

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 "L" subdivision consisting of forty (26) lots located in the Specific Development Plan (SDP-1) zone (approximately 1750 W Elm).

BACKGROUND AND PROJECT DESCRIPTION

See staff report for Harvest Park Plat "G".

EVALUATION

See staff report for Harvest Park Plat "G".

STAFF RECCOMENDATION

Approve the Final Plat for Harvest Park Plat "L" 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. Plat "L" should be labeled as Plat "J".

ATTACHMENTS

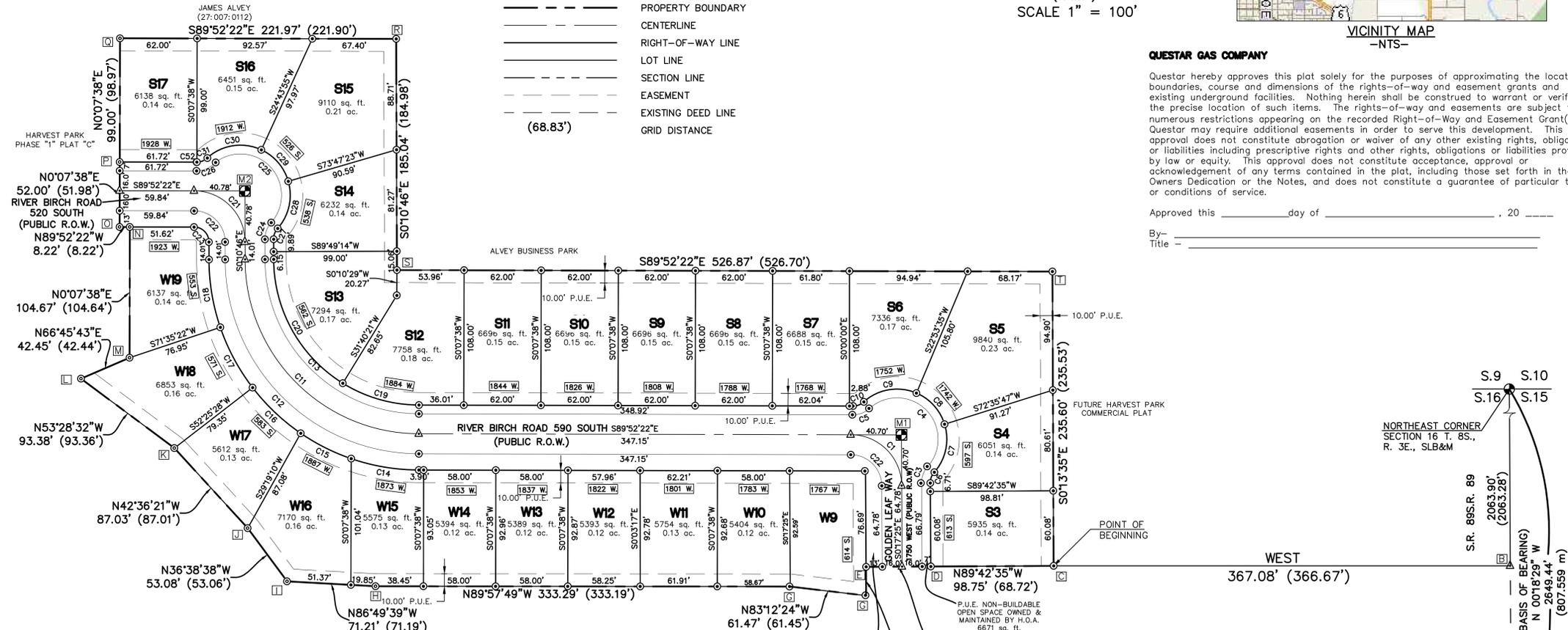
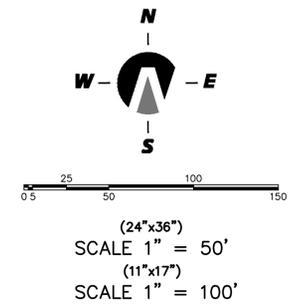
1. Findings for Decision.
2. Application Materials.
3. HOA Letter.
4. DRC Minutes dated 4/9/13.

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:
- 1) LOT NO. S18 & LOT W20 NOT USED.
 - 2) (A) LOT LINE WILL HAVE NO BUILDING SETBACK
 - 3) 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.
 - 4) 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.

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



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	64.10'	41.00'	57.77'	S45°04'54"E	89°34'57"
C2	39.09'	25.00'	35.23'	S45°04'54"E	89°34'57"
C3	14.57'	20.00'	14.25'	N20°34'27"E	41°43'45"
C4	99.77'	33.00'	65.88'	N45°10'16"W	173°13'12"
C5	14.63'	20.00'	14.30'	S69°10'23"W	41°54'30"
C6	9.47'	13.00'	9.26'	S20°34'27"W	41°43'45"
C7	41.08'	40.00'	39.30'	S12°01'03"W	58°50'33"
C8	34.70'	40.00'	33.62'	S42°15'19"E	49°42'12"
C9	45.15'	40.00'	42.79'	N80°33'21"E	64°40'27"
C10	9.51'	13.00'	9.30'	N69°10'23"E	41°54'30"
C11	219.16'	140.00'	197.46'	S45°01'34"E	89°41'36"
C12	244.21'	156.00'	220.03'	N45°01'34"W	89°41'36"
C13	194.12'	124.00'	174.89'	S45°01'34"E	89°41'36"
C14	55.35'	169.00'	55.11'	N80°29'23"W	18°45'58"
C15	45.49'	169.00'	45.35'	N63°23'43"W	15°25'22"
C16	53.41'	169.00'	53.19'	N46°37'47"W	18°06'30"
C17	55.01'	169.00'	54.76'	N28°15'05"W	18°38'54"
C18	55.30'	169.00'	55.05'	N9°33'12"W	18°44'52"
C19	64.42'	117.00'	63.61'	S74°06'01"E	31°32'43"
C20	118.74'	117.00'	113.71'	S29°15'13"E	58°08'53"
C21	64.18'	41.00'	57.83'	S45°01'34"E	89°41'36"

HARVEST PARK PHASE "1" PLAT "C" CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C22	39.14'	25.00'	35.26'	N45°01'34"W	89°41'36"
C23	18.79'	12.00'	16.93'	N45°01'34"W	89°41'36"
C24	14.59'	20.00'	14.27'	S20°42'55"W	41°47'23"
C25	99.87'	33.00'	65.89'	S45°05'08"E	173°23'29"
C26	14.63'	20.00'	14.30'	N69°10'23"E	41°54'30"
C27	9.48'	13.00'	9.27'	S20°42'55"W	41°47'23"
C28	40.37'	40.00'	38.68'	S12°42'00"W	57°49'14"
C29	34.25'	40.00'	33.21'	S40°44'21"E	49°03'28"
C30	46.44'	40.00'	43.87'	N81°28'31"E	66°30'48"
C31	9.23'	13.00'	9.04'	N68°33'39"E	40°41'02"

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	491667.10	2199263.54
C	491301.86	2199263.54
D	491203.10	2199263.04
E	491151.11	2199262.77
F	491151.23	2199239.75
G	491090.21	2199247.02
H	490757.03	2199247.23
I	490685.95	2199251.17
J	490654.28	2199293.75
K	490595.38	2199357.79
L	490520.36	2199413.35
M	490559.35	2199430.09
N	490559.58	2199534.73
O	490551.37	2199534.75
P	490551.48	2199586.74
Q	490551.70	2199685.21
R	490773.60	2199685.21
S	490774.18	2199500.23
T	491300.88	2199499.06

SUBDIVISION MONUMENTS

POINT #	EASTING	NORTHING
M1	491179.56	2199368.36
M2	490652.01	2199563.51

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

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

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

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

WATER MASTER -

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

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 585.54 FEET AND N.90°00'00"W, A DISTANCE OF 367.08 FEET TO THE POINT OF BEGINNING.
THENCE S.89°42'35"W, A DISTANCE OF 98.75 FEET; THENCE S.89°42'35"W, A DISTANCE OF 52.00 FEET; THENCE S.00°17'25"E, A DISTANCE OF 23.03 FEET; THENCE N.83°12'24"W, A DISTANCE OF 61.47 FEET; THENCE N.89°57'49"W, A DISTANCE OF 333.29 FEET; THENCE N.86°49'39"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 8.22 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 185.04 FEET; THENCE S.89°52'22"E, A DISTANCE OF 526.87 FEET; THENCE S.00°13'35"E, A DISTANCE OF 235.60 FEET TO THE POINT OF BEGINNING, CONTAINS 4.99 ACRES OF LAND, CONTAINING 26 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 HEREOF FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS THIS DAY OF ___ A.D. 20___.

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.

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 ___ EXECUTED THE SAME.

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___.

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

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

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

HARVEST PARK PHASE 1 PLAT "L"
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16 T8S. R3E. S.L.B.&M., UTAH COUNTY, UTAH CONTAINING 4.99 ACRES AND 26 LOTS

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. Sego 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.