

Mapleton City Council Staff Report

Meeting Date: August 6, 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 fourteen (14) 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.

On June 18, 2013 the City Council approved Plat "G", which consisted of 40 lots. However, for financing reasons the applicant is now requesting to split the 40 lots into two separate plats. Plat "G" will now include 14 lots. A separate item on this agenda addresses Plat "L", which consists of 26 lots.

EVALUATION

No changes have been made to the project since the Council approved plat "G" other than to split it into two separate plats. Both plats are consistent with Mapleton City Code (MCC) Chapter 17.04.050, as described in the attached findings. Both applications, as conditioned, appear to comply with all other City standards.

As discussed during the Council's review of this project on June 18, 2013 there are several outstanding issues related to past Harvest Park plats. These include landscaping at the city park, storm drainage problems and payment of dues to the City. These have been included as conditions of approval for Plat "G".

STAFF RECCOMENDATION

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

SPECIAL CONDITIONS

1. This approval replaces the City Council's previous approval of Plat "G" from June 18, 2013.
2. All outstanding issues raised in the 4/9/13 DRC minutes shall be resolved prior to plat recording.
3. The applicant shall comply with items 1, 3 and 4 as outlined in the HOA letter dated 3/11/13.
4. 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.
5. 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 at the City park.
6. All outstanding utility payments that are the responsibility of the developer shall be paid prior to plat recording.

ATTACHMENTS

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

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.	✓

NOTE:
MULTIPLICATION FACTOR USED FOR CONVERTING
GROUND DISTANCES TO GRID DISTANCE IS 0.99969.

NAD 83 STATE PLANE
COORDINATE TABLE

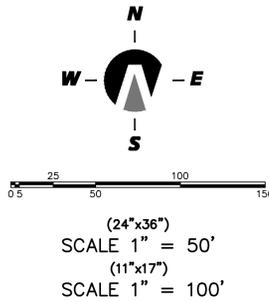
POINT #	EASTING	NORTHING
A	491671.93	2198678.20
B	491671.37	2198746.21
C	491303.86	2198746.21
D	491201.28	2198745.69
E	491202.71	2198777.79
F	491150.68	2198777.79
G	491148.36	2198725.78
H	491148.20	2198721.79
I	491020.05	2198701.19
J	491013.50	2198728.66
K	490974.06	2198841.62
L	491041.33	2198852.44
M	491041.48	2198900.78
N	491037.85	2198923.42
O	491037.95	2198923.42
P	491028.23	2198954.45
Q	491025.60	2199102.74
R	491024.30	2199102.81
S	491027.23	2199154.71
T	491032.46	2199247.06
U	491090.21	2199247.02
V	491151.23	2199239.75
W	491151.11	2199252.77
X	491203.10	2199263.04
Y	491301.86	2199263.54
Z	211302.35	2199127.61
AA	491371.58	2199127.61
BB	491271.40	2199095.62
CC	491302.58	2199095.62

SUBDIVISION MONUMENTS

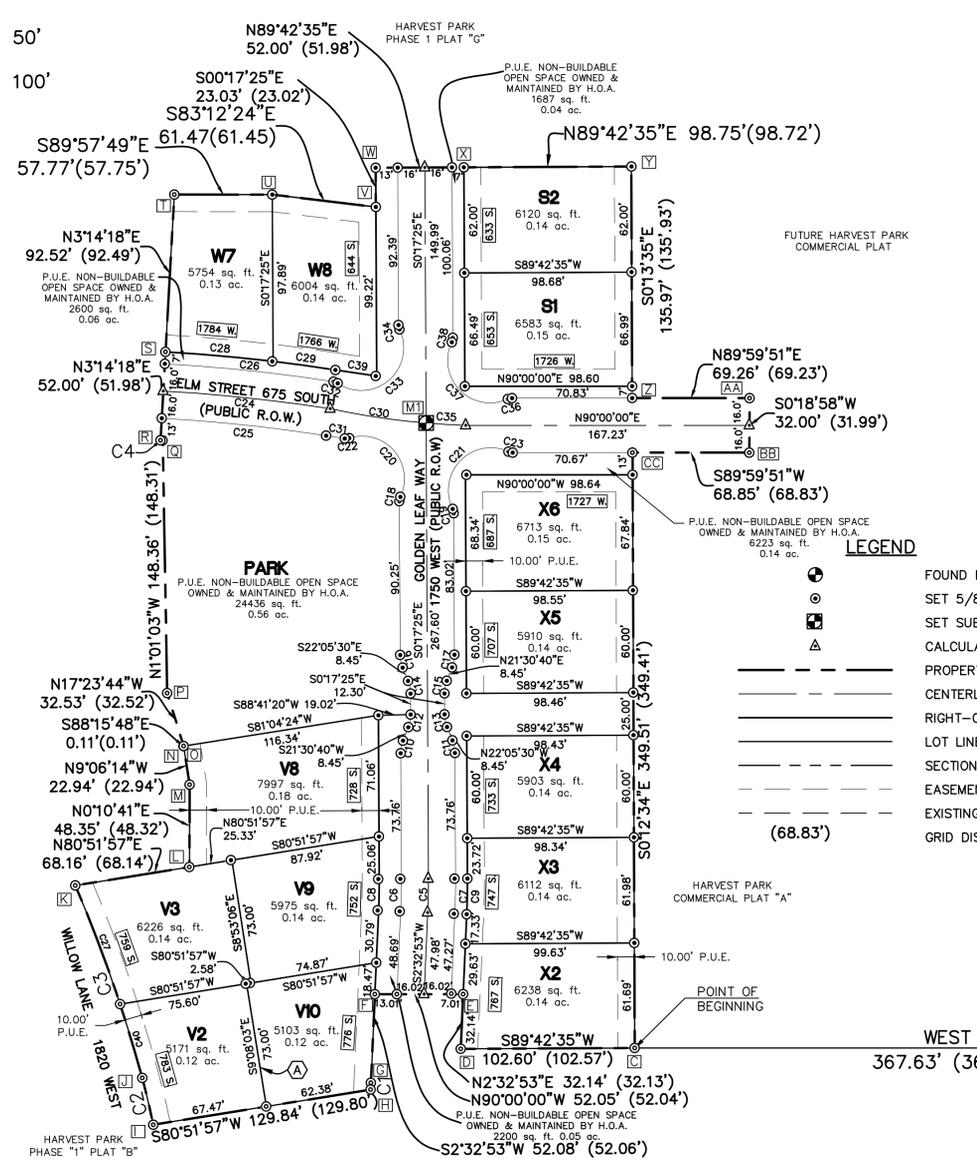
POINT #	EASTING	NORTHING
M1	491180.85	2199113.00

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	3.99'	429.00'	3.99'	S21°16'54"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	21°48'05"
C11	7.61'	20.00'	7.56'	N11°11'28"E	21°48'05"
C12	7.61'	20.00'	7.56'	S10°36'38"W	21°48'05"
C13	7.61'	20.00'	7.56'	N11°11'28"E	21°48'05"
C14	7.61'	20.00'	7.56'	S11°11'28"E	21°48'05"
C15	7.61'	20.00'	7.56'	N10°36'38"E	21°48'05"
C16	7.61'	20.00'	7.56'	S11°11'28"E	21°48'05"
C17	7.61'	20.00'	7.56'	N10°36'38"E	21°48'05"
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'	2.66'	S85°31'07"W	25°51'09"
C23	2.97'	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°42'48"E	139°40'31"
C38	2.66'	6.00'	2.64'	S12°25'01"W	25°24'53"
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"



HARVEST PARK
PHASE "1" PLAT "C"



- NOTE:
- LOT NO. S18 & LOT W20 NOT USED.
 - (A) LOT LINE WILL HAVE NO BUILDING SETBACK
 - REQ'D SIDEWALK ASSOCIATED WITH EACH INDIVIDUAL LOT AS PER APPROVED CONSTRUCTION DRAWINGS SHALL BE INSTALLED BY LOT OWNER PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.
 - THIS AREA IS SUBJECT TO THE NORMAL EVERY DAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN INDUSTRIAL PARK. FURTHER RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH INDUSTRIAL AREA.

CENTURY LINK COMMUNICATION
APPROVED THIS ___ DAY OF _____ A.D. 20___, BY QWEST COMMUNICATION

COMCAST
APPROVED THIS ___ DAY OF _____ A.D. 20___, BY COMCAST

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

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

ROCKY MOUNTAIN POWER
APPROVED THIS ___ DAY OF _____ A.D. 20___, BY ROCKY MOUNTAIN POWER

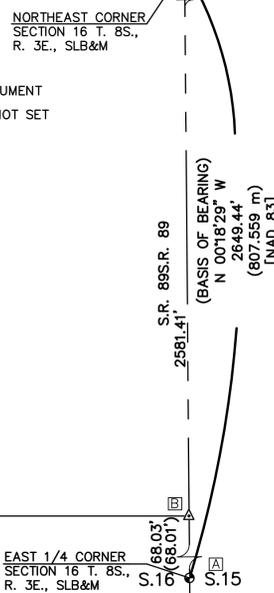
ROCKY MOUNTAIN POWER _____

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
- GRID DISTANCE



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 acknowledgment 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: _____

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 SECTION 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; 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 TO A POINT OF CURVATURE OF A 429.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 3.99 FEET, HAVING A CENTRAL ANGLE OF 00°31'57" AND A CHORD THAT BEARS S.02°16'34"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 03°49'40", AND A CHORD THAT BEARS N.13°23'49"W. A DISTANCE OF 28.25 FEET TO A POINT OF A CONTINUES 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 07°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 00°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 S.89°57'49"E. A DISTANCE OF 57.77 FEET; THENCE S.83°12'24"E. A DISTANCE OF 61.47 FEET; THENCE N.0017'25"E. A DISTANCE OF 23.03 FEET; THENCE N.89°42'35"E. A DISTANCE OF 52.00 FEET; THENCE N.89°42'35"E. A DISTANCE OF 98.75 FEET; THENCE S.0018'29"W. A DISTANCE OF 32.00 FEET; THENCE S.89°59'51"W. A DISTANCE OF 68.85 FEET; THENCE S.0012'34"E. A DISTANCE OF 349.51 FEET TO THE POINT OF BEGINNING, CONTAINS 3.40 ACRES OF LAND, CONTAINING 14 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 HEREON 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 HERETO SET OUR HANDS THIS DAY OF _____, A.D. 20___

_____ L.C.

BY: _____ MEMBER BY: _____ MEMBER
BY: _____ 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) _____

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) 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 3.40 ACRES AND 14 LOTS LOCATED IN THE NORTHEAST 1/4 OF SECTION 16 T8S. R3E. S.L.B.&M., UTAH COUNTY, UTAH

MAPLETON UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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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 12th, 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

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

April 9, 2013 at 8:30am

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

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

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

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

Email: 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.