

MANTI CITY ZONING PERMIT FEES

\$100.00 Fee For:

Homes or structures with a value of \$20,000 or greater or a footprint of 400 sq. ft. or greater.

\$50.00 Fee For:

All other structures with a value of less than \$20,000 or a footprint of 399 sq. ft. or less.

\$50.00 Fee For:

All additions to existing homes or structures that change the configuration or footprint of that structure.

\$25.00 Fee For:

Changes in property (i.e. Split)

NOTICE

Any new home construction needing utility connection within the months of November 1st through March 1st the connection charge for *water*, *sewer* and *electric*, will all have an increase of \$3,000.00.

This increase is to offset any inordinate cost experienced by Manti City on winter installation. Any amount of this increase that is not consumed by any single utility installation would be returned to the individual who paid the connection fees.

MANTI CITY ZONING
PROPERTY OWNER/CONTRACTOR
CHECKLIST

1. Get zoning permit form from Manti City Office _____

2. Filling out the form:
 - A. Get a plat map from Sanpete County Recorder (160 N. Main, Manti) _____
 - B. Stake out the property and fill in line setbacks on the form _____
 - C. Find out from the city if the property is located in the flood zone _____
 - D. Get signature from Manti Irrigation _____
 - E. Get signature from Manti Fire Department _____
 - F. Get layout of the property with a drawing of any existing buildings, and the proposed new construction with setback measurements listed from the property lines. _____

Note: Measurements must match dimensions of the property

3. Contractor and Property owner must sign the form when completed and turn it in to the Manti City office. _____

4. If you have not already staked out the property, do so, and then contact Manti City office so that they can notify the ZAN Officer to come and inspect. _____

5. Find out from Manti City if you have passed the first inspection and if the Planning commission has signed off on the permit. _____

6. You may now take a copy of this signed permit and go to the Sanpete County Building Inspector to get the required permits from them. _____

7. If you have passed the first inspection and you have been given permission, you may no dig and place any forms for concrete.

NOTE: At least three days prior to scheduling concrete pour, you must contact Manti City for the 2nd inspection of placement of forms. This inspection will insure that placement of the forms are still within the required setbacks and that they have been placed according to plans, drawings, and dimensions of the property. _____

8. Pay any required connection fees and inspection fees to Manti City. You must allow at least 30 days after paying for connection fees before Manti City will guarantee connection. (This does not always mean that it will take 30 days before connection is made.) _____

Contact Information:

Manti City Office = 835-2401 or 4631
Manti Fire Dept., John Jensen (work #) = 835-3131
Manti Irrigation, Dave Cox = 835-5671
Sanpete County Bld. Insp. =- 835-2113

RESIDENTIAL ZONE SETBACK REQUIREMENTS

17.40.040

Every main use allowed shall have a minimum lot area of one-quarter acre except as otherwise regulated on this title.

Every main or accessory building shall have a front setback of at least thirty (30) feet or an average of the setback where fifty (50) percent of the lots on the same block are developed.

17.40.050

A. *Residential Dwellings.*

1. The side yards on residential dwellings shall total twenty-five (25) feet, with no side yard less than ten (10) feet. In the case of a side yard being adjacent to an electric utility service line the setback shall be not less than twelve (12) feet from center of the pole line.
2. The rear yard setback for residential dwelling shall be not less than thirty (30) feet.

B. *Out Buildings in a Residential Zone.*

All out buildings shall have a side yard and a rear yard setback from property line of not less than five feet and the eaves of such a structure shall extend into this side yard not more than two feet to assure that all drainage falls onto the property occupied by the out building.

MANTI CITY ZONING PERMIT

This zoning permit notifies city officials that the property owner listed wants to build on the property listed below. City officials are to examine the property owner's plans and specifications to see that they conform to their respective zoning laws or by laws. This permit also gives notice to city officials, so that they can alert their sewer, water, power, fire departments or other, so each department can examine the plans and specs to make sure that they meet other regulations, if any. **All structures must meet Manti City Ordinances.**

1. Name of person who wants to build: _____
Current address: _____
Current Telephone number: _____
2. Serial number of property you want to build on: _____
3. Address of property you want to build on: (Or approximate address, if address has not yet been assigned.) _____
4. Who is the legal owner of the property you want to build on?

5. Accurate description of structure or building you want to build and state the planned use of the building: New _____ Remodel _____

6. Building property line setbacks:
North setback: _____ South setback: _____
East setback: _____ West setback: _____
Which setback is the front of the building?: _____
Which setbacks face any streets?: _____
Which setback, if any, is next to a power line?: _____
Do any of the setbacks above require a variance? If so, state which setbacks: _____

7. Is this building lot located in a flood zone? Yes _____ No _____

- 8. Provide copy of plot plan to Manti Irrigation Company and secure signature from Irrigation Company President and/or Irrigation Company Water Master: _____
(Dave Cox, 90 West Union, Manti, 835-5671)
- 9. Secure a signature from Manti City Fire Department: _____
(John Jensen, Fire Chief, 29 North Main, Manti)
- 10. Along with this permit you must provide Manti City Zoning with the following:
 - a. Plat map of the property from the Sanpete County Records Office
 - b. Plans and specifications which would include a layout of the property with a drawing of any existing buildings, and the proposed new construction with setback measurements listed from the property lines.

Property Owner's Signature: _____ Date: _____

Contractor's Signature: _____ Date: _____

- At this point return this application with the required papers on #10 to the Manti City Office*

- 11. **After turning in the permit, stake the property corners and building corners** based on plans submitted and call Manti City at least three days prior to when you will be ready for the ZAN Officer to come and inspect the property dimensions and building setbacks.

1st Inspection: ZAN Officer signature that setbacks have been inspected and that measurements match the dimensions of the property and that they meet Manti City Zoning Requirements.

ZAN Officer _____ Date: _____

Each service department must initial that services are available and give required instructions to property owner if any.

Sewer Department: _____ Comments: _____

Water Department: _____ Comments: _____

Power Department: _____ Comments: _____
(Setbacks from electrical lines have been met. _____)

- 12. The Planning Commission has examined the property owner’s plans and specifications and found them to meet all of **Manti City** building and zoning requirements, and that the setbacks and measurements match the dimensions of the property. The ZAN Officer has completed the 1st inspection of the property as to staked out setbacks and has signed and dated when this inspection occurred and all other department signatures have been acquired.

_____ Date: _____
 Planning Commission Signature That Permit is Granted

_____ Date: _____
 Planning Commission Signature That Permit is Granted

Final Steps After Permit Has Been Granted

- 14. At least three days prior to any planned concrete pour you must contact Manti City for the final inspection of the concrete forms to insure that the required setbacks have been meet and maintained.

2nd Inspection: ZAN Officer Signature that setbacks have been inspected based on placement of the concrete forms and that the city Zoning requirements have been meet:

_____ Date: _____
 ZAN Officer

Comments: _____

- 15. **Zoning permit fee paid** Yes _____ No _____

MANTI CITY CONNECTION FEES FOR NEW HOME CONSTRUCTION
AS OF 3/07/07

ELECTRIC

Overhead Secondary Services:

- a. In City Limits 125 Amp-----\$1400.00
- b. In City Limits 200 Amp-----\$2000.00

Underground Secondary Services 300 ft. and Under:

- a. In City Limits 125 Amp-----\$2500.00
- b. In City Limits 200 Amp-----\$3500.00

In City Limits Extension Of Overhead Primary Service Lines:

- a. An estimated materials cost will need to be paid in advance in addition to the connection fee.
- b. An estimated materials cost will need to be paid in advance for an underground primary service line in addition to the connection fee.

Out Of City Limits Service Connection:

- a. Connection fee-----\$1600.00
- * An estimated cost of the materials, labor, and equipment will need to be paid in advance.
- * Manti City Council must approve any connections outside of the City limits.
- * If the work is being done by the customer or contractor, they must be advised by the Manti City Power Dept. as to acceptable materials and proper installation procedures, and must comply with the Manti City Building Code and the National Electrical Code.

Temporary Services:

- a. Single 20 Amp outlet and a single 30 Amp 220 volt outlet-----\$ 25.00
- * The temporary service can be used for 90 days at a single fee. The temporary service can be used for additional days, up to one year with an additional fee of \$25 for every 90 days.

Service Upgrade:

- a. If a customer changes or upgrades their service, Manti City will disconnect the power and reconnect at no charge provided Manti City does not have to add any materials for reconnection.
- b. For any re-routing of the service, pole, or wire an estimated cost must be paid prior to any work being done.
- c. To upgrade from a 100 Amp to a 200 Amp a fee of \$600.00 must be paid in advance.
- d. If a commercial service requires more capacity an estimated cost must also be paid in advance prior to any work being done.

Connection To A Primary Line Outside The City Limits:

- a. When a customer has a power line extended outside the city limits and pays for the line and extension, Manti City will assume ownership of the power line with the understanding that liability, maintenance, and power supply will be the responsibility of Manti City.
- b. If another customer attaches to the new power line within 5 years of installation, Manti City will collect a connection fee and will reimburse the original developer 1/2 of the connection fee collected. This agreement will be in writing and signed by Manti City and the developer.

WATER

Fees are as follows:

3/4 " Line-----	\$1020.00
1 " Line-----	\$1160.00
1 & 1/2 " Line -----	\$1650.00
Water Impact Fee-----	\$1400.00

SEWER

4" Line-----	\$1200.00
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Connections outside of the city are double

Any line extensions would require additional costs to be paid in advance.

STREET IMPACT FEE

There will be an impact fee charged on any vacant lot developed after December 1993. This fee will be assessed at the rate of \$8.00 a month dating from December 1, 1993 with interest.