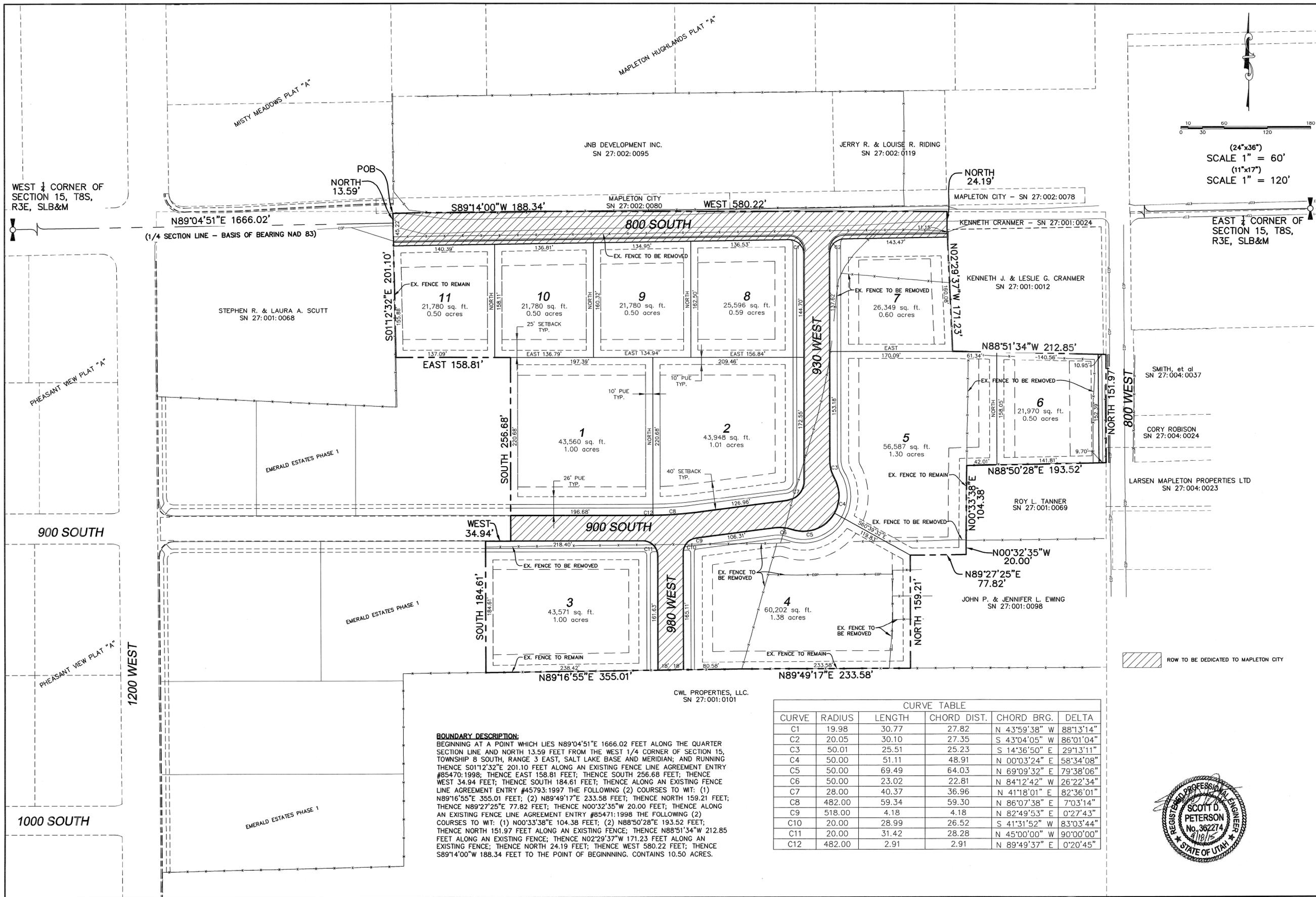
Camille Brown
City Recorder
Publication Date:
Effective Date:

Attachment "1" Findings for Decision		
No.	Findings	
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.	✓

Attachment "2"
Application Materials



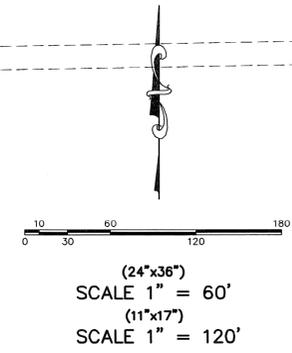
Project Location



SHEET NO. **2**

PRELIMINARY PLAN SHEET
SEPTEMBER 2015
MAPLETON, UTAH
COUNTY, UTAH

EMERALD ESTATES PHASE 2
A SINGLE FAMILY DEVELOPMENT
ATLAS ENGINEERING LLC.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660



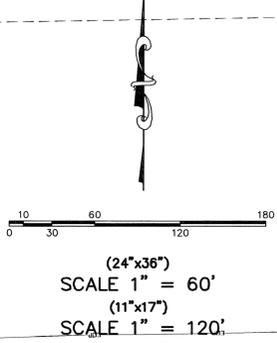
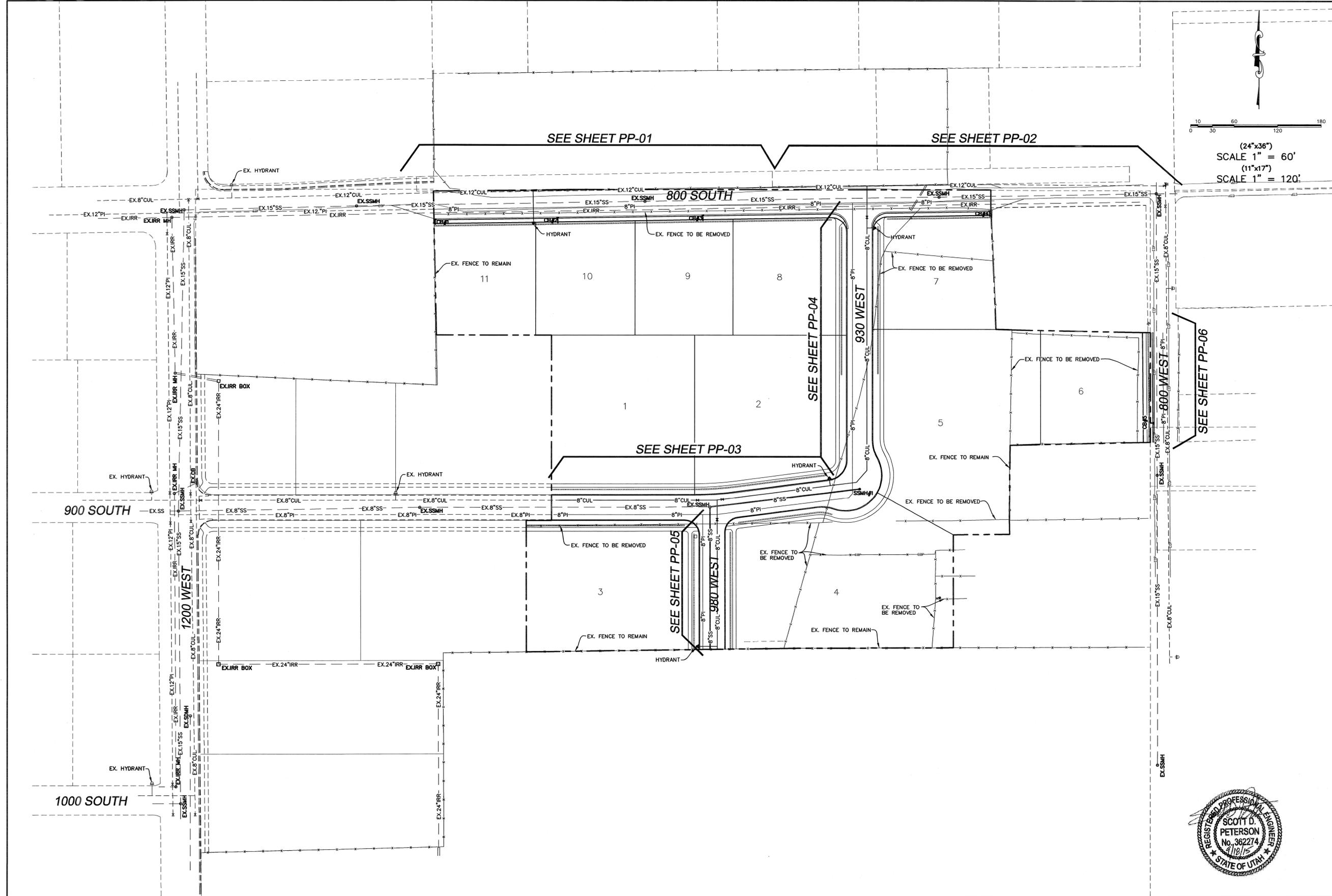
ROW TO BE DEDICATED TO MAPLETON CITY

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT WHICH LIES N89°04'51"E 1666.02 FEET ALONG THE QUARTER BEGINNING LINE AND NORTH 13.59 FEET FROM THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S01°12'32"E 201.10 FEET ALONG AN EXISTING FENCE LINE AGREEMENT ENTRY #85470:1998; THENCE EAST 158.81 FEET; THENCE SOUTH 256.68 FEET; THENCE WEST 34.94 FEET; THENCE SOUTH 184.61 FEET; THENCE ALONG AN EXISTING FENCE LINE AGREEMENT ENTRY #45793:1997 THE FOLLOWING (2) COURSES TO WIT: (1) N89°16'55"E 355.01 FEET; (2) N89°49'17"E 233.58 FEET; THENCE NORTH 159.21 FEET; THENCE N89°27'25"E 77.82 FEET; THENCE N00°32'35"W 20.00 FEET; THENCE ALONG AN EXISTING FENCE LINE AGREEMENT ENTRY #85471:1998 THE FOLLOWING (2) COURSES TO WIT: (1) N00°33'38"E 104.38 FEET; (2) N88°50'28"E 193.52 FEET; THENCE NORTH 151.97 FEET ALONG AN EXISTING FENCE; THENCE N88°51'34"W 212.85 FEET ALONG AN EXISTING FENCE; THENCE N02°29'37"W 171.23 FEET ALONG AN EXISTING FENCE; THENCE NORTH 24.19 FEET; THENCE WEST 580.22 FEET; THENCE S89°14'00"W 188.34 FEET TO THE POINT OF BEGINNING. CONTAINS 10.50 ACRES.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	19.98	30.77	27.82	N 43°59'38" W	88°13'14"
C2	20.05	30.10	27.35	S 43°04'05" W	86°01'04"
C3	50.01	25.51	25.23	S 14°36'50" E	29°13'11"
C4	50.00	51.11	48.91	N 00°03'24" E	58°34'08"
C5	50.00	69.49	64.03	N 69°09'32" E	79°38'06"
C6	50.00	23.02	22.81	N 84°12'42" W	26°22'34"
C7	28.00	40.37	36.96	N 41°18'01" E	82°36'01"
C8	482.00	59.34	59.30	N 86°07'38" E	7°03'14"
C9	518.00	4.18	4.18	N 82°49'53" E	0°27'43"
C10	20.00	28.99	26.52	S 41°31'52" W	83°03'44"
C11	20.00	31.42	28.28	N 45°00'00" W	90°00'00"
C12	482.00	2.91	2.91	N 89°49'37" E	0°20'45"



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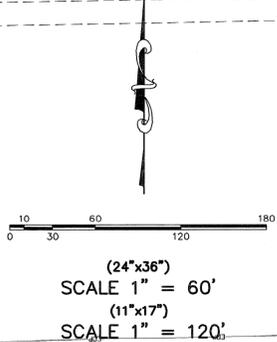
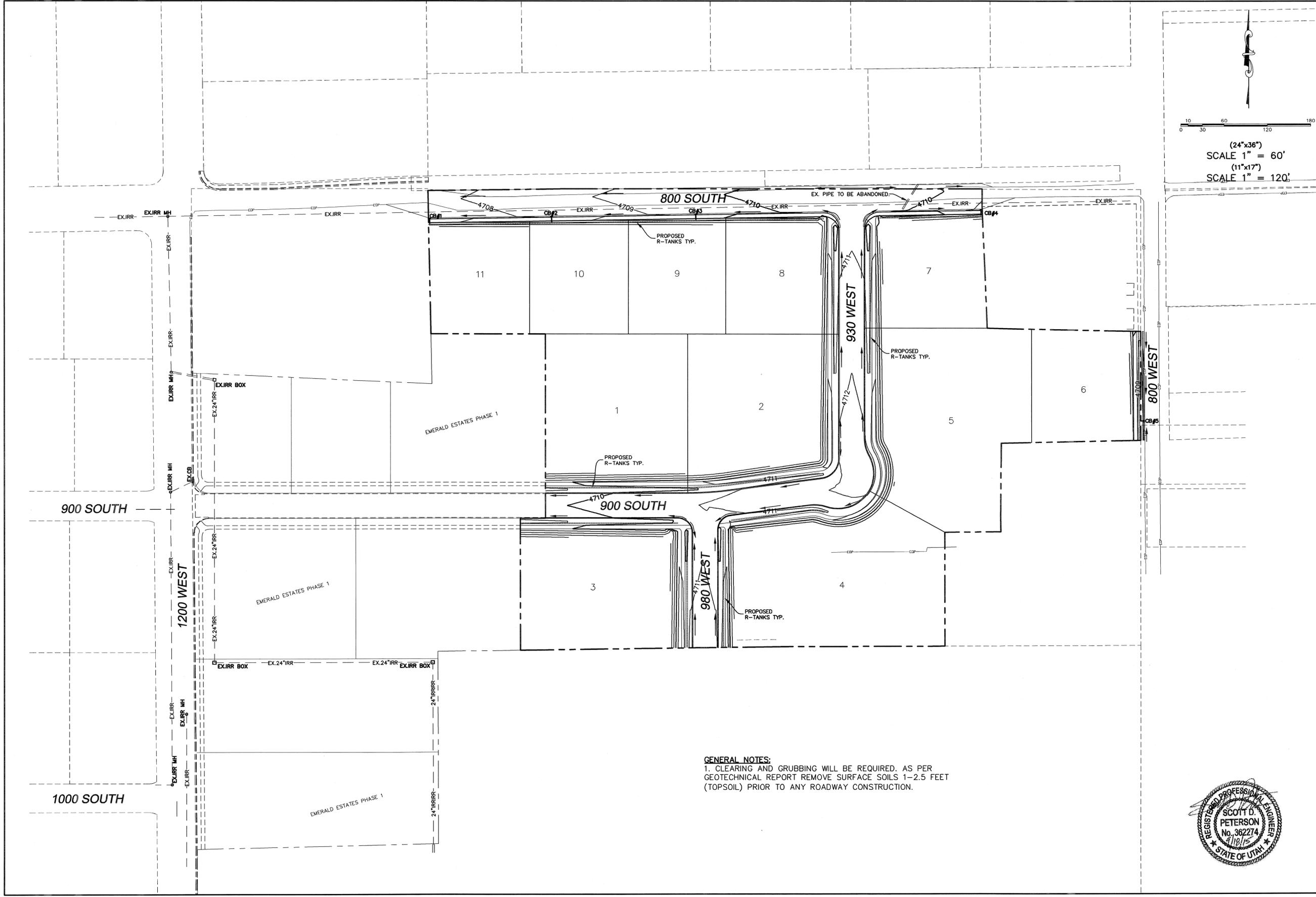
SHEET NO.
3

UTILITY PLAN
SEPTEMBER 2015
MAPLETON, UTAH
COUNTY, UTAH

EMERALD ESTATES PHASE 2
A SINGLE FAMILY DEVELOPMENT
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

NO.	REVISIONS	DATE	BY
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GENERAL NOTES:
 1. CLEARING AND GRUBBING WILL BE REQUIRED, AS PER GEOTECHNICAL REPORT REMOVE SURFACE SOILS 1-2.5 FEET (TOPSOIL) PRIOR TO ANY ROADWAY CONSTRUCTION.



SHEET NO. 4

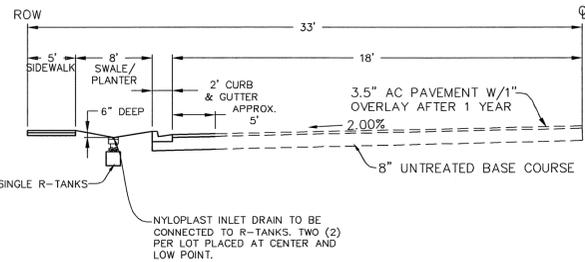
GRADING PLAN
 SEPTEMBER 2015
 MAPLETON, UTAH
 COUNTY, UTAH

EMERALD ESTATES PHASE 2
 ATLAS ENGINEERING L.L.C.
 A SINGLE FAMILY DEVELOPMENT
 PHONE: 801-655-0566
 FAX: 801-655-0109
 95 WEST 200 NORTH #2
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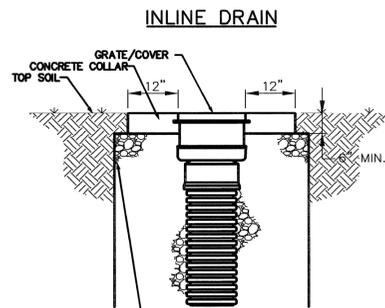
Z:\2014\14-118_Redd Mapleton_Concept\CAD\PRELIMINARY\PHASE 2\04-GRADING PLAN.dwg 7/23/2015 2:13:23 PM MDT

NOTE:
1. ANY FILL UNDER ROAD SHALL BE GRANULAR BORROW.

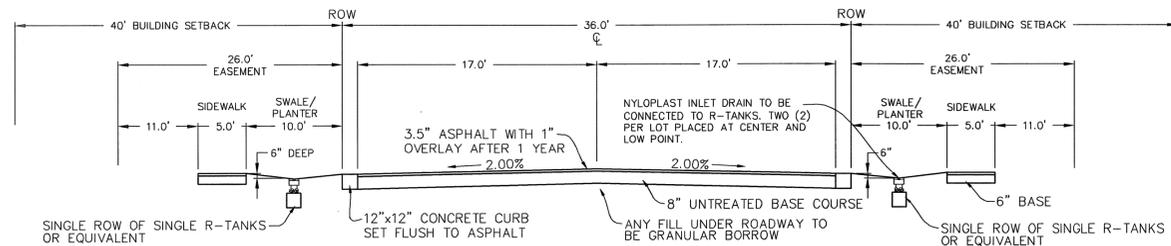


DETAIL - TYPICAL 66' RIGHT-OF-WAY STREET SECTION

NTS-800 WEST

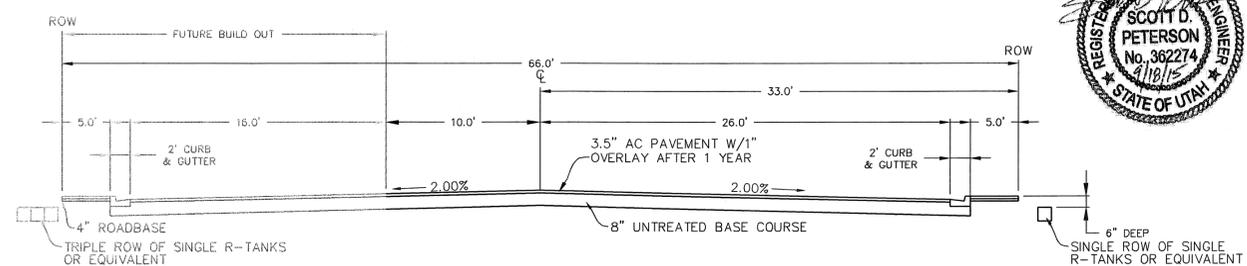


THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS 1 OR CLASS II MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE WELL PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.



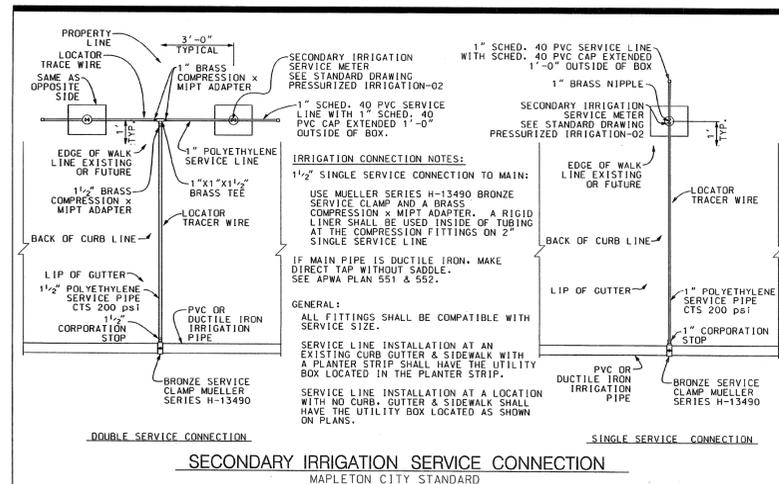
DETAIL - 36' RURAL STREET CROSS SECTION

NTS-900 SOUTH
930 WEST
980 WEST



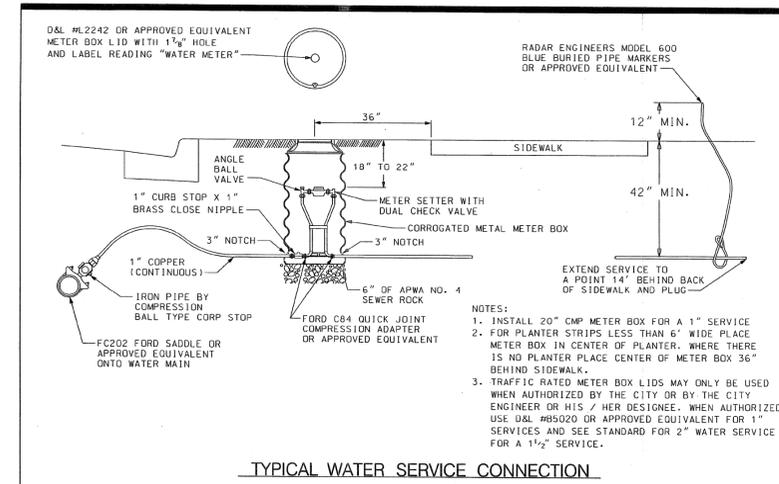
DETAIL - TYPICAL 66' RIGHT-OF-WAY STREET SECTION

NTS-800 SOUTH



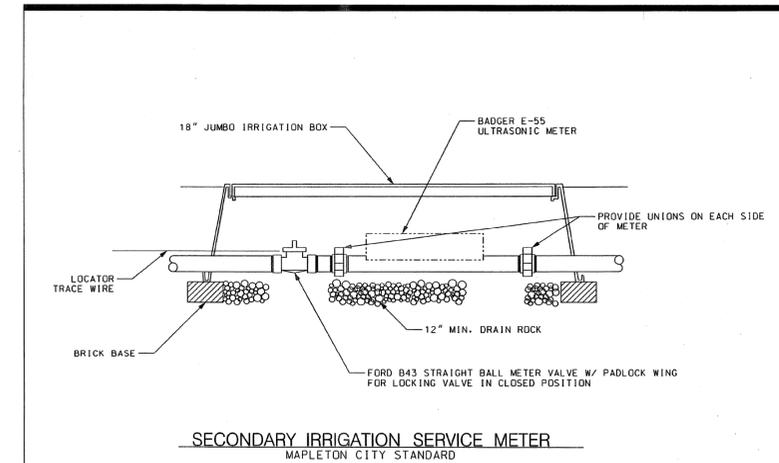
MAPLETON CITY CORPORATION

Standard Drawing Addendum
PRESSURIZED IRRIGATION-01
ADOPTED JULY 2010



MAPLETON CITY CORPORATION

Standard Drawing Addendum
WATER-01
ADOPTED JULY 2010



MAPLETON CITY CORPORATION

Standard Drawing Addendum
PRESSURIZED IRRIGATION-02
ADOPTED MAY 2013



SHEET NO.

6

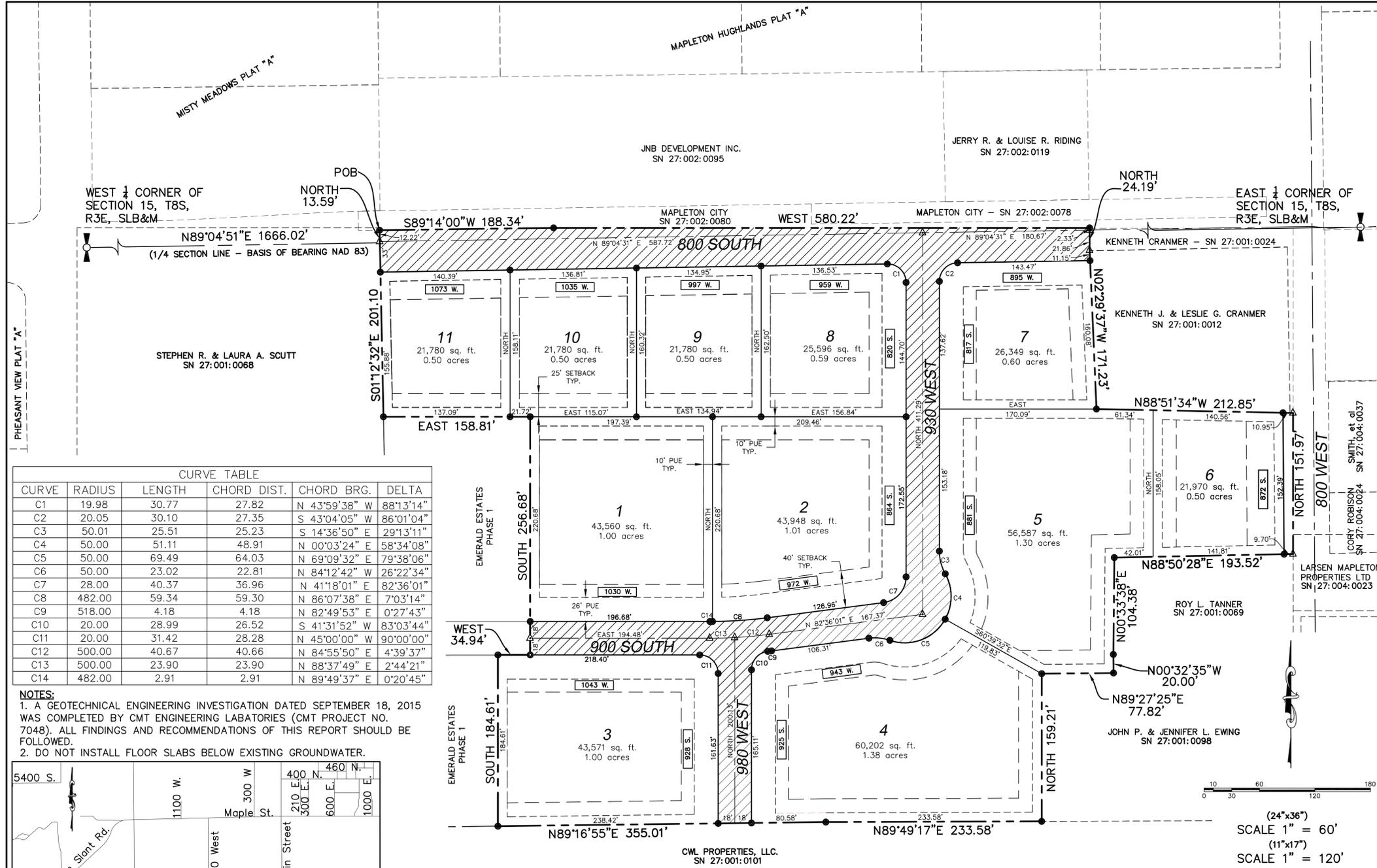
DETAIL SHEET
SEPTEMBER 2015

MAPLETON, UTAH
COUNTY, UTAH

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SURVEYORS CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE _____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, 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. 2015.

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF UTAH S.S.

ON THE _____ DAY OF _____, A.D. 2015 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

COMMISSION NO. _____ NOTARY PUBLIC (SEAL) _____

MY COMMISSION EXPIRES _____ PRINTED NAME _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2015.

APPROVED _____ ATTEST _____

MAYOR CLERK-RECORDER

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2015, BY THE MAPLETON CITY ENGINEER.

CITY ENGINEER _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2015, BY THE _____ PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION _____

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2015, BY THE MAPLETON CITY COMMUNITY DEVELOPMENT DIRECTOR.

COMMUNITY DEVELOPMENT DIRECTOR _____

EMERALD ESTATES PLAT "B"

A SINGLE FAMILY DEVELOPMENT
MAPLETON, UTAH COUNTY, UTAH

LOCATED IN THE NORTHWEST ¼ AND SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN CONTAINING 11 LOTS, AND 10.50 ACRES

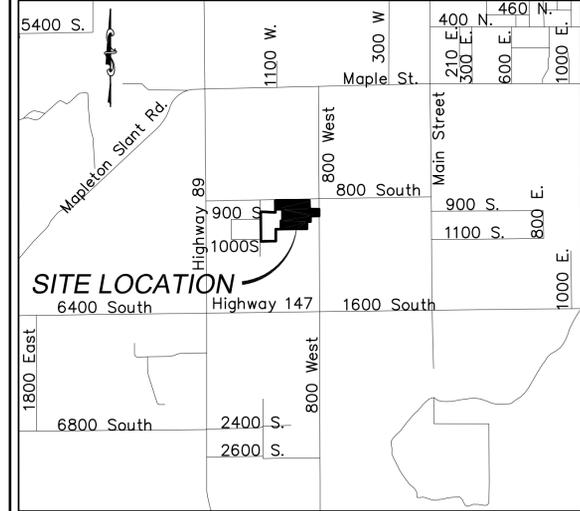
CURVE TABLE

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C13	500.00	23.90	23.90	N 88°37'49" E	2°44'21"
C14	482.00	2.91	2.91	N 89°49'37" E	0°20'45"

NOTES:

1. A GEOTECHNICAL ENGINEERING INVESTIGATION DATED SEPTEMBER 18, 2015 WAS COMPLETED BY CMT ENGINEERING LABORATORIES (CMT PROJECT NO. 7048). ALL FINDINGS AND RECOMMENDATIONS OF THIS REPORT SHOULD BE FOLLOWED.

2. DO NOT INSTALL FLOOR SLABS BELOW EXISTING GROUNDWATER.



LEGEND

	CALCULATED POINT
	SET 5/8 REBAR AND CAP
	SET 1/2" PIN
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EXISTING DEED LINE
	EXISTING STREET CENTERLINE
	PROPOSED LOT NUMBERS
	ADDRESS
	SET STREET MONUMENT
	AREA DEDICATED TO MAPLETON CITY FOR ROADWAY PURPOSES

BOUNDARY DESCRIPTION

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QUESTAR GAS COMPANY

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 ABRICATION 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 OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED _____

QUESTAR

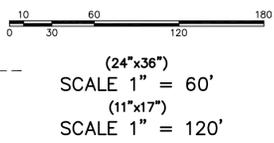
ACCEPTANCE BY UTILITIES

APPROVED _____ APPROVED _____

ROCKY MOUNTAIN POWER CENTURYLINK

APPROVED _____ APPROVED _____

COMCAST MAPLETON IRRIGATION



MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

September 30, 2015 at 8:30am

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

On September 22, 2015 revised plans were submitted for the Emerald Estates Plat "B" subdivision consisting of 11 lots. The Planning Commission granted Preliminary and Final Plat approval on 10/23/14. A TDR-R has already been approved for the property.

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.

Community Development Division

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

Email: sconroy@mapleton.org

Please submit revised drawings and the following corrections:

1. Provide a tax clearance form from Utah County indicating that all taxes are up to date. Any greenbelt back taxes shall be paid prior to plat recording.
2. Provide a preliminary title report or policy of title insurance.
3. A small sliver of property near the southeast corner of the property is not included in the plat. This piece will need to be deeded to a neighboring property prior plat recording.
4. Three TDR's will be required prior to plat recording.
5. Submit 19 acre feet of water shares.

Engineering and Public Works Division

Gary Calder, City Engineer, Email: gcalder@mapleton.org

Scott Bird, Public Works Operation Director, Email: sbird@mapleton.org

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

Address the following concerns in revised drawings:

Project: Emerald Estates

Date: Sept. 29, 2015

Roadway:

1. Show how proposed 800 South alignment was determined (Show projected centerlines east and west).

Storm Drain:

1. Geo-tech report that was received shall be modified to addresses the following:
 - a. Address high water issues and basements elevations-revise notes on plat.
 - i. **(No floor slabs below the existing ground, as stated in geotechnical report) This note #1 needs to be changed on Plat.**
 - ii. **Change note #2 on plat to date of report of Sept 18, 2014.**
 - b. **Design Storm Drain system to retain a 100 yr/24 hr storm event. Refer to NOAA's National Weather Service Hydrometeorological Design Studies**

Center Precipitation Frequency Data Service Data Server-
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ut

- i. Plan submitted was for a 2 hour not 24 hour storm.
2. SWPPP and Land Disturbance permit will be required.
 - a. Maintenance plan will be required and recorded for all storm drain basin systems.

Miscellaneous:

1. Receive Mapleton Irrigation Company approval for work on any Mapleton Irrigation Company ditches prior to construction.

Prior to plat recording:

- 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.
- 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.
- Submittal of 19 acre feet of water shares/rights.
- Submittal of 3TDR certificates.
- Payment of engineering inspection fees (\$170 per lot).
- Payment of street light fee (\$450 per lot).
- Payment of reimbursement fees.
- Submit a SWPPP and Land Disturbance application and fee (\$500). Contact Scott Bird at Public Works (489-6253) to review this requirement.
- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder (\$30 per page and \$1 per lot).