

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from MAPLETON CITY, dated April 23<sup>rd</sup>, 2018, complying with Section 10-2-425, Utah Code Annotated, 1953, as amended.

NOW, THEREFORE, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to MAPLETON CITY, located in Utah County, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 30<sup>th</sup> day of April, 2018 at Salt Lake City, Utah.

A handwritten signature in black ink, appearing to read "Spencer J. Cox".

SPENCER J. COX  
Lieutenant Governor

Mayor: Dallas Hakes  
City Administrator: Cory Branch  
Community Development: Sean Conroy  
Finance Director: Debbie Sanchez  
City Engineer/Public Works Director: Steven Lord



Treasurer: Bryce Oyler  
Recorder: Camille Brown  
Police Chief: John Jackson  
Parks/Recreation Director: Stacey Child

## MAPLETON CITY CORPORATION MEMORDANDUM

April 23, 2018

### **RE: Notice of Impending Boundary Action**

To Whom It May Concern:

This is to inform you that Mapleton City has reviewed the Sunrise Ranch Annexation Plat and verifies that all city and state requirements have been met.

If you have any questions please feel free to contact me using the information provided below.

Sincerely,  
  
Key: f955697d837cc7d17a09110197008e99

Sean Conroy  
Community Development Director

**ORDINANCE NO. 2018-02**

**AN ORDINANCE APPROVING THE ANNEXATION OF APPROXIMATELY 67 ACRES OF LAND AND ZONING DESIGNATIONS, A CONCEPT PLAN AND DEVELOPMENT AGREEMENT FOR APPROXIMATELY 540 RESIDENTIAL LOTS ON 171 ACRES OF LAND LOCATED AT APPROXIMATELY 2100 WEST AND 400 NORTH.**

**WHEREAS**, Utah Code Title 10-2-401.5 thru 408 outlines the procedure for annexation petitions; and

**WHEREAS**, in addition to Utah Code, Mapleton City Code Chapter 20.04.030 outlines the City's procedures for annexations; and

**WHEREAS**, an annexation petition has been certified by the City Recorder for the subject property; and

**WHEREAS**, the subject property is included in the City's Annexation Policy Plan; and

**WHEREAS**, the application complies with applicable state and city regulations; and

**WHEREAS**, the Planning Commission held a public hearing on February 22, 2018 and recommended approval of the project to the City Council.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Mapleton, Utah, to:

- Annex 67 acres of property as described in Exhibit "A";
- Approve a Development Agreement and Concept Plan for 171 acres of property as described in Exhibit "B";
- Apply zoning to the properties as described in Exhibit "3"; and
- Adopt the SDP-2 zoning text described in Exhibit "4".

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH, this 23<sup>rd</sup> Day of April 2018.



Dallas Hakes  
Mayor

ATTEST:



Camille Brown  
City Recorder

Publication Date: April 8, 2018

Effective Date: April 28, 2018



**Exhibit "A"**  
**Annexation Property**

**BOUNDARY DESCRIPTION:**

A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°38'58" WEST BETWEEN THE NORTH QUARTER AND THE NORTHWEST CORNER OF SAID SECTION 9, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°32'00" WEST ALONG THE SECTION LINE A DISTANCE OF 317.68 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING AT A POINT OF A BOUNDARY LINE AGREEMENT RECORDED ON AUGUST 26, 2016 AS ENTRY NUMBER 82564:2016, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, AND RUNNING THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING ELEVEN (11) COURSES: 1) SOUTH 62°43'58" WEST 2.30 FEET, 2) SOUTH 50°48'27" WEST 80.34 FEET, 3) SOUTH 49°33'32" WEST 165.62 FEET, 4) SOUTH 51°17'11" WEST 118.50 FEET 5) SOUTH 53°26'33" WEST 157.31 FEET, 6) SOUTH 54°09'09" WEST 109.62 FEET, 7) SOUTH 58°29'51" WEST 238.95 FEET, 8) SOUTH 52°59'51" WEST 138.00 FEET, 9) SOUTH 57°29'51" WEST 477.00 FEET, 10) NORTH 17°03'40" WEST 199.59 FEET, 11) SOUTH 52°00'44" WEST 960.69 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND POINT OF A 2253.16 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 959.51 FEET THROUGH A CENTRAL ANGLE OF 24°23'58" (CHORD BEARS NORTH 10°25'48" WEST 952.28 FEET) TO THE SECTION LINE; THENCE SOUTH 89°58'51" WEST ALONG THE SECTION LINE A DISTANCE OF 17.40 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 01°54'50" EAST 58.32 FEET TO THE POINT OF A 940.00 FOOT RADIUS CURVE TO THE RIGHT, 2) ALONG SAID CURVE A DISTANCE OF 317.69 FEET THROUGH A CENTRAL ANGLE OF 19°21'51" (CHORD BEARS NORTH 11°35'46" EAST 316.18 FEET), 3) NORTH 21°16'41" EAST 405.00 FEET TO THE POINT OF A 1712.55 FOOT RADIUS CURVE TO THE RIGHT, 4) ALONG SAID CURVE A DISTANCE OF 299.24 FEET THROUGH A CENTRAL ANGLE OF 10°00'41" (CHORD BEARS NORTH 26°17'02" EAST 298.86 FEET), 5) NORTH 31°17'22" EAST 232.01 FEET, 6) NORTH 40°06'54" EAST 96.62 FEET TO THE SOUTHWEST CORNER OF LOT 131, SUNRISE RIDGE PLAT "D" SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE PERIMETER OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES: 1) NORTH 89°43'40" EAST 267.19 FEET, 2) SOUTH 00°38'16" EAST 658.56 FEET, 3) NORTH 89°57'33" EAST 697.95 FEET, 4) NORTH 00°22'05" WEST 409.59 FEET TO THE SOUTH LINE OF 200 EAST STREET CHURCH PLAT "A" SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SUBDIVISION PERIMETER THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°37'56" EAST 309.39 FEET, 2) NORTH 00°19'19" WEST 307.04 FEET TO THE SOUTH LINE OF SUNRISE RIDGE PLAT "B" SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 89°34'49" EAST ALONG SAID SOUTH LINE AND A PROLONGATION THEREOF A DISTANCE OF 419.92 FEET TO A POINT BEING 16.50 FEET PERPENDICULARLY DISTANT TO THE QUARTER SECTION LINE; THENCE SOUTH 00°32'00" EAST PARALLEL WITH AND 16.50 FEET PERPENDICULARLY DISTANT TO SAID QUARTER SECTION LINE A DISTANCE OF 689.72 FEET; THENCE WEST 10.34 FEET; THENCE SOUTH 00°00'02" WEST 342.35 FEET; THENCE WEST 2.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 66.185 ACRES, MORE OR LESS

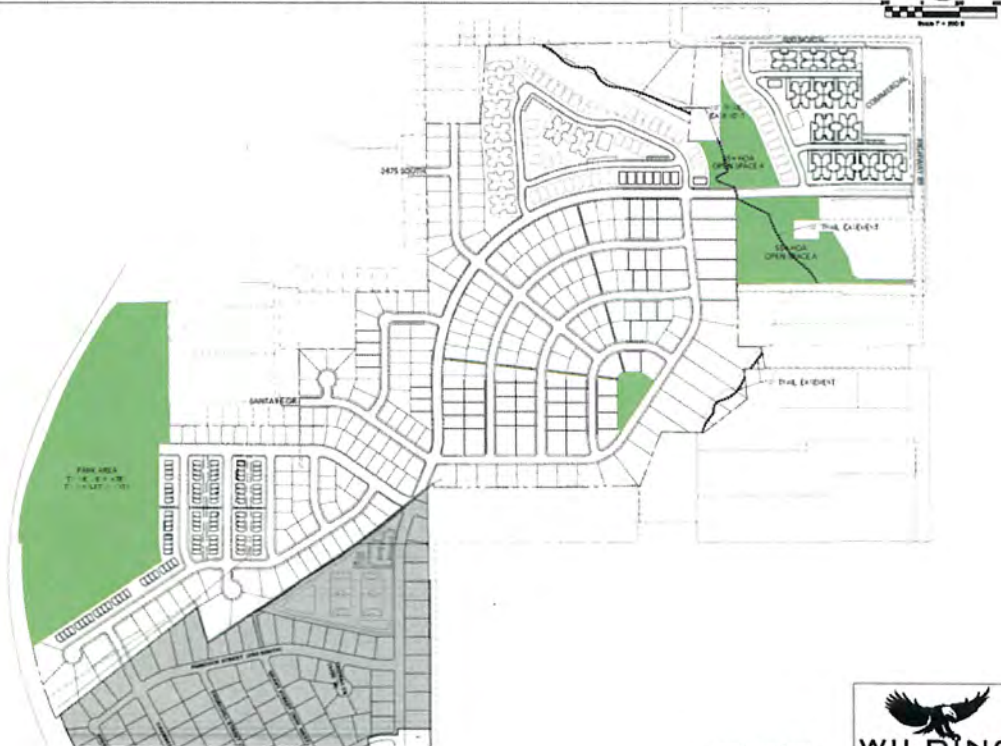
PARCELS IMPACTED BY ANNEXATION:

27:006:0032  
27:006:0031  
27:056:0048  
27:056:0044



**Exhibit "B"**  
**Concept Plan & Development Agreement**

**MAPLETON SUNRISE RANCH PROPERTY CONCEPT PLAN**

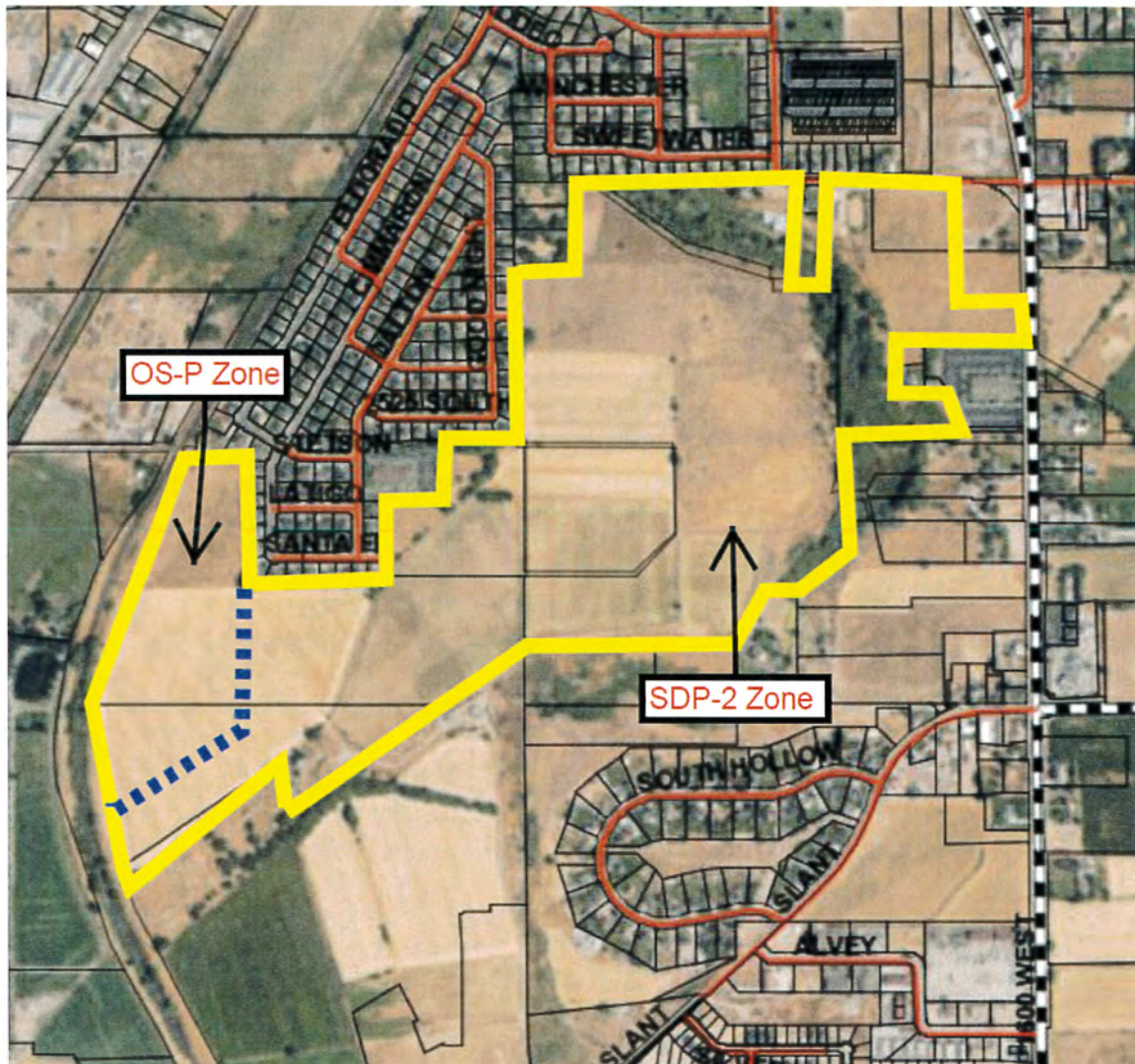


1. This concept plan is subject to the City of Mapleton's final approval.

ACREAGE = 171.05 ACRES  
PARK AREA = 11.52 ACRES  
PARK SPACE 1 = 14.33 ACRES  
PARK SPACE 2 = 14.33 ACRES  
TOTAL PARK AREA = 40.18 ACRES  
TOTAL ACREAGE = 211.23 ACRES



**Exhibit "C"**  
**Zoning Designations**





## **Proposed SDP-2 Text**

### **Chapter 18.56B**

#### **SDP-2 SUNRISE RANCH SPECIFIC DEVELOPMENT PLAN ZONE**

##### **18.56B.010: PURPOSE:**

##### **18.56B.020: PERMITTED USES:**

##### **18.56B.030: CONDITIONAL USES:**

##### **18.56B.040: LOT AREA:**

##### **18.56B.050: RESIDENTIAL DENSITY**

##### **18.56B.060: SETBACK REQUIREMENTS:**

##### **18.56B.070: BUILDING HEIGHT:**

##### **18.56B.080: DESIGN STANDARDS:**

##### **18.56B.090: STREETS:**

##### **18.56B.100: PARKING REQUIREMENTS:**

##### **18.56B.110: HOMEOWNERS' ASSOCIATION:**

##### **18.56B.010: PURPOSE:**

The purposes of the SDP-2 zone include the implementation of the Sunrise Ranch Annexation and Development Agreement and to facilitate a unique residential development with a wide range of residential building types and planned open spaces.

##### **18.56B.020: PERMITTED USES:**

Accessory buildings, in conjunction with and incidental to the main use of the property, such as a shed or detached garage no larger than forty percent (40%) of the main building size, and no taller than the main structure.

Attached residential dwellings restricted to persons fifty-five (55) years of age and older (not to exceed 4 units per building). Ten percent (10%) of these units are not required to be age restricted.

Attached townhomes (not to exceed 4 units per building),

Community Clubhouse

Cultural or civic activities

Home occupations (subject to section [18.84.380](#) of this title) with the following additional restrictions:

A. Notwithstanding the provisions of subsection [18.84.380D7](#) of this title, parking shall be further limited to the number of available off street parking spaces at the

home. Off street parking spaces shall be in the driveway, garage, or other designated parking spaces for the home. Clients and employees must park in the off street parking spaces designated for the home.

B. Clients of the home occupation shall not park or store vehicles at the premises overnight.

Park and recreation areas

Single-family detached dwellings

Swimming pools and related equipment

Utility facilities

**18.56B.030: CONDITIONAL USES:**

Public schools

Places of worship

**18.56B.040: LOT AREA:**

There shall be no minimum lot size with the SDP-2 zone.

**18.56B.040: RESIDENTIAL DENSITY:**

The maximum number of residential units shall not exceed 540, with an average density of approximately four units per acre.

**18.56B.050: LOT TYPES AND BUILDING RESTRICTIONS**

The Sunrise Ranch project includes the following four (4) building types, which are defined by geographical area as shown in the Sunrise Ranch Annexation and Development Agreement:

- A. Single family detached estate lots;
- B. Single family detached cottage lots;
- C. Townhomes; and
- D. Attached age-restricted residential lots.

**18.56B.060: SETBACK REQUIREMENTS:**

A. The following setback standards apply to single family detached estate lots:



1. Front Yard/Garage Requirements: No dwelling shall have a front yard setback of less than twenty five (25') measured from the front property line to the foundation of the dwelling. For dwellings that have garage doors that face the street, the garage shall be set back a minimum of five feet (5') from the front of the dwelling or covered entry way.

2. Side Yard/Rear Yard: No dwelling shall have a side yard setback of less than ten feet (10') as measured from the side property line to the foundation of the dwelling. No dwelling shall have a rear yard setback of less than twenty feet (20') measured from the rear property line to the foundation of the dwelling.

3. Side Yard; Corner Lots: When a side yard on a corner lot faces a street, the same setbacks as described in subsection C, "Front Yard/Garage Requirements", of this section shall apply.

B. The following setback standards apply to single family detached cottage lots:

1. Front Yard/Garage Requirements: No dwelling shall have a front yard setback of less than twenty feet (20') measured from the front property line to the foundation of the dwelling. For dwellings that have garage doors that face the street, the garage shall be set back a minimum of five feet (5') from the front of the dwelling or covered entry way.

2. Side Yard/Rear Yard: No dwelling shall have a side yard setback of less than five feet (5') measured from the side property line to the foundation of the dwelling. No dwelling shall have a rear yard setback of less than twenty feet (20') measured from the rear property line to the foundation of the dwelling.

3. Side Yard; Corner Lots: When a side yard on a corner lot faces a street, the same setbacks as described in subsection C, "Front Yard/Garage Requirements", of this section shall apply.

C. The following setback standards apply to townhomes and the attached age-restricted residential units:

1. Front Yard/Garage Requirements: No dwelling shall have a front yard setback of less than fifteen feet (15') measured from the front property line to the foundation of the dwelling.

2. Side Yard: There shall be minimum setback of ten feet (10') between buildings. No side yard setback is required for attached units.

3. Side Yard; Corner Lots: When a side yard on a corner lot faces a street, the same setbacks as described in subsection C, "Front Yard/Garage Requirements", of this section shall apply.

D. Garages and sidewalks: For dwellings that have garage doors that face the street, the garage shall be set back a minimum of twenty feet (20') from the back of sidewalk.

E. Projections Into Yards: The following structures may be erected on or projected into any required yard:

1. Fences and walls in conformance with this code and approval by the planning and zoning director. Other city codes or ordinances also apply.
2. Landscape elements including trees, shrubs, agricultural crops, and other plants.
3. Necessary appurtenances for utility service.
4. The structures listed below may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two feet (2'):
  - a. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features.
  - b. Fireplace structures and bays, provided that they are not wider than eight feet (8') measured generally parallel to the wall of which they are a part.
  - c. Stairways, balconies, door stoops, fire escapes, awnings, and planter boxes or masonry planters not exceeding twenty four inches (24") in height.
5. A detached garage for rear loaded town homes may encroach within 10 feet of the rear property line.

#### **18.56B.070: BUILDING HEIGHT:**

No building or structure shall exceed a height of two (2) stories with a maximum of forty feet (40') as defined in section [18.08.170](#) of this title.

#### **18.56B.080: DESIGN STANDARDS:**

There shall be a variety of architectural styles and building plans within the project to encourage an aesthetically pleasing and visually interesting residential community.

A. Detached units (estate and cottage lots): A dwelling shall not have the same architectural design as an adjacent dwelling or a dwelling directly across the street.

B. Town Homes: At least fifty percent (50%) of the town home units shall be rear loaded units. Each unit must have a well-defined entrance celebrated by a front porch or covered entryway. The massing of the front façade of each unit shall be broken up into smaller components to avoid unrelieved vertical walls.

C. Attached age-restricted units: There shall be a minimum of five (5) different exterior building plans for the attached units. The building plans shall be differentiated in at least three of the following ways:

- 1) Color
- 2) Materials
- 3) Fenestration
- 4) Roof line
- 5) Architectural style

#### **18.56B.090: STREETS**

Private streets in some areas of the project may be proposed in accordance with section 17.12.055.B of this code, however, in no case shall any street be gated. The final street cross sections shall be approved during the subdivision plat process.

#### **18.56B.100: PARKING REQUIREMENTS:**

A. Each dwelling unit shall have a two-car garage with minimum dimensions of twenty feet (20') by twenty feet (20').

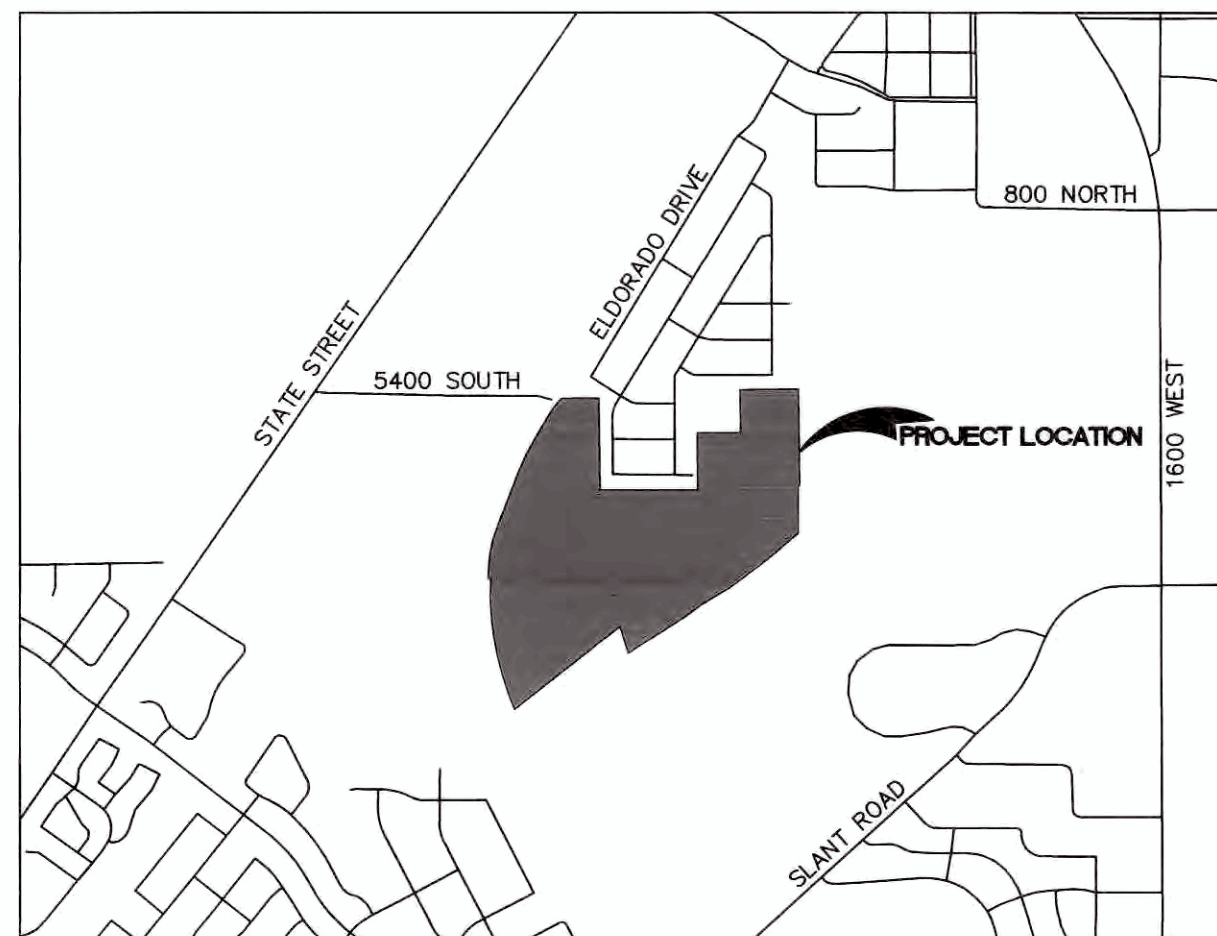
B. One off-street parking space shall be required for every four town home units for guest and overflow parking.

#### **18.56B.110: HOMEOWNERS' ASSOCIATION**

A homeowners' association or associations and covenants, conditions and restrictions (CC&R's) shall be established to maintain all private streets, sidewalks, landscaping and other common areas in accordance with the concept plan, preliminary plat and final plat. Prior to receiving a building permit for any structure in the development, the owner/developer shall provide proof to the City of Mapleton that a unit owners' association has been established for the property on which the building permit is requested and that the CC&R's establish an age restriction on ownership and occupancy of the senior residential units.



AN ANNEXATION INTO MAPLETON CITY  
LOCATED IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 9  
AND THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN  
UTAH COUNTY, UTAH



**VICINITY MAP**  
NOT TO SCALE



G:\DATA\17053 Ridge Point Misc Concepts\03 Mapleton Sunrise Ranch\dwg\17053.03 Annex.dwg  
PLOT DATE: Apr 04, 2018



**SURVEYOR'S CERTIFICATE:**

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

**BOUNDARY DESCRIPTION:**

A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°38'58" WEST BETWEEN THE NORTH QUARTER AND THE NORTHWEST CORNER OF SAID SECTION 9, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

CONTAINS 66.185 ACRES, MORE OR LESS

## PARCELS IMPACTED BY ANNEXATION

27:006:0032  
27:006:0031  
27:056:0048  
27:056:0044

## ACCEPTANCE CERTIFICATE

## ACCEPTANCE BY LEGISLATIVE BODY

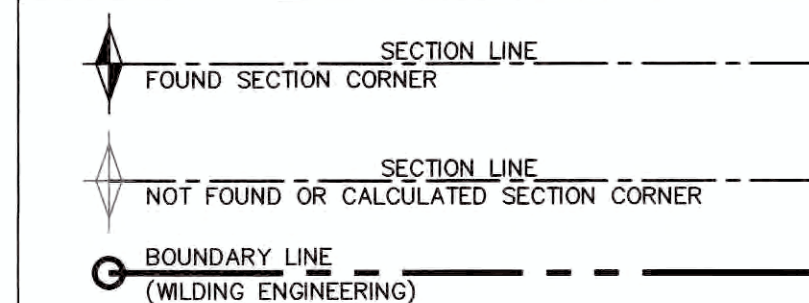
THIS IS TO CERTIFY THAT WE, THE MAPLETON CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT OF LAND SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF MAPLETON AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED AND FILED HEREIN. ALL IN ACCORDANCE WITH THE CITY CHARTER, ARTICLE 10, SECTION 42, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE SUNRISE RANCH ANNEXATION.

DATED THIS 25<sup>th</sup> DAY OF March, A.D. 20 8

Mayor

ATTEST (Signature)  
CLERK-RECORDER

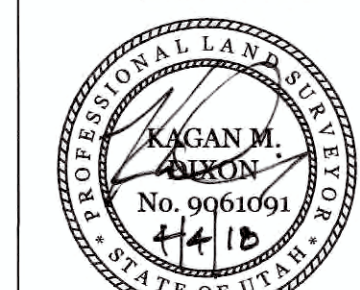
### LEGEND



**SUNRISE RANCH**  
FINAL LOCAL ENTITY PL

LOCATED IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 9  
AND THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN  
UTAH COUNTY, UTAH

SURVEYOR'S SEA



NOTARY PUBLIC SEAL

CITY ENGINEER SEA

LEAK-RECORDER SEAL



THIS PLAT HAS BEEN REVIEWED BY THE COUNTY  
SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL  
LOCAL ENTIRETY PLAT, PURSUANT TO UTAH CODE ANN.  
~~§ 10-02-401 THROUGH 423.~~ 17-23-20  
as amended (G.R.)

Dary Ratcliffe      4/11/18  
COUNTY SURVEYOR      DATE

COUNTY SURVEYOR'S SEAL

