

Mapleton City Council Staff Report

Meeting Date: June 4, 2013

Applicant: Ryan McDougal

Location: Approximately 250 E and 400 N (parcel # 26:064:0322)

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: R-2

REQUEST

Consideration of Final Plat approval for the Meadows at Mapleton subdivision consisting of twelve (12) lots located in the Residential (R-2) zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 4.35 acres in size located in the R-2 zone. The applicant is requesting final approval for a twelve (12) lot subdivision. The twelve lots vary from 10,000 square feet to 16,995 square feet in size. The DRC reviewed this application and issued the attached minutes on April 30, 2013. On May 16, 2013 the Planning Commission recommended that the City Council approve the Final Plat for this project.

EVALUATION

Zoning: The R-2 zone allows for a minimum lot size of 10,000 square feet with a minimum width of 80 feet. The proposed lots comply with these standards.

Streets and Roads: The applicant is proposing a new road (250 East) connecting 400 south and 600 south. The proposed road complies with city standards regarding right-of-way and improvements.

Traffic Conflicts: During the Planning Commission review a concern was raised regarding possible traffic conflicts due to the fact that the proposed street did not line up with existing streets. Chapter 17.12.050.B. states that "*Offsets in street alignment of more than fifteen feet (15') or less than one hundred twenty feet (120') shall be prohibited.*" The offset between the centerline of 210 East and the centerline of the proposed 250 East is 184 feet. The offset between the centerline of the proposed 250 East and the centerline of 300 East is 122.81 feet. These offsets meet the city standard.

Increased Traffic: During the Planning Commission review, some traffic concerns were raised by members of the public. While a sensitive topic to those who live in the area, increased traffic impacts due to this development appear to be minimal. Existing traffic on 400 North is relatively light by traffic level of service standards. 400 North as currently constructed is capable of carrying approximately 1500 vehicular trips per day. Currently Staff has no reason to believe that 400 North is functioning at anything less than an "A" level of service, meaning that it is carrying on average less than 69 percent of its capacity on a daily basis. The average number of daily trips for a 12 lot subdivision is somewhere between 108 and 132 trips per day and in this case those trips can be split between 400 North and 600 North. At an average of only one additional trip every 11 minutes, even if every trip was taken on 400 North this increase in traffic is relatively small and certainly does not cause a level of traffic congestion that would result in anything approaching traffic failure.

Connectivity: During the Planning Commission review some concern was expressed that no stub streets were being provided to adjacent parcels. The ability to create through streets and to provide adequate access is very important in developing an efficient system of streets. As far as this project is concerned there is no readily developable land located to the east and the two large developable parcels to the west

each have frontage on at least 2 local class streets as identified on the Master Transportation Plan. If planned correctly double ingress and egress will be available when those properties are ready to develop. No stub streets appear to be warranted.

Development Code: Mapleton City Code (MCC) Chapter 17.04.050 outlines several issues the Council may review. These are outlined in the attached findings. The application, as conditioned, appears to comply with city standards.

STAFF RECCOMENDATION

Approve the Final Plat for the Meadows at Mapleton Plat “A” subdivision with the attached findings and special condition.

SPECIAL CONDITION

1. All outstanding issues raised in the DRC minutes dated April 30, 2013 shall be addressed prior to plat recording.

ATTACHMENTS

1. Findings for Decision.
2. Application Materials.
3. DRC Minutes 4/30/13.
4. Planning Commission minutes.

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.	✓



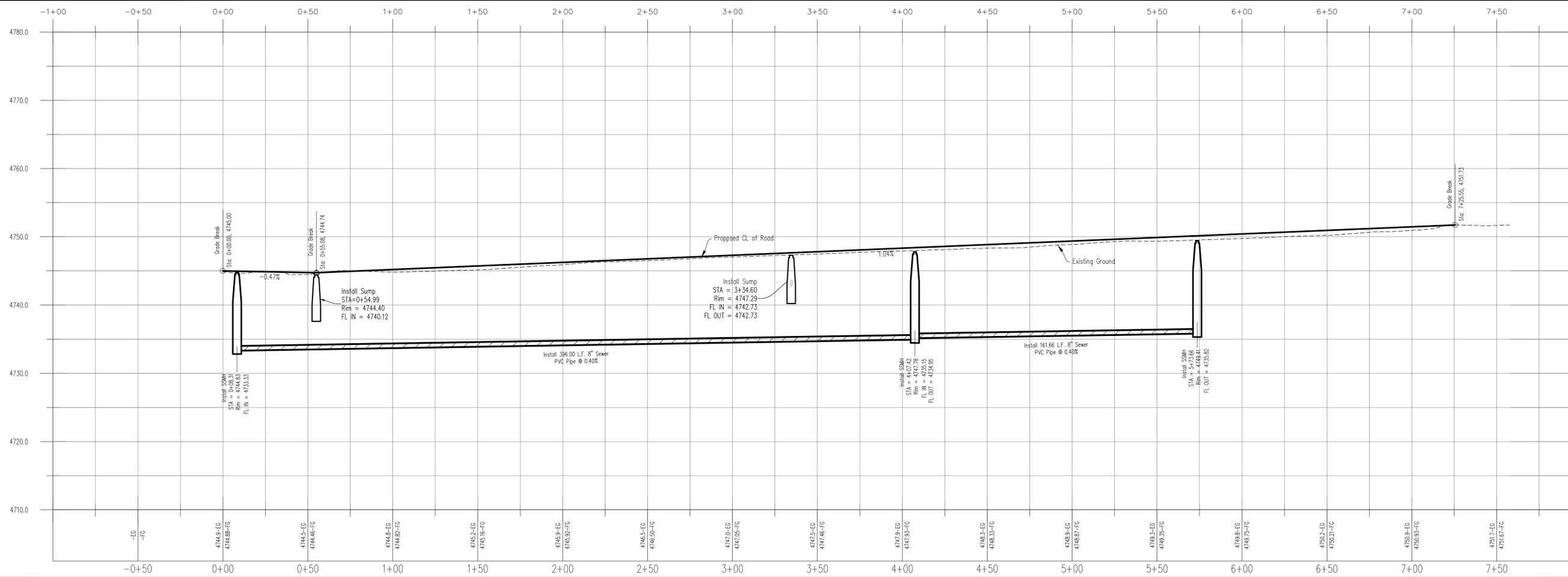
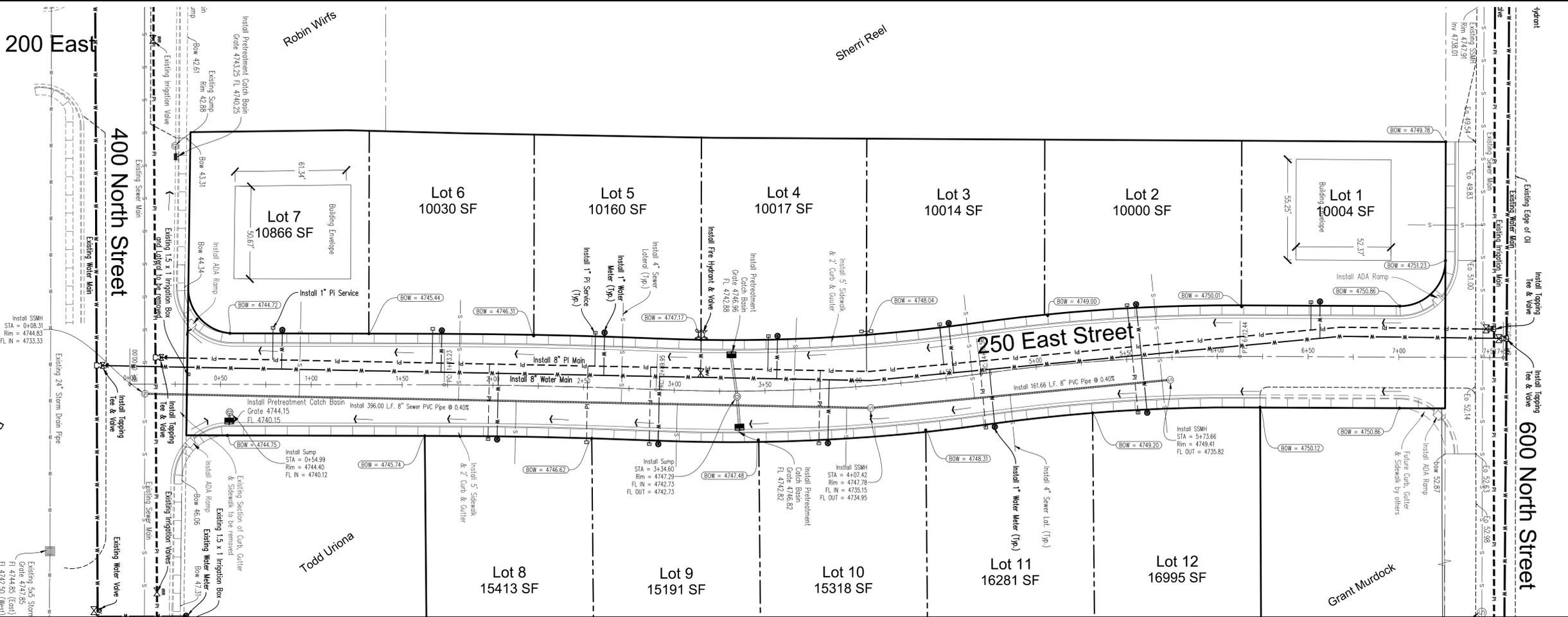
200 East

400 North Street

300 East

600 North Street

250 East Street



Dudley and Associates, Inc.
 Engineers Planners Land Surveyors
 353 East 1200 South
 Orem, Utah 84058
 801-224-1252

The Meadows at Mapleton
Street Improvement Plan
 Mapleton City
 Utah

NO.	DATE	DESCRIPTION

DATE
4-10-2013
 SCALE
1"=30'
 BY
BHT
 TRACING NO.
L-13579

SHEET No.
C-1

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

April 30, 2013

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

Ryan McDougal submitted a request on 02/13/2013 for preliminary plat approval for the Meadows at Mapleton Plat "A" subdivision located generally at 250 East and 600 North. The project is located in the R-2 Zone. Revised plans were submitted for review on April 17th, 2013. The project consists of 12 lots covering approximately 4.56 acres.

Community Development Department

Sean Conroy, Community Development Director, Phone: (801) 806-9101, Fax: (801) 489-5657

Email: sconoy@mapleton.org

Brian Tucker, Planner, Phone: (801) 806-9108, Fax: (801) 489-5657

Email: btucker@mapleton.org

Please address the following concerns in revised drawings:

1. This subdivision application requires final approval from the Planning Commission and final approval from the City Council. If revised plans are submitted by May 1st your final plat could be scheduled for the May 21st City Council agenda.
2. In accordance with Mapleton City Code (MCC) 17.08.020 D. please submit "*Evidence of ability to satisfy the water rights conveyance requirements.*"

Engineering and Public Works Division

Gary Calder, City Engineer, Phone (801) 489-6253, Fax (801) 489-5179

Email: gcalder@mapleton.org

Scott Bird, Public Works Operation Director, Phone (801) 489-6253, Fax (801) 489-5179

Email: sbird@mapleton.org

Address the following concerns in revised drawings:

Project: The Meadows at Mapleton

Date: April 30, 2013

Site Grading:

1. Remove all concrete that does not meet current city standards i.e. broken/cracked sections, 400 North.

Sewer System:

1. Show sewer main alignment 5 feet left of centerline per city standard

Water System:

1. Show all existing and new Fire Hydrants (400 N. and 600 N.)
2. Show water main alignment 10 feet right of centerline per city standard

Secondary Water (Pressure Irrigation):

1. Show removal of existing PI Service at intersection of 400 N. and 250 E. and shut of corporations stop at main.

2. Show Secondary Irrigation main 10 feet left of centerline per city standard.

Roadway:

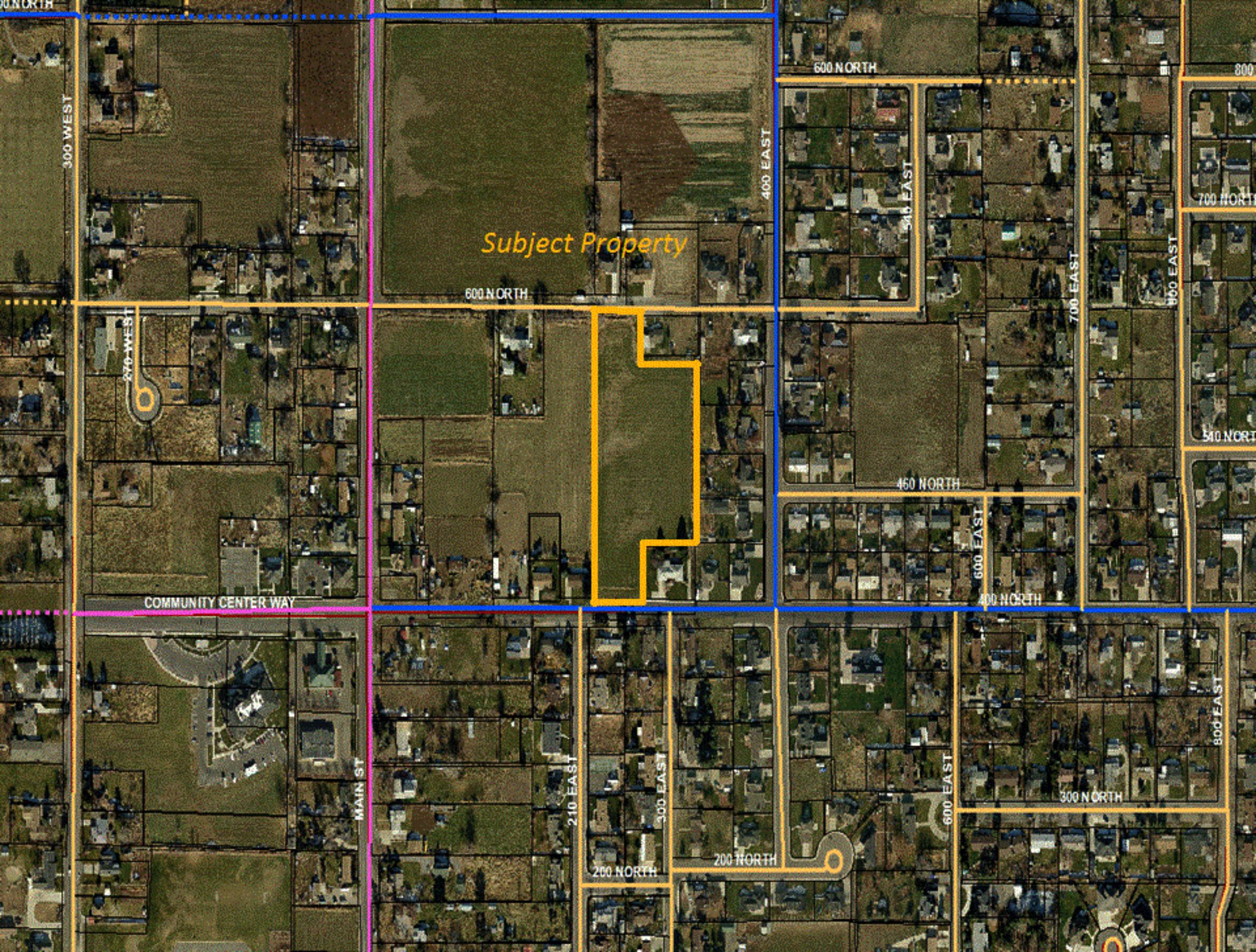
1. Road x-sections, Include x-sections Standard Drawing Street 02: 250 East (56' R/W - 42' Asphalt) 400 N. and 600 N. (66" R/W) with Plan/Profile with new and existing improvements.
2. Show mailbox locations, this is to be shown on the plat, with an easement.

Storm Drain:

1. SWPPP and Land Disturbance permits are required.
2. Show Details for all BMPs on Erosion Control Plan.
3. Show Pre-Treatment Sumps on each side of 250 E in front of Lots 4 and 9
4. Change note of Existing 24 inch Storm Drain Pipe to Existing 24 inch Irrigation Pipe.

Miscellaneous:

1. Bonding will be required upon final approval of site plan.
2. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
3. Show APWA/Mapleton City Addendum Standard Drawings for project.
4. On lots where irrigation pipe encroaches, extend the PUE 10' from the edge of pipe.



Subject Property

300 WEST

270 WEST

COMMUNITY CENTER WAY

MAIN ST

210 EAST

300 EAST

200 NORTH

200 NORTH

600 EAST

300 NORTH

800 EAST

600 NORTH

800

700 NORTH

600 EAST

400 EAST

540 EAST

700 EAST

600 NORTH

460 NORTH

600 EAST

400 NORTH



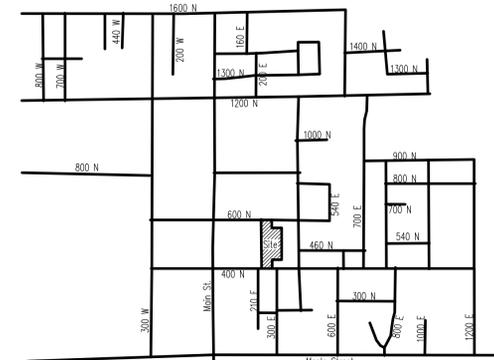
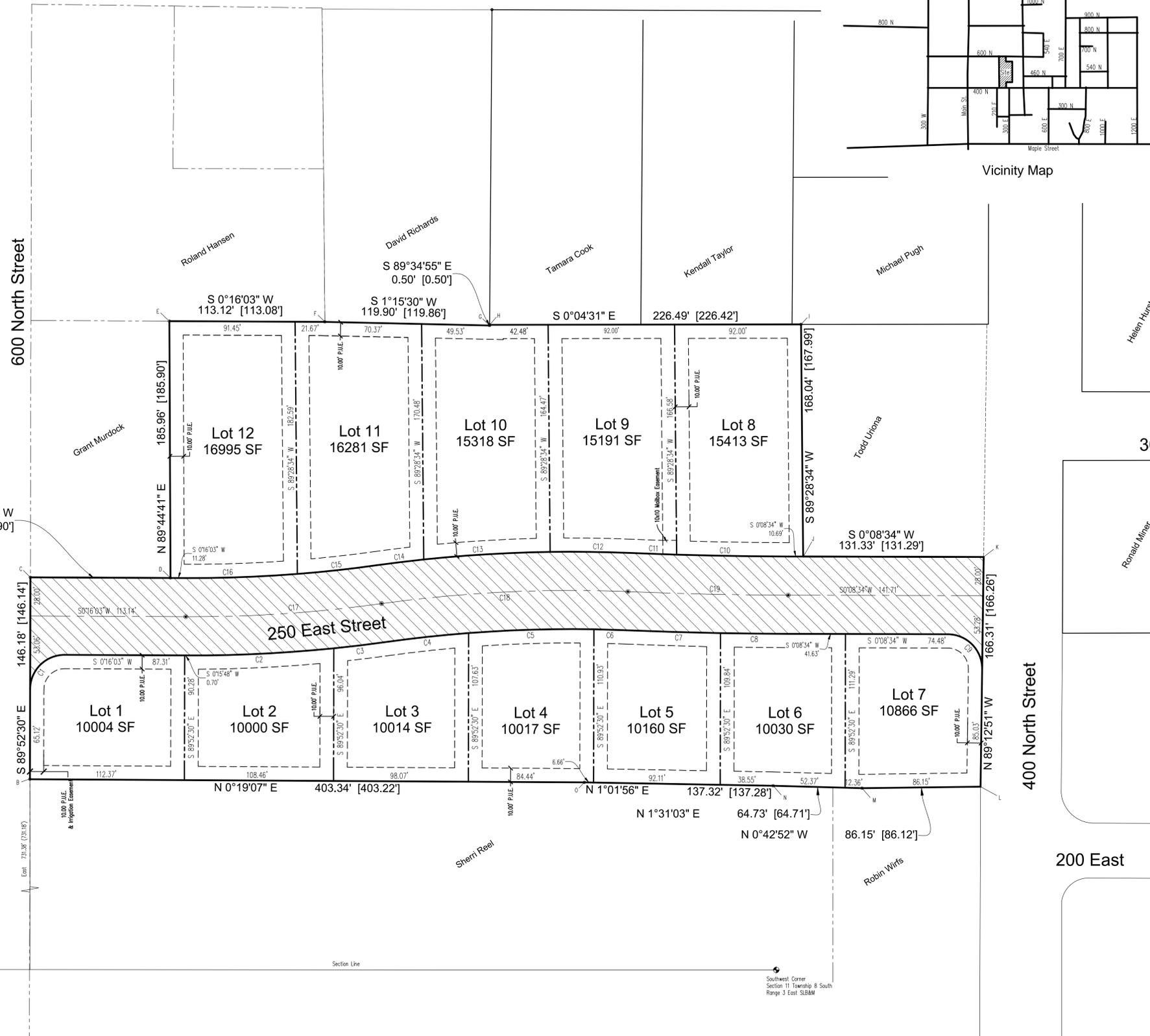
Curve	Radius	Length	Chord	Bearing	Delta
C1	25.00'	39.33'	35.40'	N 44°48'13" W	90°08'33"
C2	1028.00'	107.95'	107.90'	S 2°44'26" E	6°00'59"
C3	1028.00'	38.93'	38.93'	S 6°50'10" E	2°10'12"
C4	972.00'	59.79'	59.78'	N 6°09'24" W	3°31'28"
C5	972.00'	91.18'	91.15'	N 1°42'25" W	5°22'29"
C6	972.00'	23.61'	23.60'	N 1°40'34" E	1°23'29"
C7	3028.00'	68.53'	68.53'	S 1°43'25" W	1°17'48"
C8	3028.00'	49.27'	49.27'	S 0°36'32" W	0°55'57"
C9	25.00'	39.55'	35.55'	N 45°27'51" E	90°38'34"
C10	2972.00'	81.34'	81.33'	S 0°55'36" W	1°34'05"
C11	2972.00'	34.29'	34.29'	S 2°02'29" W	0°39'40"
C12	1028.00'	57.76'	57.76'	N 0°45'44" E	3°13'10"
C13	1028.00'	92.15'	92.12'	N 3°24'56" W	5°08'09"
C14	1028.00'	34.72'	34.72'	N 6°57'04" W	1°36'07"
C15	972.00'	57.79'	57.78'	S 6°12'56" E	3°24'23"
C16	972.00'	81.09'	81.07'	S 2°07'21" E	4°46'48"
C17	1000.00'	142.88'	142.76'	S 3°49'33" E	8°11'11"
C18	1000.00'	179.61'	179.37'	N 2°46'25" W	10°17'27"
C19	3000.00'	116.72'	116.71'	S 1°15'26" W	2°13'45"

State Plane Coordinates

Point	Northing	Easting
A	657215.3700'	1978175.9600'
B	656632.5058'	1978906.7991'
C	656632.1867'	1979052.9345'
D	656530.2863'	1979052.4587'
E	656531.1140'	1979238.3611'
F	656418.0325'	1979237.8331'
G	656288.1986'	1979235.2002'
H	656288.1948'	1979235.7034'
I	656071.7125'	1979235.0005'
J	656070.2376'	1979068.0183'
K	655938.9492'	1979067.6912'
L	655941.2292'	1978901.4440'
M	656027.3445'	1978900.3701'
N	656092.0324'	1978902.0638'
O	656229.2890'	1978904.5568'

Grid Factor = 0.9997

Area to be dedicated to Mapleton City as Public Streets = 39,139 S.F.



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089, 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

Commencing at a point located South 0°01'55" West along the Section line 583.04 feet and East 731.38 feet from the West quarter corner of Section 11, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 89°52'30" East along 600 North Street 146.18 feet; thence South 0°16'03" West 101.93 feet; thence North 89°44'41" East 185.96 feet; thence South 0°16'03" West 113.12 feet; thence South 0°15'30" West 119.90 feet; thence South 89°34'55" East 0.50 feet; thence South 0°04'31" East 226.49 feet; thence South 89°28'34" West 168.04 feet; thence South 0°08'34" West 131.33 feet; thence North 89°12'51" West 166.31 feet; thence North 0°42'52" West 86.15 feet; thence North 0°13'03" East 64.73 feet; thence North 0°10'56" East 137.32 feet; thence North 0°19'07" East 403.34 feet to the point of beginning.

AREA = 4.35 acres

BASIS OF BEARING = South 0°01'55" West along the Section line

DATE _____ SURVEYOR _____
(See Seal Below)

Owner's Dedication

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

Acceptance of Legislative Body

THE _____ OF _____, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____.

MAYOR _____ ATTEST _____ CITY RECORDER
APPROVED _____ (See Seal Below)

Rocky Mountain Power Approval

APPROVED THIS ____ DAY OF _____, A.D. 20__ BY Rocky Mountain Power.

Planning Commission Approval

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

DIRECTOR _____ SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

Utility Company Approvals

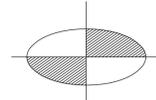
Conditions of Approval

PLAT " A "

The Meadows at Mapleton

MAPLETON _____ SUBDIVISION _____ UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

PREPARED BY



DUDLEY AND ASSOCIATES INC.

OCCUPANCY RESTRICTION NOTICE

ORDINANCE NO. _____ OF _____, UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY _____.

ACKNOWLEDGEMENT (PERSONAL)

STATE OF UTAH COUNTY OF UTAH S.S. _____
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)

ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH S.S. _____
ON THE ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID _____ IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.
NOTARY PUBLIC RESIDING AT _____
MY COMMISSION EXPIRES _____

CORPORATE SEAL SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

Subject Property looking North from 400 North.



Subject Property looking South from 600 North.



MAPLETON CITY
PLANNING COMMISSION MINUTES
May 16, 2013

Item 5. Consideration of a Final Plat approval for the Meadows at Mapleton Subdivision consisting of twelve (12) lots located in the Residential (R-2) Zone.

Brian Tucker, Planner I, went over the Staff Report for those in attendance. The Preliminary Plat was approved approximately a month ago by the Planning Commission. There were some comments about 210 East and 300 East when it was previously heard. The City Engineer has taken a look at this and most of the outstanding issues have been taken care of. The lots are all 10,000 square feet or larger and meet all of the standards of this zoning. Staff had been asked to address the street offset at the previous meeting. Both of the proposed offsets were far enough that they met City Standards. The developer has included a building envelop on the plat for Lots 1 and 7. Staff believes that 400 North is at less than 69% of its travel capacity. Stub streets in this area were addressed as well. The surrounding properties both have as much frontage as this project does. Given this, no parcels will be landlocked any more than they previously were.

Chairman Bringhurst opened the Public Hearing. **Rob Green** had concerns with the curbs not being located on the final plat. Brian stated that the curb will happen within the Right-of-Way and staff will ensure these are located on the plat. Mr. Green stated that the property owners around this development would like the street stub to give them the option of having a thru street when they develop. This would be located between Lots 3 and 4. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Tippetts moved to recommend approval to the City Council for the Final Plat for the Meadows at Mapleton Subdivision consisting of twelve (12) lots located in the Residential (R-2) Zone, with the recommendation listed below:

1. All outstanding issues raised in the Development Review Committee (DRC) minutes dated April 30, 2013 shall be addressed prior to plat recording.

Second: Commissioner Murray

Vote: Unanimous

MAPLETON CITY
PLANNING COMMISSION MINUTES
March 28, 2013

Item 3. Consideration of Preliminary Plat approval for the Meadows at Mapleton subdivision consisting of 12 lots located generally at 250 East and 600 North in the R-2 zone.

Brian Tucker, Planner I, went over the Staff Report for those in attendance. The proposed 250 East would run through the middle of this development. All of the lots are more than 10,000 square feet, which is the minimum in this zone. All of the requirements of the zone are being met with the proposal. The street is not on the Transportation Master Plan, so the 250 East street will be a minor collector street. There are some concerns to the setbacks of the property. The setback concerns with the adjacent property are not of concern to this development. There is a 30' setback on both the front and side yards on corner lots.

Roger Dudley, Engineer for the project, felt Staff covered the presentation.

Chairman Bringhurst opened the Public Hearing. Rob Green stated that he served on the Planning Commission previously for 4 years. He understands develops need to happen, but feels development needs to benefit from current planning. Mr. Green passed out a map to those Commissioners in attendance. There are approximately 16 houses in this area. The majority of these homes have aging families, so there daily travels from each home is lower than the average. In the future this area could potentially have 30-40 homes. When built out there could be approximately 300 more daily trips in this area. He feels offset streets in this area could be an issue in the future. He feels this issue needs to be addressed. Rob's second concern is with street stubs and cul-de-sacs. There is no street stub on this plat and this presents a problem. He appreciates the Commission's consideration in this matter. Rob Green felt an elbow off 600 North would be a better layout to him from a transportation standpoint, having no access off of 400 North. Ed Reel had a concern with how it affects the sell value of their property when they go to develop. His irrigation ditch runs on the west side of this property and he wants to make sure it does not get destroyed with development. Chairman Bringhurst asked if the irrigation concerns have been met. Brian Tucker stated that the irrigation pipes would have to be piped and maintained by the developer. It was mentioned that lots 1 and 7 should probably be addressed to how much buildable area these properties have. Roger Dudley stated that they would pipe the irrigation ditch on 600 North, but does not feel they will interfere with Ed Reel's ditch. Sherrie Reel wants to reaffirm that they feel like where the road is now will depreciate the value of their property. They would not be able to put a street on the north side of their property. Todd Uriona owns the property to the south of this. He has a concern with the additional traffic if another street is added in this area. There is an irrigation canal that runs along the east of this property, and wants to make sure these will not be cut off. John Higgins had a concern with the building envelop on lots 1 and 7. He wonders how adjacent properties would be affected, and felt this could be explained to those in attendance. Mr. Higgins had a concern with the traffic aspect and would prefer a through street, but if they decided to do a cul-de-sac it needs to be wide enough to turn emergency vehicles around. This develop will not restrict future developments to the east. It was clarified that no infrastructure will be installed on Mr. Uriona's property. Todd Uriona asked if any fence he put in between now and when the road goes in would be maintained, and Brian told him yes. This development will not change Mr. Uriona's animal rights will not change as well. The type of material used for the fence could change in the future as long as the height did not change. Sean stated that Staff would be happy to go over the specifics with Todd if he would like to meet with them. No additional comments were given and the Public Hearing was closed. Commissioner Lewis stated that future development will go through in this area. There will be traffic that will go through eventually. Staff will ensure that the street offset regulations are met. Commissioner Gappmayer stated that by the homes that are currently in the area the street would have to be offset. Roger Dudley stated that this proposed street is located as closely as possible between the two streets to the south (210 West and 300 West). The developer could cul-de-sac this street, but felt Mapleton would like the through street connection.

Motion: Commissioner Tippetts moved to approve the Preliminary Plat for the Meadows at Mapleton Subdivision consisting of 12 lots located generally at 250 East 600 North in the R-2 Zone, with the recommendation that Staff ensure the offset street distance is not exceeded and all Development Review Committee (DRC) concerns are met.

Second: Commissioner Gappmayer, Vote Unanimous