

# Mapleton City Planning Commission Staff Report

Meeting Date: June 4, 2013

**Applicant:** V. Blaine Turner, Harvest Park  
**Location:** 1750 W Elm Street  
**Prepared by:** Sean Conroy, Community Development Director  
**Public Hearing Item:** Yes  
**Zone:** SDP-1

## REQUEST

Consideration of Final Plat approval for the Harvest Park Plat "G" subdivision consisting of forty (40) lots located in the Specific Development Plan (SDP-1) zone (approximately 1750 W Elm).

## BACKGROUND AND PROJECT DESCRIPTION

Harvest Park is located west of Highway 89 between roughly 500 South and 1100 South in the SDP-1 zone. An overall concept plan and a development agreement were approved on November 19, 2003. The concept plan identified several phases and included a mix of single family detached, twin homes and town home units.

The applicant is requesting approval of Plat "G", which is considered phase 4 of the overall project plan. Plat "G" includes the following:

- 40 lots ranging in size from .12 to .21 acres.
- The lots will front on River Birch Road, Golden Leaf Way, Elm Street and Willow Lane.
- A park/storm water retention basin located at the intersection of Elm Street and Golden Leaf Way.
- An extension of the trail system through Harvest Park.

The Planning Commission recommended approval of the final plat on April 11, 2013 with special conditions.

## EVALUATION

**Development Code:** Mapleton City Code (MCC) Chapter 17.04.050 identifies several issues the City should review as part of its subdivision approval process. These are outlined in the attached findings. The application, as conditioned, appears to comply with City standards.

**SDP-1 Zone:** The SDP-1 zone was created specifically for the Harvest Park project. This zone does not set a minimum lot size standard but does limit total density to 496 residential dwelling units. The City also approved a Development Agreement that further outlines how the project is to develop. The proposed project is consistent with the original concept plan, the SDP-1 zone and with the development agreement.

**Surrounding Properties:** Many of the lots proposed in Plat "G" will share a common property line with properties in the Industrial and Manufacturing (I&M-1) zone. The Planning Commission recommended that the applicant install some type of sight obscuring fencing consistent with the standards in the Development Agreement between the proposed lots and the I&M-1 Zone. The Commission also requested that a note be added to the plat alerting potential buyers to the fact that the adjacent property is zoned for industrial and manufacturing uses. These have been added as special conditions.

**Previous Plats:** There are some outstanding issues related to previous approved plats at Harvest Park. Staff has been in discussion with the developer and the Harvest Park Homeowner's Association (HOA) to determine how some of these outstanding issues can be resolved. The HOA is supportive of the

approval of Plat "G" contingent upon some additional bonding to resolve these outstanding issues (see attachment "2"). Staff is supportive of this approach. However, staff is concerned that the bond amount identified in the HOA letter for the completion of the park improvements is not sufficient. Staff has added a special condition of approval to address this issue.

The Parks and Recreation Department has completed some of the landscaping work for the park including the installation of a sprinkler system along the park strip as well as sod and other landscaping. This has been done at the City's expense of approximately \$14,000. A special condition has been added requiring reimbursement for this work prior to plat recording.

**On-street Parking:** Due to the narrow streets in Harvest Park, when cars are parked on both sides of the street, access can be constrained. The applicant is showing that parking will be limited to only one side of the street. Staff is supportive of this proposal.

**Sidewalks:** For previous plats, the installation of the sidewalks has been primarily a responsibility of each property owner at the time of building permit issuance. The applicant would like to continue that pattern with Plat "G". The Council may want to discuss whether this is appropriate, or whether the sidewalks should be installed prior to the issuance of any building permits.

### **STAFF RECCOMENDATION**

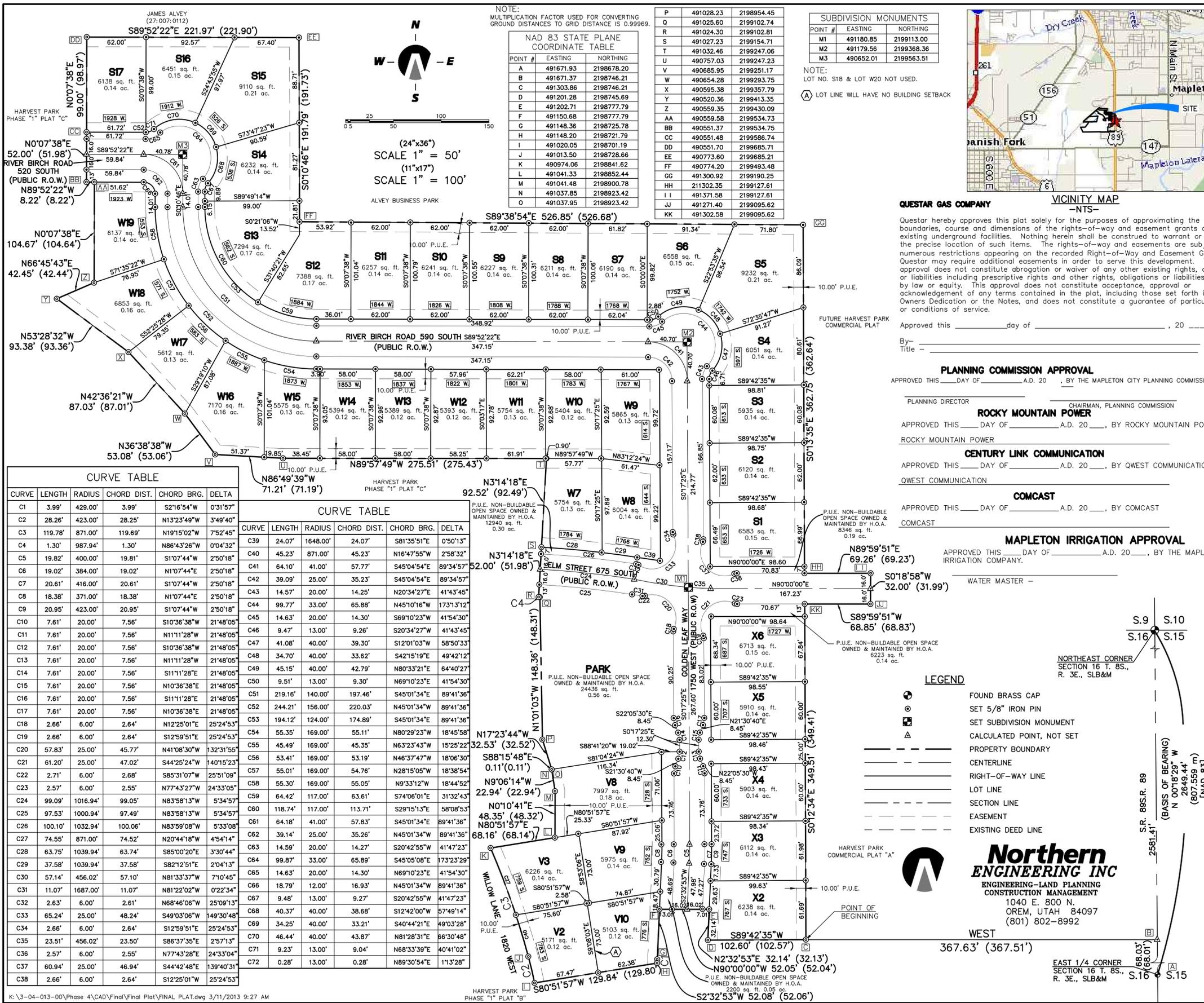
Approve the Final Plat for Harvest Park Plat "G" with the attached findings and conditions.

### **SPECIAL CONDITIONS**

1. All outstanding issues raised in the 4/9/13 DRC minutes shall be resolved prior to plat recording.
2. A uniform fence/wall shall be installed along the northern property line of the property as a buffer between the project and the I&M-1 zone.
3. A note on the plat shall be added alerting potential buyers to the fact that the property located to the north is zoned I&M-1.
4. The applicant shall comply with items 1, 3 and 4 as outlined in the HOA letter dated 3/11/13.
5. The applicant shall submit a bond to cover all outstanding landscaping improvements associated with the city park. The bond amount shall be determined by the City.
6. Prior to plat recording, the applicant shall reimburse the City for costs incurred by the City for landscaping improvements that have been completed to date.
7. All outstanding utilities payments that are the responsibility of the developer shall be paid prior to plat recording.

### **ATTACHMENTS**

1. Findings or Decision.
2. Application Materials.
3. HOA Letter.
4. DRC Minutes dated 4/9/13.



NOTE:  
MULTIPLICATION FACTOR USED FOR CONVERTING  
GROUND DISTANCES TO GRID DISTANCE IS 0.999969.

NAD 83 STATE PLANE  
COORDINATE TABLE

POINT #	EASTING	NORTHING
A	491671.93	2198678.20
B	491671.37	2198746.21
C	491303.86	2198746.21
D	491201.28	2198745.69
E	491202.71	2198777.79
F	491150.68	2198777.79
G	491148.36	2198725.78
H	491148.20	2198721.79
I	491020.05	2198701.19
J	491013.50	2198728.66
K	490974.06	2198841.62
L	491041.33	2198852.44
M	491041.48	2198900.78
N	491037.85	2198923.42
O	491037.95	2198923.42

SUBDIVISION MONUMENTS

POINT #	EASTING	NORTHING
P	491028.23	2198954.45
Q	491025.60	2199102.74
R	491024.30	2199102.81
S	491022.23	2199154.71
T	491032.46	2199247.06
U	490757.03	2199247.23
V	490685.95	2199251.17
W	490654.28	2199293.75
X	490595.38	2199357.79
Y	490520.36	2199413.35
Z	490559.35	2199430.09
AA	490559.58	2199534.73
BB	490551.37	2199534.75
CC	490551.48	2199586.74
DD	490551.70	2199685.71
EE	490773.60	2199685.21
FF	490774.20	2199493.48
GG	491300.92	2199190.25
HH	211302.35	2199127.61
II	491371.58	2199127.61
JJ	491271.40	2199095.62
KK	491302.58	2199095.62

NOTE:  
LOT NO. S18 & LOT W20 NOT USED.  
(A) LOT LINE WILL HAVE NO BUILDING SETBACK



QUESTAR GAS COMPANY  
QUESTAR hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Questar may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other 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 or the Notes, and does not constitute a guarantee of particular terms or conditions of service.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By \_\_\_\_\_  
Title \_\_\_\_\_

PLANNING COMMISSION APPROVAL  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE MAPLETON CITY PLANNING COMMISSION.

PLANNING DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY QWEST COMMUNICATION

QWEST COMMUNICATION  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY COMCAST

COMCAST  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE MAPLETON IRRIGATION COMPANY.

MAPLETON IRRIGATION APPROVAL  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE MAPLETON IRRIGATION COMPANY.

WATER MASTER \_\_\_\_\_

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET SUBDIVISION MONUMENT
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE

**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT  
1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	3.99'	429.00'	3.99'	S21°6'54"W	0°31'57"
C2	28.26'	423.00'	28.25'	N13°23'49"W	3°49'40"
C3	119.78'	871.00'	119.69'	N19°15'02"W	7°52'45"
C4	1.30'	987.94'	1.30'	N86°43'26"W	0°04'32"
C5	19.82'	400.00'	19.81'	S10°7'44"W	2°50'18"
C6	19.02'	384.00'	19.02'	N10°7'44"E	2°50'18"
C7	20.61'	416.00'	20.61'	S10°7'44"W	2°50'18"
C8	18.38'	371.00'	18.38'	N10°7'44"E	2°50'18"
C9	20.95'	423.00'	20.95'	S10°7'44"W	2°50'18"
C10	7.61'	20.00'	7.56'	S10°36'38"W	2°14'05"
C11	7.61'	20.00'	7.56'	N11°11'28"W	2°14'05"
C12	7.61'	20.00'	7.56'	S10°36'38"W	2°14'05"
C13	7.61'	20.00'	7.56'	N11°11'28"W	2°14'05"
C14	7.61'	20.00'	7.56'	S11°11'28"E	2°14'05"
C15	7.61'	20.00'	7.56'	N10°36'38"E	2°14'05"
C16	7.61'	20.00'	7.56'	S11°11'28"E	2°14'05"
C17	7.61'	20.00'	7.56'	N10°36'38"E	2°14'05"
C18	2.66'	6.00'	2.64'	N12°25'01"E	25°24'53"
C19	2.66'	6.00'	2.64'	S12°59'51"E	25°24'53"
C20	57.83'	25.00'	45.77'	N41°08'30"W	132°31'55"
C21	61.20'	25.00'	47.02'	S44°25'24"W	140°15'23"
C22	2.71'	6.00'	2.68'	S85°31'07"W	25°51'09"
C23	2.57'	6.00'	2.55'	N77°43'27"W	24°33'05"
C24	99.09'	1016.94'	99.05'	N83°58'13"W	5°34'57"
C25	97.53'	1000.94'	97.49'	N83°58'13"W	5°34'57"
C26	100.10'	1032.94'	100.06'	N83°59'08"W	5°33'08"
C27	74.55'	871.00'	74.52'	N20°44'18"W	4°54'14"
C28	63.75'	1039.94'	63.74'	S85°00'20"E	3°30'44"
C29	37.58'	1039.94'	37.58'	S82°12'51"E	2°04'13"
C30	57.14'	456.02'	57.10'	N81°33'37"W	7°10'45"
C31	11.07'	1687.00'	11.07'	N81°22'02"W	0°22'34"
C32	2.63'	6.00'	2.61'	N68°46'06"W	25°09'13"
C33	65.24'	25.00'	48.24'	S49°03'06"W	149°30'48"
C34	2.66'	6.00'	2.64'	S12°59'51"E	25°24'53"
C35	23.51'	456.02'	23.50'	S86°37'35"E	2°57'13"
C36	2.57'	6.00'	2.55'	N77°43'28"E	24°33'04"
C37	60.94'	25.00'	46.94'	S44°24'48"E	139°40'31"
C38	2.66'	6.00'	2.64'	S12°25'01"W	25°24'53"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C39	24.07'	1648.00'	24.07'	S81°35'51"E	0°50'13"
C40	45.23'	871.00'	45.23'	N16°47'55"W	2°58'32"
C41	64.10'	41.00'	57.77'	S45°04'54"E	89°34'57"
C42	39.09'	25.00'	35.23'	S45°04'54"E	89°34'57"
C43	14.57'	20.00'	14.25'	N20°34'27"E	41°43'45"
C44	99.77'	33.00'	65.88'	N45°10'16"W	173°13'12"
C45	14.63'	20.00'	14.30'	S69°10'23"W	41°54'30"
C46	9.47'	13.00'	9.26'	S20°34'27"W	41°43'45"
C47	41.08'	40.00'	39.30'	S12°01'03"W	58°50'33"
C48	34.70'	40.00'	33.62'	S42°19'19"E	49°42'12"
C49	45.15'	40.00'	42.79'	N80°33'21"E	64°40'27"
C50	9.51'	13.00'	9.30'	N69°10'23"E	41°54'30"
C51	219.16'	140.00'	197.46'	S45°01'34"E	89°41'36"
C52	244.21'	156.00'	220.03'	N45°01'34"W	89°41'36"
C53	194.12'	124.00'	174.89'	S45°01'34"E	89°41'36"
C54	55.35'	169.00'	55.11'	N80°29'23"W	18°45'58"
C55	45.49'	169.00'	45.35'	N63°23'43"W	15°25'22"
C56	53.41'	169.00'	53.19'	N46°37'47"W	18°06'30"
C57	55.01'	169.00'	54.76'	N28°15'05"W	18°38'54"
C58	55.30'	169.00'	55.05'	N9°33'12"W	18°44'52"
C59	64.42'	117.00'	63.61'	S74°06'01"E	31°32'43"
C60	118.74'	117.00'	113.71'	S29°15'13"E	58°08'53"
C61	64.18'	41.00'	57.83'	S45°01'34"E	89°41'36"
C62	39.14'	25.00'	35.26'	N45°01'34"W	89°41'36"
C63	14.59'	20.00'	14.27'	S20°42'55"W	41°47'23"
C64	99.87'	33.00'	65.89'	S45°08'08"E	173°23'29"
C65	14.63'	20.00'	14.30'	N69°10'23"E	41°54'30"
C66	18.79'	12.00'	16.93'	N45°01'34"W	89°41'36"
C67	9.48'	13.00'	9.27'	S20°42'55"W	41°47'23"
C68	40.37'	40.00'	38.68'	S12°42'00"W	57°49'14"
C69	34.25'	40.00'	33.21'	S40°44'21"E	49°03'28"
C70	46.44'	40.00'	43.87'	N81°28'31"E	86°30'48"
C71	9.23'	13.00'	9.04'	N68°33'39"E	40°41'02"
C72	0.28'	13.00'	0.28'	N89°30'54"E	11°3'28"

**SURVEYOR'S CERTIFICATE**

I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 354377. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS; HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE \_\_\_\_\_ KIM WAYNE LUNDEBERG, P.L.S.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:  
COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 16, THENCE N.00°18'29"W, A DISTANCE OF 68.03 FEET AND N.90°00'00"W, A DISTANCE OF 367.63 FEET TO THE POINT OF BEGINNING.  
THENCE S.89°42'35"W, A DISTANCE OF 102.60 FEET; THENCE N.02°32'53"E, A DISTANCE OF 32.14 FEET; THENCE N.90°00'00"W, A DISTANCE OF 52.05 FEET; THENCE S.02°32'53"W, A DISTANCE OF 52.08 FEET; THENCE N.00°00'00"W, A DISTANCE OF 429.00 FEET TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 3.99 FEET, HAVING A CENTRAL ANGLE OF 0°31'57" AND A CHORD THAT BEARS S.02°16'54"W, A DISTANCE OF 3.99 FEET; THENCE S.80°51'57"W, A DISTANCE OF 129.84 FEET TO A POINT OF CURVATURE OF A 423.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 28.26 FEET, HAVING A CENTRAL ANGLE OF 0°34'40", AND A CHORD THAT BEARS N.13°23'49"W, A DISTANCE OF 28.25 FEET TO A POINT OF A CONTINUOUS CURVATURE OF A 871.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 119.78 FEET, HAVING A CENTRAL ANGLE OF 0°52'45" AND A CHORD THAT BEARS N.19°15'02"W, A DISTANCE OF 119.69 FEET; THENCE N.80°51'57"E, A DISTANCE OF 68.16 FEET; THENCE N.00°10'41"E, A DISTANCE OF 48.35 FEET; THENCE N.09°06'14"W, A DISTANCE OF 22.94 FEET; THENCE S.88°15'48"E, A DISTANCE OF 0.11 FEET; THENCE N.17°23'44"W, A DISTANCE OF 32.53 FEET; THENCE N.01°01'03"W, A DISTANCE OF 148.36 FEET TO A POINT OF CURVATURE OF A 987.94-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 1.30 FEET, HAVING A CENTRAL ANGLE OF 0°04'32" AND A CHORD THAT BEARS N.86°43'26"W, A DISTANCE OF 1.30 FEET; THENCE N.03°14'18"E, A DISTANCE OF 52.00 FEET; THENCE N.03°14'18"E, A DISTANCE OF 92.52 FEET; THENCE N.89°57'49"W, A DISTANCE OF 275.51 FEET; THENCE N.86°43'39"W, A DISTANCE OF 71.21 FEET; THENCE N.36°38'38"W, A DISTANCE OF 53.08 FEET; THENCE N.42°36'21"W, A DISTANCE OF 87.03 FEET; THENCE N.53°28'32"W, A DISTANCE OF 93.38 FEET; THENCE N.66°45'43"E, A DISTANCE OF 42.45 FEET; THENCE N.00°07'38"E, A DISTANCE OF 104.67 FEET; THENCE N.89°52'22"W, A DISTANCE OF 68.22 FEET; THENCE N.00°07'38"E, A DISTANCE OF 52.00 FEET; THENCE N.00°07'38"E, A DISTANCE OF 99.00 FEET; THENCE S.89°52'22"E, A DISTANCE OF 221.97 FEET; THENCE S.00°10'46"E, A DISTANCE OF 191.79 FEET; THENCE S.89°38'54"E, A DISTANCE OF 526.85 FEET; THENCE N.00°13'35"E, A DISTANCE OF 362.75 FEET; THENCE N.89°59'51"E, A DISTANCE OF 69.26 FEET; THENCE S.00°18'58"W, A DISTANCE OF 32.00 FEET; THENCE S.89°59'51"W, A DISTANCE OF 68.85 FEET; THENCE S.00°12'34"E, A DISTANCE OF 349.51 FEET TO THE POINT OF BEGINNING. CONTAINS 8.29 ACRES OF LAND, CONTAINING 40 LOTS

**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 HEREOF 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 HERE UNTO SET OUR HANDS THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ L.C. MEMBER  
BY: \_\_\_\_\_ MEMBER  
BY: \_\_\_\_\_ MEMBER  
BY: \_\_\_\_\_ MEMBER

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, 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)

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO BEING BY ME DULY SWORN OR AFFIRMED DID SAY THAT \_\_\_\_\_ IS/ARE THE \_\_\_\_\_ OF \_\_\_\_\_ ACKNOWLEDGED TO ME THAT SAID \_\_\_\_\_ EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL)

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF MAPLETON, 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. 20\_\_\_\_.

(MAYOR) \_\_\_\_\_ ATTEST \_\_\_\_\_ CITY ENGINEER (SEE SEAL)  
APPROVED \_\_\_\_\_ CITY ENGINEER (SEE SEAL) ATTEST \_\_\_\_\_ CITY RECORDER (SEE SEAL)

**HARVEST PARK PHASE 1 PLAT "G"**

INCLUDING A VACATION OF LOTS V2 & V10 OF HARVEST PARK PHASE "1" PLAT "B", PLUS ADDITIONAL LANDS CONTAINING 8.29 ACRES AND 40 LOTS LOCATED IN THE NORTHEAST 1/4 OF SECTION 16 T8S. R3E. S.L.B.&M., UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

April 9, 2013 at 8:30am

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

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On March 12, 2013 Jerry Robinson submitted revised plans for Harvest Park Plat "G", a 40 lot subdivision located generally at 675 S 1750 W.

Applicant: Village Court, LLC  
Drawings Submitted on: 3/12/13

### Community Development Division

Sean Conroy, Community Development Director, Phone: (801) 806-9101  
Email: [sconroy@mapleton.org](mailto:sconroy@mapleton.org)

1. Submit a Utah County tax clearance, showing that taxes are current for the subject property.
2. 1 water share per lot will be required prior to plat recording.
3. One TDR per 6 lots will be required prior to plat recording.

### Engineering, and Public Works Division

Gary Calder, City Engineer, Phone: (801) 489-6253, Fax: (801)489-5657

Email: [gcalder@mapleton.org](mailto:gcalder@mapleton.org)

Scott Bird, Public Works Director, Phone: (801) 489-6253, Fax: (801) 489-5657,

Email: [sbird@mapleton.org](mailto:sbird@mapleton.org)

#### Site Grading:

1. Clearing and Grubbing, assure that the existing concrete debris on site is not place in the R/W.
2. Remove all existing concrete sidewalk, curb and gutter that does not meet current city standards.

#### Water System:

1. Fire Hydrant 500' spacing minimum, show existing FH to assure correct spacing.
2. Water model to be reviewed by RB&G at developer's expense. This will need to be submitted to the city.

#### Storm Drain:

1. Geo-tech report will need to be revised and resubmitted, this report will address why the storm drain basin was decreased in capacity from 16,385 c.f. to 10,681 c.f.
2. Design storm drains for 100 year storm.
3. The storm drain basin at Elm and 1750 West will need a landscape plan submitted.
4. City code requires "The owner of property to be served by an onsite storm water management facility must execute an inspection and maintenance agreement. (21.04.040 Storm water Design and Management Standards).

- a. This agreement is required for all storm water management sites that are not owned by the city.
5. SWPPP and Land disturbance permit required.
  - a. Adjust SWPPP to access off of Slant Road as per HOA requirements.

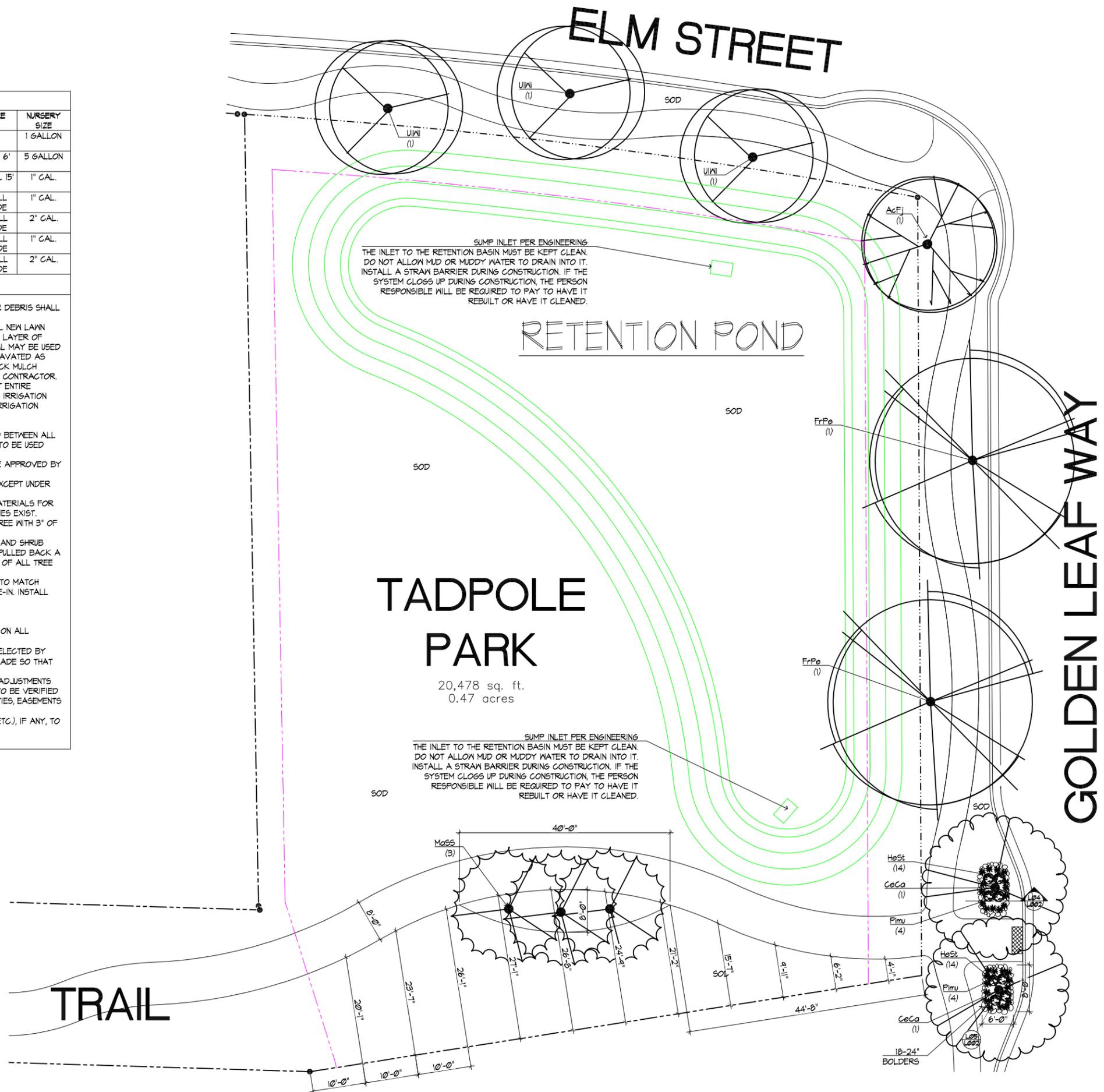
Miscellaneous:

1. Bonding will be required upon final approval of site plan.
2. Mapleton/APWA standards will be required.

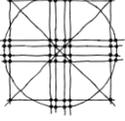
<b>Attachment "1" Findings for Decision</b>		
<b>No.</b>	<b>Findings</b>	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable 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.	✓

PLANTING LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	NURSERY SIZE
HeSt	HEMEROCALYX 'STELLA D'ORO'	STELLA D'ORO DAYLILY		1 GALLON
Pimu	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	4' TALL 6' WIDE	5 GALLON
MaSS	MALUS 'SPRING SNOW'	SPRINGSNOW CRABAPPLE	20' TALL 15' WIDE	1" CAL.
AcFJ	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	35' TALL 25' WIDE	1" CAL.
CeCa	CERCIS CANADENSIS	EASTERN REDBUD	30' TALL 25' WIDE	2" CAL.
FrPe	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'	MARSHALL'S SEEDLESS ASH	50' TALL 40' WIDE	1" CAL.
UIWl	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	40' TALL 20' WIDE	2" CAL.

- LANDSCAPING NOTES**
- IN ORDER TO ACCOMMODATE NEW LANDSCAPE DESIGN, ROCKS, WEEDS AND OTHER DEBRIS SHALL BE REMOVED AND HAULED OFF AS NECESSARY.
  - SANDY LOAM TOP SOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL NEW LAWN AREAS AND 12" DEPTH IN ALL PLANTERS. TOPSOIL SHALL BE DEFINED AS THE TOP LAYER OF EXISTING SOIL ON-SITE IN THE EXISTING ALFALFA FIELDS. IMPORTED FILL MATERIAL MAY BE USED TO BUILD UP PATH AREAS AS NECESSARY. LAWN AND PLANTER AREAS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL, BARK MULCH AND/OR ROCK MULCH DEPTHS. TOPSOIL IS AVAILABLE ON SITE BY DEVELOPER FOR USE BY LANDSCAPE CONTRACTOR.
  - NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED THROUGHOUT ENTIRE PROJECT. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. IRRIGATION SYSTEM TO BE DESIGNED FOR EASY FUTURE CONVERSION TO CITY PRESSURIZED IRRIGATION SYSTEM. TIMER TO BE INSTALLED ON PEDESTAL IN APPROVED LOCATION.
  - FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
  - 4"x6" FLAT EXTRUDED CONCRETE MONCURB OR BEND-A-BOARD TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. DEVELOPER TO CHOOSE TYPE OF EDGING TO BE USED THROUGHOUT PROJECT.
  - PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY DEVELOPER AND/OR LANDSCAPE ARCHITECT, OR ARCHITECT.
  - DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUALS, PERENNIALS AND GROUNDCOVERS.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. THE PLAN SHALL DICTATE, IF DISCREPANCIES EXIST.
  - TREES LOCATED IN LAWN AREAS SHALL HAVE 40" TREE WELL AROUND BASE OF TREE WITH 3" OF MULCH. TREE WELLS TO BE SHOVEL CUT.
  - ORGANIC MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE AND SHRUB PLANTER AREAS, 1" IN ALL PERENNIAL/ANNUAL PLANTER AREAS. MULCH SHALL BE PULLED BACK A MIN. OF 3" FROM ALL PERENNIALS AND SHRUBS AND A MIN. OF 6" FROM THE BASE OF ALL TREE TRUNKS.
  - BOULDER RETAINING WALLS TO BE CONSTRUCTED OF BOULDERS. BOULDER WALLS TO MATCH EXISTING. WALL HEIGHTS TO BE AS SPECIFIED WITH AN ADDITIONAL 6" MINIMUM TOE-IN. INSTALL PER PLANS.
  - STAKE TREES ONLY UPON OWNERS REQUEST.
  - CONTRACTOR TO APPLY FOR ALL NECESSARY PERMITS AND PAY FOR THE SAME.
  - LANDSCAPE CONTRACTOR SHALL PROVIDE 1 YEAR WARRANTY AND MAINTENANCE ON ALL LANDSCAPED AREAS.
  - DECORATIVE, LOCALLY AVAILABLE LANDSCAPE BOULDERS (WITH COLOR TO BE SELECTED BY ARCHITECT) SHALL BE 2-4' AVERAGE DIAMETER. BURY 1/3 OF BOULDER BELOW GRADE SO THAT BOULDER APPEARS NATURAL.
  - CONTRACTOR IS RESPONSIBLE TO VERIFY CORRECT PROPERTY LINES AND MAKE ADJUSTMENTS TO PLAN AS NECESSARY. ADDITIONALLY, ALL UTILITIES AND/OR EASEMENTS ARE TO BE VERIFIED ON-SITE TO ENSURE NO CONFLICTS EXIST BETWEEN EXISTING AND PROPOSED UTILITIES, EASEMENTS AND PROPOSED LANDSCAPE PLAN.
  - ALL SITE FURNISHINGS (BENCHES, TRASH RECEPTACLES, DOG WASTE DISPENSERS, ETC.), IF ANY, TO BE PROVIDED BY OWNER.



**J.W. Robinson Architect**  
 2299 South Highland Drive Suite 200  
 Salt Lake City, Utah 84106  
 Phone (801) 466-1077  
 Fax (801) 466-1007  
 www.jwra.com



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**TADPOLE PARK**  
**ELM ST & GOLDEN LEAF WAY, MAPLETON, UTAH**  
**LANDSCAPING PLAN**  
 TADPOLE PARK LANDSCAPING

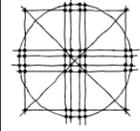
Job #	
Dr. By	KRS
Ch. By	
Rev. By	
Revisions	

Date:  
 MAR 11, 2013

Sheet:  
**L001**  
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3/11/2013 2:35 PM P:\04- SUBDIVISION/SITE WORK/LANDSCAPING/TADPOLE PARK/TIPARK- L000- LANDSCAPING/PLANNING FIG03/11/2013 3:51 PM

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 2244 South Highland Drive Suite 200  
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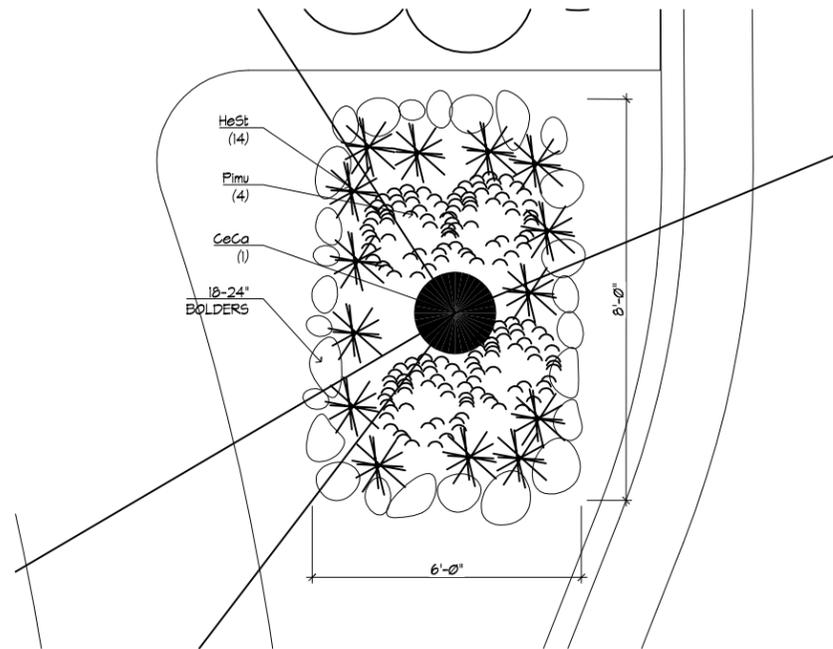


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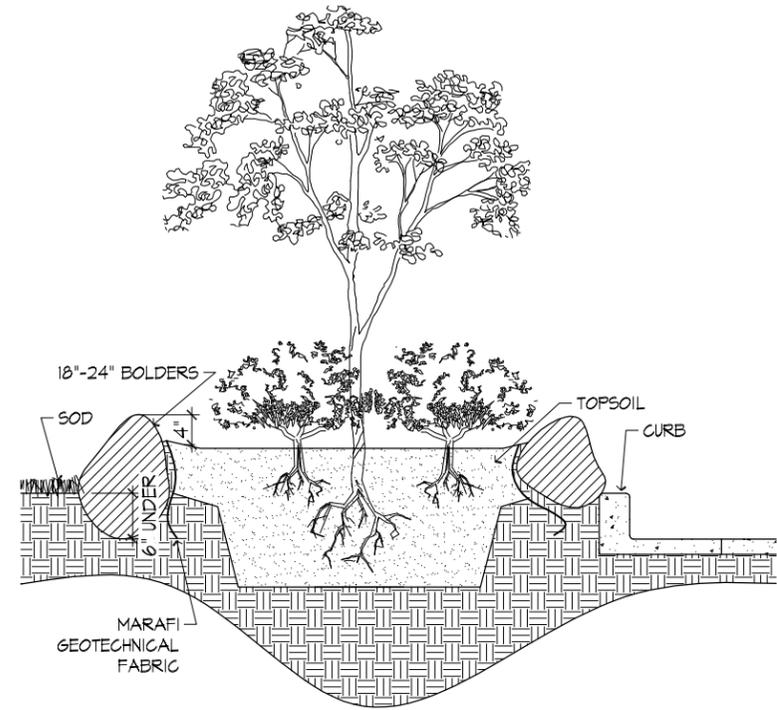
**TADPOLE PARK**  
**ELM ST & GOLDEN LEAF WAY, MAPLETON, UTAH**  
**LANDSCAPING DETAILS**  
 TADPOLE PARK LANDSCAPING

Job #	
Dr. By	JAP
Ch. By	
Rev. By	
Revisions	
Date:	MAR 11, 2013

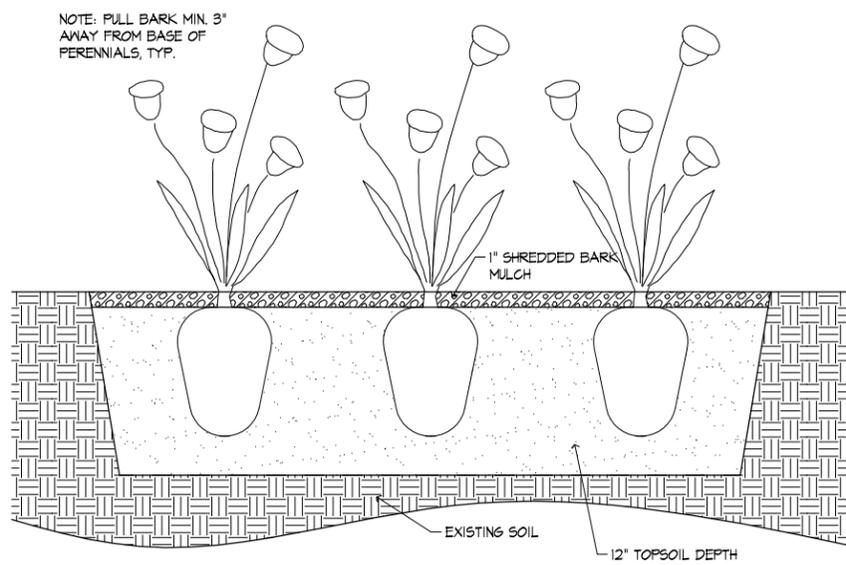
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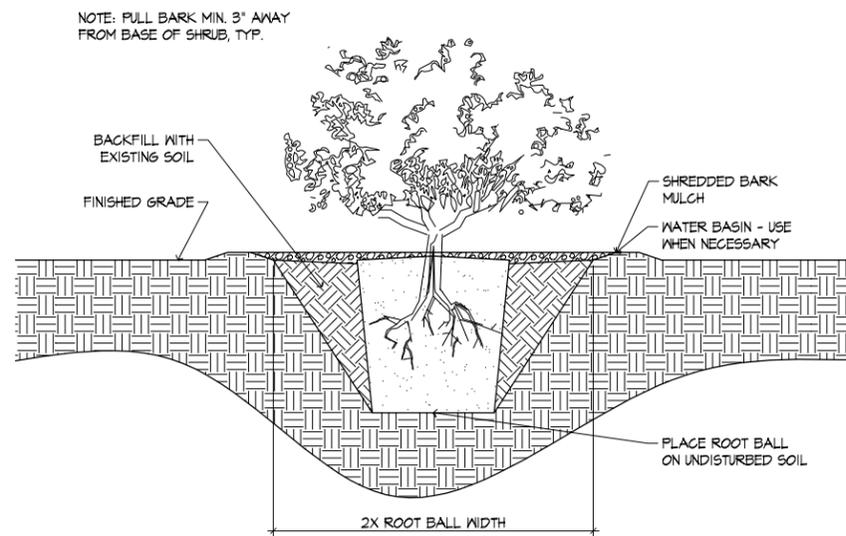
**L05** **PLANTER DETAIL**  
 NO SCALE



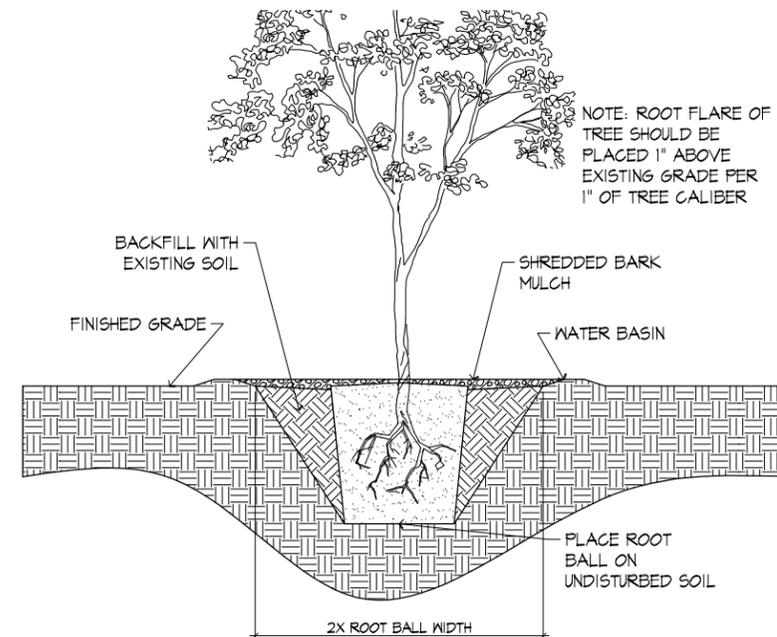
**L04** **PLANTER SECTION**  
 NO SCALE



**L03** **PERENNIAL PLANTING DETAIL**  
 NO SCALE



**L02** **SHRUB PLANTING DETAIL**  
 NO SCALE



**L01** **DECIDUOUS TREE PLANTING DETAIL**  
 NO SCALE



Harvest Park Homeowners Association, LLC  
841 S. Sejo Lily Way  
Mapleton, Utah 84664

March 11, 2013

Sean Conroy  
Mapleton City Planning Director  
125 W Community Center Way  
Mapleton, UT 84664

Re: Harvest Park Plat G

Dear Sean,

The Homeowners Association Board has met with the developer of the proposed Plat G in Harvest Park to review issues relating to previous plats in the subdivision. The HOA Board has voted and agrees to the following proposal which will resolve the following issues in conjunction with Plat G:

1. Bonding of Plat G will include \$35,000 for the resolution of a drainage issue on Little Willow Cove
2. Additional bonding will include \$40,000 for the bond deficiency involving the city park and tennis court.
3. There will be a \$4,500 bond, escrow, or other arrangement agreed upon between the developer and the HOA for the South entrance to the townhome section
4. There will be a \$10,000 bond, escrow, or other arrangement agreed upon between the developer and the HOA for the landscaping of the trail extending between Y4, Y5, Y9, and Y10, extending and adjacent to U4, U5, U9, and U10, and extending and adjacent to lots V4 and V5.

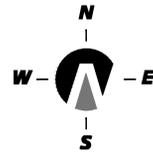
Other items on the list from Sean Conroy in the DRC's response dated February 12<sup>th</sup>, 2013, will be addressed on an ongoing basis by the developer and in conjunction with future plats, but are not a condition of Plat G approval.

Thank you for your consideration.

Sincerely,

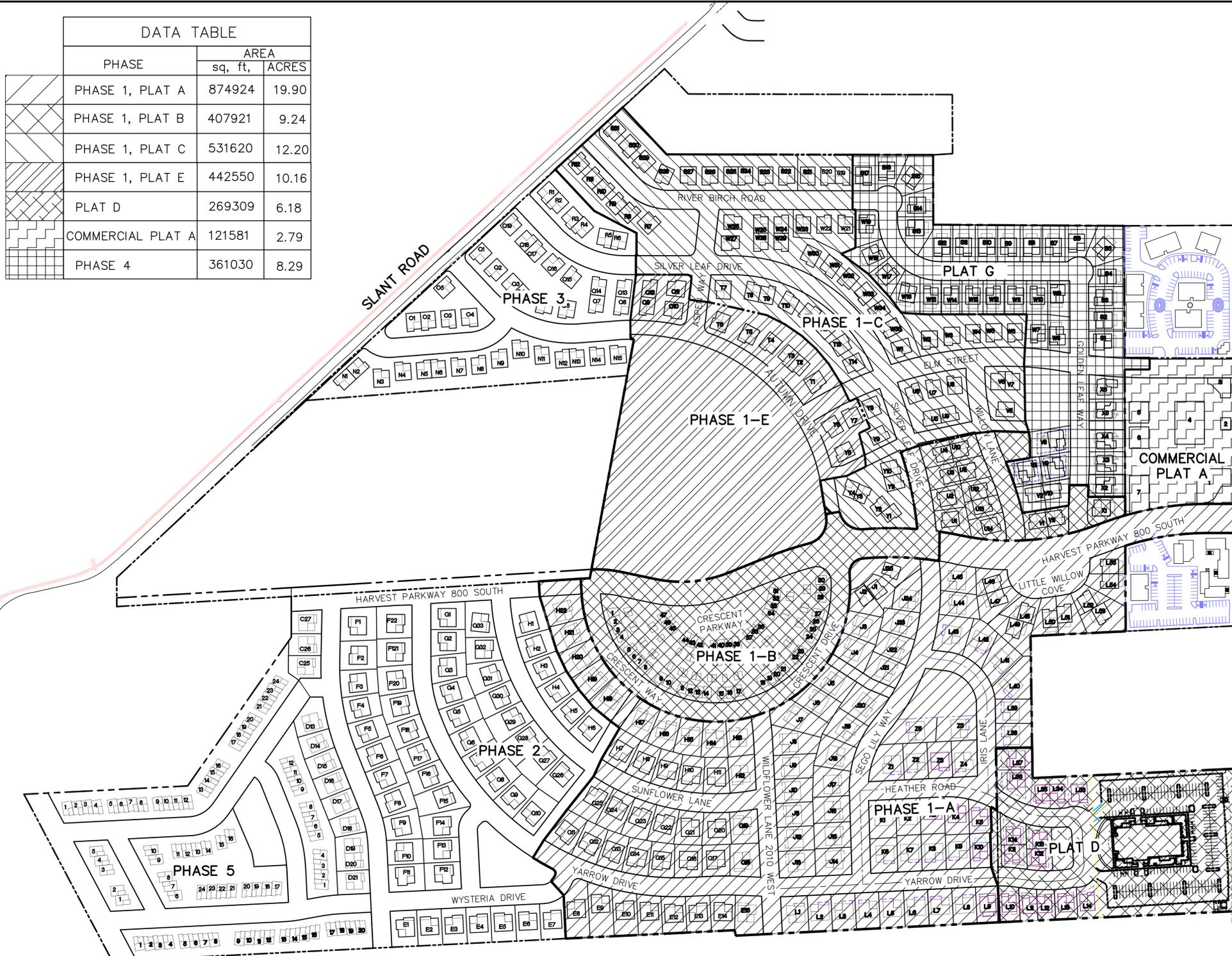
**Leslie Jones**

Harvest Park Homeowners Association President



(24"x36")  
 SCALE 1" = 150'  
 (11"x17")  
 SCALE 1" = 300'

PHASE	AREA	
	sq. ft.	ACRES
PHASE 1, PLAT A	874924	19.90
PHASE 1, PLAT B	407921	9.24
PHASE 1, PLAT C	531620	12.20
PHASE 1, PLAT E	442550	10.16
PLAT D	269309	6.18
COMMERCIAL PLAT A	121581	2.79
PHASE 4	361030	8.29



S.R. 89

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE	REV. COGO FILE	DATE
5					
4					
3					
2					
1					


**Northern ENGINEERING INC**  
 ENGINEERING—LAND PLANNING  
 CONSTRUCTION MANAGEMENT  
 1040 E. 800 N.  
 OREM, UTAH 84097  
 (801) 802-8992

**HARVEST PARK PLAT G**

OVERALL LAYOUT	JOB NO. 3-04-013
MAPLETON, UTAH	SHEET NO. <b>2</b>

K:\3-04-013-00\Phase 4\CAD\Final\OVERALL PHASING.dwg 3/11/2013 9:24 AM

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
April 11, 2013

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**PRESIDING AND CONDUCTING:** Jared Bringhurst

**Commissioners in Attendance:** Leslie Jones  
Rich Lewis  
Golden Murray  
Keith Stirling  
Mike Tippetts

**Staff in Attendance:** Sean Conroy, Community Development Director

**Minutes Taken by:** April Houser, Executive Secretary

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**Item 3. Consideration of Preliminary and Final Plat approval for the Harvest Park Plat “G” subdivision consisting of forty (40) lots located in the Specific Development Plan (SDP-1) Zone (approximately 1750 West Elm Street).**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. This is part of Phase 4, which was part of the overall Master Plan. There is a small new park proposed as part of this phase that will double as a retention basin. Staff, the applicant, and Home Owners Association have met and feel this should be approved as long as some conditions are met that are listed in the Staff Report. There are only minor items remaining in regards to the Development Review Committee (DRC) comments. Staff has received a couple of calls with business owners in the I&M-1 Zone, and they are worried that residents moving in close to those areas will have issues with the type of work they are doing. Some type of a barrier may be a good recommendation to help prevent any concerns with this.

**Kyle Spencer**, with Northern Engineering, has been working with Harvest Park for many years. They are excited to bring in some additional development to Harvest Park. They have talked about a visual barrier between the residential lots and the I&M-1 area. The applicant is fully prepared to put in a sound and visual barrier fence. Sean asked if this would be done at once, and Kyle stated that it would likely be installed all at once, giving it more uniformity. This development will complete a couple road ties throughout the subdivision. They are excited to see more development with this project. Most of the items on the DRC Minutes are standard with most developments. **Commissioner Lewis** feels a uniform fence would be best all the way through this area. **Commissioner Tippetts** asked if any wording could be put on the plat for potential buyers to know that they are building next to an industrial area. Sean felt this was more of a disclosure that should come when purchasing the lot. Kyle stated that they could put some type of wording on the plat that states something in regards to sights, sounds and smells are possible in the subject area due to the Industrial Zoning nearby.

**Chairman Bringhurst** opened the Public Hearing. **Joseph Bellick** stated that he moved in to Harvest Park in 2006. He feels that the developers need to follow through on their promises. He feels funding is a problem, and has pictures to show a pattern of behavior by the developers. His objective again is that a few of the promises be taken care of before the City allows this item to move forward to the City Council.

The developers had not installed the driveway allowing him to access his garage. He went over the history of his property and the issues he experienced with the developers. Mr. Bellick has a problem with the Club House not being completed. He feels the landscaping around the Club House needs to be installed and maintained. **Commissioner Jones** lives in the development and shares some of Mr. Bellick's frustrations. She said as a member of the HOA she has a better understanding of why they are where they are. There have been a number of discussions, and it is her understanding that this will be addressed any day now. Joseph is justified in his concerns, and Commissioner Jones stated that these items will be addressed. The HOA, which is now a Home Owner ran committee, is much more efficiently handling problems within the development. Mr. Bellick wanted to continue with his comments. He continued giving his history on his property and the issues with the developers and his landscaping. All he is asking is that he wants the developers to follow through on what they promised. Joseph would like the landscaping issues addressed, as well as the other items he has listed in letters to the HOA. No additional comments were given and the Public Hearing was closed. Commissioner Jones stated that as a member of the HOA they have thoroughly discussed the unfinished issues, some of which were listed on the DRC comments. These four items are addressed in the DRC requirements in regards to bonding in order to complete the unfinished items in the development. The HOA is fully aware of the concerns Mr. Bellick has expressed. Sean stated that the Commission is tasked with reviewing the development before them. The previous builder for the Townhomes is no longer an owner within the development for any further phases of the property. Commissioner Tippetts feels that the recommendations in the Staff Report should be sufficient.

**Motion:** Commissioner Lewis moved to approve the Preliminary Plat and recommend Final Plat approval to the City Council for the Harvest Park Plat "G" subdivision consisting of forty (40) lots located in the Specific Development Plan (SDP-1) Zone (approximately 1750 West Elm Street), with the conditions listed below:

1. The applicant shall submit a separate bond of \$75,000 for the resolution of a drainage issue on Little Willow Cove for landscaping and other improvements at the city-owned park.
2. Item 3 & 4 listed in the Home Owners Association Letter within the Staff Report are met.
3. That a visual and sound barrier fence be installed along the properties abutting the I&M-1 Zone.
4. A description on the Final Plat referencing the I&M-1 Zoning in the area.
5. All outstanding issues raised in the 2/12/13 Development Review Committee (DRC) minutes shall be resolved prior to plat recording.

**Second:** Commissioner Tippetts

**Vote:** Unanimous

**Item 4 Adjoin.**

**Motion:** Commissioner Jones moved to adjourn the meeting at 7:30pm.

**Second:** Commissioner Tippetts

**Vote:** Unanimous

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April Houser, Executive Secretary

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Date: