

18.84.395: RANCH DEVELOPMENT:

Upon approval by the planning commission with the issuance of a conditional use permit, an exemption to section 18.84.390 of this chapter for a building permit may be issued for one single-family dwelling unit provided that it meets the following criteria and requirements:

- A. The property, or a simple majority of the property, must be located in the A-2 zone.
- B. The property must not be at least five (5) acres in size.
- C. The property must not have frontage onto an existing city street or dedicated public right of way.
- D. A city street cannot be extended to the property without the purchase of additional property needed to extend the right of way.
- E. An applicant that meets the above criteria shall provide to the city the following:
 1. Proof of an easement needed to access the property.
 2. Proof of an easement necessary for the extension of water lines and sewer lines necessary to serve the property.
 3. Proof that the roadway to the proposed home is wide enough for emergency vehicle access.
- F. Additional requirements:
 1. Unless otherwise approved by the city council, all homes shall be serviced with city water and sewer to meet city standards. The city council may only grant an exception to this requirement if the applicant's property is located more than three hundred feet (300') from existing water and sewer lines, and the applicant can demonstrate that they have an approved culinary water well capable of providing an approved adequate water supply needed to sustain the residents of the home, the landscaping around the home, and the flow necessary to meet the fire flow protection as outlined in the international fire code. A fire suppression system may be approved in lieu of required fire flow as long as it is designed to meet international fire code, and approved by the city fire marshal. The home shall be required to hook up to the city water system once the service has been extended to the property.
 - a. If the property is located farther than three hundred feet (300') from the nearest sewer line or sewer line stub, then the city council may allow the use of a temporary sewer holding tank. The tank must be built to meet the wastewater needs of the home, and must be able to be pumped out by means of a private sewer disposal company.
 - (1) Properties that are allowed to hold the sewer instead of hooking up to the city sewer, shall be required to hook up to the city sewer if the sewer line is extended at some future time within three hundred feet (300') of the property. Sewer impact fees shall be paid when the home is required to hook up to the city sewer system, however, monthly sewer fees shall be paid by the homeowner regardless if the home is hooked up to the city sewer or not. Septic tanks shall not be permitted.
 2. Driveways shall be road base the entire distance from the nearest hard surface roadway to the location of the proposed home.
 3. Guesthouses for agricultural workers, or owner occupied accessory apartments shall be

attached to home, and shall also be subject to the requirements in section [18.08.005](#) of this title.

4. Homes and all or any accessory structures shall be situated on the property so as to not impede any future rights of way, roads or city streets as shown on the official Mapleton City transportation master plan map.

5. Other conditions may be required by the planning commission, including, but not limited to, height of building, location of building on the property, setback, roadway design, street dedication through the property to conform with the official transportation master plan map, and other criteria which may not be listed herein.

G. Any future development of the property, including any subdivision of the property will void this exception, and all requirements and regulations outlined in [title 17](#) of this code, and this title shall apply to the existing home, including the installation of street improvements, and extensions of all city services. (Ord. 2003-12, 5-7-2003, eff. 6-4-2003)