

Planning Commission Staff Report

June 9, 2016

Item 3

Applicant: Ingrid Nemelka

Location: 900 S Nemelka Lane

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: Yes

Zone: A-2

Attachments:

1. Standard findings.
2. Application materials.
3. DRC Comments dated 5/26/16.

REQUEST

Consideration of Preliminary Plat approval for the Nemelka Lane Subdivision consisting of nine lot at approximately 900 South Nemelka Lane, Final Plat approval for Phase 1 consisting of five lots and the application of a Transferable Development Right Receive Site Overlay Zone (TDR-R) to the property.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately 11 acres in size and is developed with a 17,000 square foot residence that has a permit to operate as a vacation rental. The residence sits back approximately 425 feet from the street and has a large paved driveway.

The applicant is proposing the following:

- Preliminary plat approval for a 9 lot subdivision;
- Final plat approval for Plat “A” consisting of 5 lots;
- Application of a TDR Receiving Site to allow lots as small as one acre.

EVALUATION

General Plan and Zoning: The general plan designation for this property is rural residential. This designation corresponds to the Agricultural-Residential (A-2) zone. The A-2 zone requires a minimum of two acres per lot with at least 200 feet of frontage on a city street. However, if Transferable Development Rights are provided, the minimum lot size can be reduced to one acre per lot with 125 feet of frontage on a city street. The proposed lots will comply with the general plan and zoning requirements.

TDR Receiving Site Overlay: MCC Chapter 18.76.070 indicates that the A-2 zone is eligible to be used as a TDR receiving site. Approving the receiving site will allow the applicant to utilize 5 TDRs to create 9 lots that are no smaller than one acre in size. Staff is supportive of allowing the use of TDRs as the request is consistent with City Code.

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

Road Design: The Transportation Master Plan encourages the provision of street stubs at logical locations to facilitate future development. As part of phase 2, the applicant is proposing to stub a street to the neighboring southerly property. However, staff has recently had conversations with the

neighbor to the south. The neighbor has indicated that he does not wish to have a stub street because he does not foresee needing the stub street to develop his property in the future. Staff is recommending that the Planning Commission only approves Plat "A" at this meeting and Plat "B" will be continued so staff, the applicant and the neighbor have time to discuss the best road design for all parties involved.

STAFF RECCOMENDATION

Staff recommends the following:

- 1) Approval of the TDR-Receiving Site Overlay for the project site;
- 2) Approval of Plat "A" of the subdivision with the attached special condition; and
- 3) Continuance of phase 2 or Plat "B" to a future meeting.

SPECIAL CONDITION

The applicant shall address all outstanding items of the DRC comments dated 5/26/16 related to Plat "A" prior to plat recording.

| 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. | ✓ |



Project Site

NEMELKA

NORTH POND

WEST POND

NORTH POND

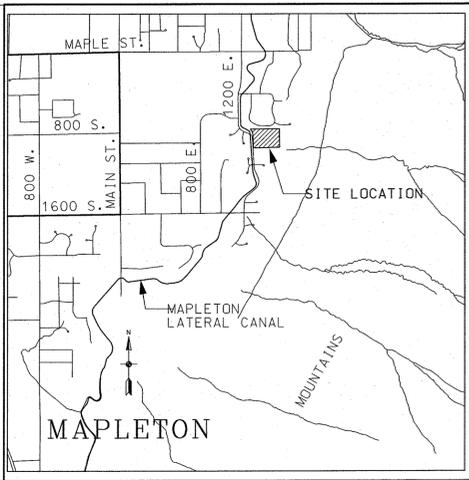


Project site
zoning = A2

NEMELKA

NEMELKA LANE SUBDIVISION, PHASE 1

LOCATED WITHIN THE SOUTHEAST QUARTER
SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN



VICINITY MAP

GENERAL NOTES:

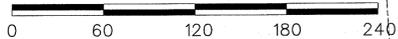
1. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST APWA/MAPLETON CITY ADDENDUM STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND REFER TO THE LATEST VERSION OF THE "MAPLETON CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS MANUAL" FOR INSTALLATION PROCEDURES AND STANDARD DETAILS.
2. REMOVE ALL CONCRETE THAT DOES NOT MEET CURRENT CITY STANDARDS (BROKEN/CRACKED SECTIONS, USED DRIVE APPROACHES ON 1200 EAST).
3. THERE IS NO CE-1 ZONE ENCROACHMENT FOR THIS PROPERTY.
4. ALL SEWER LINES TO BE SDR-35 PVC PIPE
5. ALL CULINARY LINES TO BE DUCTILE IRON CLASS 50 WRAPPED
6. ALL PRESSURE IRRIGATION PIPE TO BE C-900 PVC PIPE WITH TRACE WIRE

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
BARRY ANDREASON, P.L.S.
578 EAST 770 NORTH
OREM, UT. 84097

OWNER/DEVELOPER:
DAVID NEMELKA
903 SOUTH 1250 EAST
MAPLETON, UT. 84664



SCALE (FEET)



CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----|------------|---------|---------|--------|-------------|
| 1 | 93°16'28" | 15.00' | 24.42' | 21.81' | S43°02'11"W |
| 2 | 04°49'52" | 176.50' | 14.88' | 14.88' | N06°01'00"W |
| 3 | 17°46'02" | 20.00' | 6.20' | 6.18' | N81°26'34"W |
| 4 | 28°32'16" | 95.00' | 47.32' | 46.83' | S75°24'17"W |
| 5 | 28°32'16" | 115.00' | 57.28' | 56.69' | N75°24'17"E |
| 6 | 28°32'16" | 148.00' | 73.72' | 72.96' | S75°24'17"W |
| 7 | 28°35'56" | 92.00' | 45.92' | 45.45' | S75°26'07"W |
| 8 | 28°35'56" | 125.00' | 62.39' | 61.75' | N75°26'07"E |
| 9 | 28°35'56" | 145.00' | 72.38' | 71.63' | S75°26'07"W |
| 10 | 25°31'08" | 60.00' | 26.72' | 26.50' | S76°58'31"W |
| 11 | 141°38'08" | 50.00' | 123.60' | 94.45' | S44°57'59"E |
| 12 | 90°25'29" | 48.00' | 75.75' | 68.13' | S45°03'10"E |
| 13 | 90°25'29" | 15.00' | 23.67' | 21.29' | N45°03'10"W |
| 14 | 82°33'18" | 50.00' | 72.04' | 65.97' | N74°30'25"W |
| 15 | 59°04'50" | 50.00' | 51.56' | 49.30' | N03°41'20"W |
| 16 | 25°41'31" | 60.00' | 26.90' | 26.68' | N13°00'19"E |
| 17 | 90°25'29" | 28.00' | 44.19' | 39.74' | S45°03'10"E |
| 18 | 28°35'56" | 105.00' | 52.41' | 51.87' | N75°26'07"E |
| 19 | 28°32'16" | 135.00' | 67.24' | 66.55' | N75°24'17"E |
| 20 | 24°23'08" | 20.00' | 8.51' | 8.45' | N77°28'51"E |
| 21 | 89°10'26" | 28.00' | 43.58' | 39.31' | S44°44'47"W |

NAD 27 STATE PLAN COORDINATES

| NO. | NORTHING | EASTING |
|-----|-----------|------------|
| A | 651941.86 | 1983498.76 |
| B | 651934.91 | 1983498.84 |
| C | 651625.93 | 1983502.44 |
| D | 651621.94 | 1983159.44 |
| E | 651668.27 | 1983159.57 |
| F | 651683.30 | 1983144.50 |
| G | 651682.88 | 1983051.96 |
| H | 651671.45 | 1983007.99 |
| I | 651627.92 | 1982929.02 |
| J | 651608.02 | 1982591.19 |
| K | 651608.02 | 1983952.22 |
| L | 651592.08 | 1982576.31 |
| M | 651772.16 | 1982564.98 |
| N | 651786.95 | 1982563.42 |
| O | 651930.14 | 1982553.21 |

GRID FACTOR= 0.999656931

GARY P. & DEBORAH L. WILLIAMS
SERIAL NO. 26:073:0061

UTILITIES APPROVAL

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utilities Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove such structures at the owner's expense, or the utility may remove such structures at the owner's expense. At no time any permanent structures be placed within the PUE or any other obstructions with interferes with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

| | |
|-----------------------------|-------------|
| Rocky Mtn. Power | Date: _____ |
| Century Link | Date: _____ |
| Comcast | Date: _____ |
| Mapleton Irrigation Company | Date: _____ |

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 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 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____.

QUESTAR GAS COMPANY

BY: _____

TITLE: _____

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 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

BEGINNING AT A POINT WHICH IS SOUTH 00°40'00" EAST ALONG THE SECTION LINE 6.95 FEET FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°40'00" EAST ALONG SAID SECTION LINE 309.11 FEET; THENCE SOUTH 89°20'00" WEST 343.14 FEET; THENCE NORTH 00°09'34" EAST 46.35 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.67 FEET THROUGH A CENTRAL ANGLE OF 90°25'29", THE CHORD OF WHICH BEARS NORTH 45°03'10" WEST 21.29 FEET; THENCE SOUTH 89°44'05" WEST 92.57 FEET; THENCE ALONG THE ARC OF A 92.00 FOOT RADIUS CURVE TO THE LEFT 45.92 FEET THROUGH A CENTRAL ANGLE OF 28°35'56", THE CHORD OF WHICH BEARS SOUTH 75°26'07" WEST 45.45 FEET; THENCE SOUTH 61°08'09" WEST 90.21 FEET; THENCE ALONG THE ARC OF A 148.00 FOOT RADIUS CURVE TO THE RIGHT 73.72 FEET THROUGH A CENTRAL ANGLE OF 28°32'16", THE CHORD OF WHICH BEARS SOUTH 75°24'17" WEST 72.96 FEET; THENCE SOUTH 89°40'25" WEST ALONG THE NORTH LINE OF PEAY SUBDIVISION, PLAT "A" ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE AND ITS LINE EXTENDED 267.35 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 24.42 FEET THROUGH A CENTRAL ANGLE OF 93°16'28", THE CHORD OF WHICH BEARS SOUTH 43°02'11" WEST 21.81 FEET TO THE EAST RIGHT OF WAY LINE OF 1200 EAST STREET IN MAPLETON, UTAH; THENCE NORTH 03°36'03" WEST ALONG SAID RIGHT OF WAY 180.49 FEET; THENCE ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A 176.50 FOOT RADIUS CURVE TO THE LEFT 14.88 FEET THROUGH A CENTRAL ANGLE OF 04°49'52", THE CHORD OF WHICH BEARS NORTH 06°01'00" WEST 14.88 FEET; THENCE NORTH 04°04'40" WEST 143.60 FEET THENCE NORTH 89°42'38" EAST 945.96 FEET TO THE POINT OF BEGINNING.

AREA 6.506 ACRES

DATE _____ BARRY ANDREASON
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, 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 _____, 20____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } s.s.
ON THE _____ DAY OF _____, A.D. _____
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 BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF MAPLETON, 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. 20____

APPROVED BY MAYOR _____ CHAIRMAN PLANNING COMMISSION _____

APPROVED BY ENGINEER _____ ATTEST CLERK-RECORDER _____
(SEE SEAL BELOW) (SEE SEAL BELOW)

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL _____

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

COMMUNITY DEVELOPMENT DIRECTOR _____

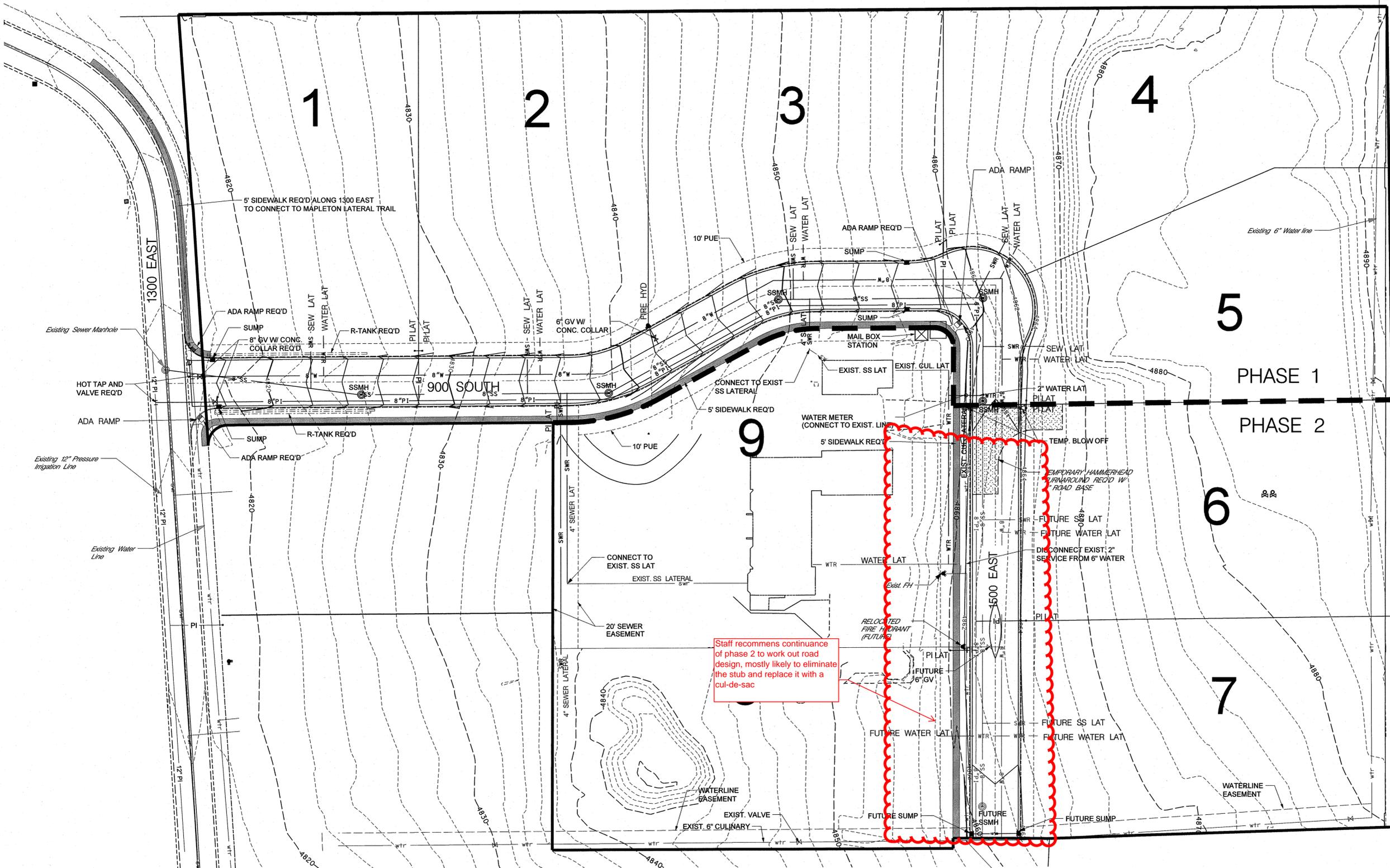
**PHASE 1
NEMELKA LANE
SUBDIVISION**

MAPLETON CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

| | | | |
|---|--------------------|---------------------------|---------------------|
| SURVEYOR'S SEAL PROFESSIONAL LAND SURVEYOR NO. 166572 BARRY ANDREASON State of Utah | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---|--------------------|---------------------------|---------------------|



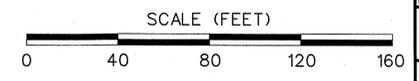


Staff recommends continuance of phase 2 to work out road design, mostly likely to eliminate the stub and replace it with a cul-de-sac

LEGEND

- | | | | |
|---------|---|---------|-----------------------|
| —g— | EXISTING GAS LINE | ○(LP) | EXISTING LIGHT POLE |
| —be— | EXISTING BURIED ELECTRICAL | ○(LP) | EXISTING LIGHT POLE |
| —pw— | EXISTING OVERHEAD POWER | ■(CB) | NEW CATCH BASIN |
| —wtr— | EXISTING WATER LINE | ⊗(wv) | EXISTING WATER VALVE |
| —x" w— | NEW D. I. CLASS 350 CULINARY WATER LINE | ⊗(wv) | WATER VALVE |
| —x" ir— | EXISTING PRESSURIZED IRRIGATION LINE | ⊗(FH) | EXISTING FIRE HYDRANT |
| —x" pi— | NEW PVC C900/905 SDR-18 PRESSURE IRRIGATION | ⊗(FH) | NEW FIRE HYDRANT |
| —swr— | EXISTING SANITARY SEWER | ⊗(WM) | WATER METER |
| —x" ss— | NEW SDR-35 PVC SANITARY SEWER PIPE | ⊗(SIGN) | STREET SIGN |
| —sd— | EXISTING STORM DRAIN PIPE | ⊗(SSMH) | EXIST. SEWER MANHOLE |
| —x" sd— | NEW RCP STORM DRAIN PIPE | ⊗(SSMH) | NEW SEWER MANHOLE |
| —swr— | NEW SAN. SEWER LATERAL | ⊗(BO) | NEW BLOW OFF |
| —wtr— | NEW CULINARY WATER LATERAL | | |
| —ir— | NEW PRESSURE IRRIGATION LATERAL | | |

NOTE:
 1) REMOVE AND REPLACE ANY DAMAGED OR MISALIGNED CURB ON 1300 EAST.
 2) CLEARING AND GRUBBING WILL BE REQ'D



| No. | Date | By | Notes |
|-----|------|----|-------|
| | | | |
| | | | |
| | | | |
| | | | |

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

May 26, 2016

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

On May 9, 2016 revised plans were submitted for the Nemelka Lane subdivision consisting of a preliminary plat for 9 lots and a final plat for 5 lots. 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. Items shown with an * and **bolded** must be submitted prior to scheduling a hearing with the Planning Commission.

Community Development Division

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

Email: sconroy@mapleton.org

Please submit revised drawings and the following corrections:

- The project will require review by the Planning Commission and final approval by the City Council.
- The project will require a TDR-Receiving Site Overlay and the use of 3 TDR certificates for Plat "A". An additional 2 certificates would be required for phase 2.
- Please submit a Utah County Tax Clearance for the property. Any rollback taxes must be paid prior to plat recording.
- Please submit a preliminary title report or policy of title insurance.
- The project will require a water dedication of 11.75 acre-feet for plat "A". An additional 7.3 acre-feet will be required for phase 2.
- All boundary gaps and overlaps shall be corrected prior to plat recording.
- *Amend lots 4 & 5 so that each lot has 125' as measured from the front setback line of 30'.**

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: Nemelka Lane Subdivision

Date: May 25, 2016

Site Grading:

1. Clearing and grubbing will be required.

Sewer System:

1. Show sewer lateral from Lot 8 connecting to sewer in new street.

Water System:

1. Please submit your plans to RB&G Engineering (801) 374- 5771 to have the project evaluated per the City's water model. The cost of this review is the responsibility of the developer
2. Show on plans connecting new 8" water main to existing water main at south end of 1500 East. Existing water main runs from 1300 East to existing to 2" service and fire hydrant. Show existing water main on plans and plat with easement.
3. Show on plans abandoning and removing existing fire hydrant on lot 9.
4. Show on plans removing existing 2" service and installing new 2" service to lot 9 from new 8" water main on 1500 East.

Secondary Water (Pressure Irrigation):

1. Show on plans connecting 8" PVC from 900 S to existing 12" PVC on 1300 East.
2. Show on plans extending new 12" PVC C900/905 SDR 18 parallel to existing curb and walk on west side of lot 1.
3. Show on plans exiting 12" PVC main just west of curb of lots 1 and 2 of Peay Subdivision on 1300 East.
4. Show on plans PI single service to lot 9.

Roadway:

1. **Road x-sections:**
 - a. ***Show 8" road base and sub base, if required per Geotech report on 900 South and 1500 East Streets.**
 - b. ***See Curve Tables in Mapleton City APWA Amendment Standard Street-30 for design of right angle corner bulb.**
 - c. Show on plans sidewalk to be install on east side of existing curb on west side of lot 1 from 900 South to Mapleton Lateral Trail.
 - d. Show Pedestrian ramps at corners of 1300 East and 900 South and interior corners of subdivision.
4. Remove and Replace any damaged/misaligned curb on 1300 East.
5. Show Detail for Temporary Turnaround with 8" of road base.

Storm Drain:

1. Show on plans Storm Drain Pre-Inlets with no more than 300 feet of flow to each inlet on 900 South. The proposed R-Chambers will need to be in tiers due to the slope.
2. SWPPP and Land disturbance permit will be required.

Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches
2. Show on plat a separate 10 foot easement for existing culinary water on south side of Lot 8.
3. ***Submit Geotechnical Report with infiltration rates, water table, soil types, faults and other potential geotechnical hazards for subdivision.**
4. Current Mapleton/APWA standards will apply

FYI, Prior to plat recording:

- Submit and receive approval of final plat for each applicable phase.
- 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 fee of \$6,968 per lot will be required at the time of building permit issuance.
- Payment of any applicable utility reimbursements.
- Submittal of water shares/rights (.45 acre feet per lot and 2.5 acre feet per irrigable acre).
- Payment of engineering inspection fees (\$170 per lot).
- Payment of street light fee (\$450 per lot).
- 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).