

Mapleton City Council Staff Report

Meeting Date: August 6, 2013

Applicant: Ryan Livingston, Pheasant View Subdivision

Location: 1200 W 900 S

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: No

Zone: PRC-3

REQUEST

Consideration of a request to establish a reimbursement amount for improvements installed as part of the Pheasant View Subdivision located at 1200 W 900 S.

BACKGROUND AND PROJECT DESCRIPTION

The Pheasant View subdivision was approved in 2006 and consists of 26 residential lots. As part of the subdivision, the developer installed a full width road (1200 West) that included water, sewer and pressurized irrigation lines. On September 28, 2006 Gordon Livingston submitted a request to establish a reimbursement agreement that would apply to adjacent parcels that front on 1200 West to recoup some of the costs of the infrastructure including road improvements on 1200 West, water, sewer and pressurized irrigation lines (attachment "1").

The City Council reviewed this item on July 16, 2013. Staff outlined some of the issues including the limited information in the record and the conflicting statements in the City code regarding reimbursements for roads. Staff outlined the following questions:

1. Is the applicant's letter dated September 28, 2006 sufficient to establish a reimbursement agreement? If yes, answer questions 2-3 below.
2. Should the road improvements be included in the reimbursement agreement?
3. Should the deferred credit amount be based on the City Engineer's estimate or on actual costs incurred? If it is on actual costs incurred, the applicant must submit invoices to demonstrate the actual costs.

The Council continued the application with a request for the following:

1. That staff determine whether any other reimbursement agreements had been approved that included roads; and
2. That the applicant provide invoices documenting the actual costs of the improvements in question.

EVALUATION

Past Reimbursement Agreements: The City has approved reimbursement agreements for the Misty Meadows Subdivision, the Silver Leaf Cove Subdivision, the EBCO development and the Pheasant View Subdivision. These are discussed briefly below.

Misty Meadows: The City approved a reimbursement agreement for the Misty Meadows Subdivision in 2006. The request from the developer followed a similar template to the request submitted by Pheasant View (see attachment "5"). However, no road improvements were completed that would have qualified as reimbursable. The City has collected and distributed reimbursements for the water line and the pressurized irrigation line, but nothing for roads.

Silver Leafe: The City approved a reimbursement agreement for the Silver Leafe Cove subdivision in 2006. The reimbursement only included a water main extension (see attachment “5”).

EBCO: As part of the development agreement for the EBCO development, the City entered into a reimbursement agreement that includes water, pressurized irrigation and sewer. Roads were not included in the agreement.

Staff was able to locate the past DRC comments on the Pheasant View project. No mention is made in the minutes regarding reimbursements for roads (see attachment “6”).

Invoices: At the time this staff report was written, the applicant had not yet submitted any invoices documenting the actual costs of the reimbursable improvements.

STAFF RECOMMENDATION

Provide direction on the reimbursement agreement for the Pheasant View Plat “A” subdivision.

ATTACHMENTS

1. Application materials.
2. MCC Chapters 13.20.060 & 17.28.050.
3. City Engineer’s estimate and identification of benefited properties.
4. Planning Commission staff report dated August 17, 2006.
5. Reimbursement information from Misty Meadows and Silver Leafe.
6. DRC Comments for Pheasant View.

September 28, 2006

Mathew Evans, Planning Director
Mapleton City
125 West Community Center Way (400 North)
Mapleton, UT 84664

Dear Mr. Evans,

This letter will serve as a notification of my intent to collect a reimbursement of utilities, roads, irrigation services pursuant to Mapleton City Code Section 13.20.060. According to the City ordinance any developer must notify the City in writing prior to recording of the final plat and following posting of the construction guarantee and bond.

Actual cost of the extension across the benefitted property shall be reimbursed to Duck Creek Development LLC upon collection by the City of charges assessed against such benefitted property for a period of twenty (20) years. I am awaiting the administrative fee amount that will be set by the City Council. One-half of the actual cost of the improvements will be collected by the benefitted property owner based on linear frontage. The reimbursement will be collected by the City and reimbursed to Duck Creek Development LLC before any building permit will be issued. To ensure my reimbursement, I take full responsibility of notifying the City to alert them when development is occurring around my subdivision. Thank you.

Sincerely,

Gordon Livingston
2514 East Deer Creek Way
Springville, Ut. 84663

A handwritten signature in black ink, appearing to be 'Gordon Livingston', with a long horizontal line extending to the right.

Cory,

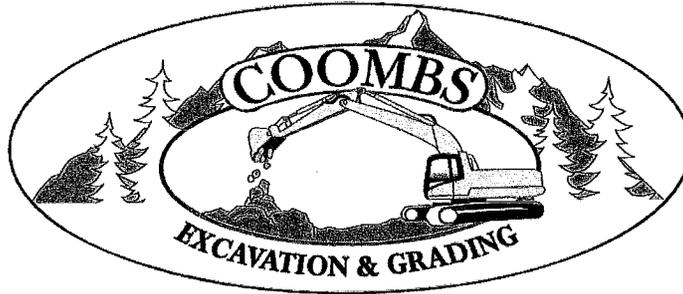
Here is the requested information on cost of 1200 west. As we spoke about the reimbursement program from future developers all required information was previously given to Tracey whom worked for Mapleton City prior to your arrival. This will give an amount to cost of half of road.

Thanks
Gordon + Ryan

Gordon 830-0863

Ryan 830-0943

NOV 09 2012



6984 S. 2400 W.

Benjamin, UT 84660

PH. (801) 809-9919

Bid Proposal

Date: 11 - 7 - 12

To: Gordan Livingston

Job Location: Pheasant View
1200 W.
Mapleton , UT

8" Sewer	1012	@	\$	28.00/ft	\$	28,336.00
5' Manhole	2	@	\$	4100/each	\$	8200.00
8" Ductile Iron Water Main	1039	@	\$	36.00/ft	\$	37,404.00
8" Valves	5	@	\$	1200/each	\$	6000.00
Fire hydrant	3	@	\$	3525/Each	\$	10,575.00
8" C-900 P.I. Main	1007	@	\$	25.00/ft	\$	25,175.00
8" Valves	5	@	\$	1200/each	\$	6000.00
24" RCP Storm Drain	565	@	\$	41.00/ft	\$	23,165.00
15" RCP Storm Drain	69	@	\$	32.00/ft	\$	2208.00
4' Manhole	2	@	\$	3100/each	\$	6200.00
5' Manhole	1	@	\$	3600/each	\$	3600.00

Pheasant View 1200 W. Cont.

6' Manhole	1	@	\$ 4400/each	\$ 4400.00
3' Box	1	@	\$ 1200/each	\$ 1200.00
4' Box	1	@	\$ 1800/each	\$ 1800.00
Double inlet Curb Box	1	@	\$ 2700/each	\$ 2700.00
24" Curb	1928	@	\$ 15.50/ft	\$ 29,884.00
5' Sidewalk	928	@	\$ 17.50/ft	\$ 16,240.00
Subbase	36,720	@	\$ 1.95/sqft	\$ 71,604.00
2.5" Asphalt, 8" Roadbase	36,720	@	\$ 2.19/sqft	\$ 80,416.80
1 " Asphalt Overlay	36,720	@	\$.67/sqft	\$ 24,602.40
Power/utility trenching	1000	@	\$ 6.00/ft	\$ 6000.00

Total \$ 395,710.20

½ = \$ 197,855.10

Attachment "2" City Code Citations

13.20.060: REIMBURSEMENT:

A. Permitted; Limitations For Road Improvements; How Determined: The applicant shall be eligible for reimbursement for that proportion of the cost incurred in making the extension which benefits properties fronting on the extension, other than those owned by the applicant. Provided, however, that in the instance of road extensions no reimbursement shall be allowed for the cost of the land, road base or hard surfacing of the travelway, or of any curb, gutter or sidewalk adjacent to the properties owned by the applicant.

B. Determination Of Reimbursement Amount; Reimbursement Period: The amount subject to reimbursement and the method of payment shall be as follows:

Upon completion of an extension the city engineer shall make a determination of the per foot cost of those portions of the extension which are eligible for reimbursement. Thereafter the city will enter a deferred credit in its records in an amount equal to cost of the extension less the prorated amount applicable to the benefited area owned by the applicant and any existing public street. Thereafter the applicant or his successor or assigns will be reimbursed by the city upon collection of fees assessed against the subsequently benefited properties, as hereinafter provided.

The period of reimbursement shall extend for a period not to exceed twenty (20) years from the date of completion of the extension, or until the initial prorated cost of the extension along the frontage not owned by the applicant shall have been refunded.

C. City To Levy Extension Fees; Amount Of Fee: Each applicant proposing to subsequently connect to a water main, and/or sewer main, or front upon a street which has been constructed under the provisions of this section shall be assessed a water main, and/or sewer main, and/or road reimbursement fee which shall be paid before such service connection is made or building permit issued.

The amount of the extension reimbursement fee to be assessed against a benefited property shall be the proportionate share of the total cost of the improvement as determined by the city. In the case of a water line extension, and/or sewer line extension, this shall be determined by multiplying the total cost of the improvement by the ratio of the area of the benefited parcel divided by the total benefited area.

All extension fees levied for purposes of reimbursement of water and/or sewer utilities shall be determined using the costs for installing culinary water, secondary irrigation or sewer mains of twelve inches (12") in diameter or as determined by the city engineer. Any reimbursement for road improvement shall be determined using the original cost of the improvement. (Ord. 2006-02, 1-4-2006, eff. 1-4-2006)

7.28.050: REIMBURSEMENT FOR ON SITE OR OFF SITE IMPROVEMENTS PERMITTED; CONDITIONS AND LIMITATIONS:

- A. Reimbursement shall be allowed for on site or off site improvements which subsequently benefit adjacent property owners who develop building lots, which are required as a condition of approval of a subdivision. Whenever a developer wishes to be reimbursed for any required on site or off site improvement that benefits property in an area benefited by the improvement as determined by the city engineer, other than property owned by the subdivider, the developer must notify the city in writing prior to recording of the final plat and following posting a performance guarantee and bond. The city will enter a deferred credit on its records in the amount of the actual cost of the extension across the benefited property and shall reimburse the subdivider upon collection by the city of charges assessed against such benefited property for a period of twenty (20) years from the date of recording of the subdivision plat. An administrative fee in an amount to be set by the city council by resolution shall be collected, one-half ($\frac{1}{2}$) of which will be withheld from the amount reimbursed to the subdivider and one-half ($\frac{1}{2}$) of which will be assessed against the benefited property. Any reimbursement owed shall be collected from the benefited property owner prior to recording the final plat for any subdivision approved on said benefited property.
- B. The amount of reimbursement charge to be paid by a benefited property shall be equal to the Utah County property tax valuation, at the time of improvement, for the underlying ground for a peripheral street dedication which exceeds one-half ($\frac{1}{2}$) of the street width requirement as shown on the transportation and circulation element of the general plan. The amount shall include one-half ($\frac{1}{2}$) the installation cost of sewer, water, and pressurized irrigation lines in peripheral streets, as well as the installation cost of peripheral street improvements which are installed on ground which is in excess of one-half ($\frac{1}{2}$) of the street width requirement as shown on the transportation and circulation element of the general plan. (Ord. 2006-01, 1-4-2006)

Attachment "3" Engineer's Estimate

Item		Bonded Cost	Total Bonded Cost	2012 Cost (submitted by appliatn)
8" Water	1,039 Lin Ft	\$ 30.00 Lin Ft	\$ 31,170.00	\$ 36.00 Lin Ft \$ 37,404.00
Fire Hydrant	2 Each	\$ 3,500.00 Each	\$ 7,000.00	\$ 3,525.00 Each \$ 7,050.00
Valves	2 Each	\$ 1,400.00 Each	\$ 2,800.00	\$ 1,200.00 Each \$ 2,400.00
Hot Tap	1 Each	\$ 1,800.00 Each	\$ 1,800.00	\$ 1,800.00 Each \$ 1,800.00
8" Sewer	1,012 Lin Ft	\$ 23.00 Lin Ft	\$ 23,276.00	\$ 28.00 Lin Ft \$ 28,336.00
Manhole	2 Each	\$ 2,600.00 Each	\$ 5,200.00	\$ 4,100.00 Each \$ 8,200.00
8" Pressure Irr.	1,007 Lin Ft	\$ 20.00 Lin Ft	\$ 20,140.00	\$ 25.00 Lin Ft \$ 25,175.00
Valves	2 Each	\$ 1,400.00 Each	\$ 2,800.00	\$ 1,200.00 Each \$ 2,400.00
Storm Drain				
Double Inlet	1 Each	\$ 3,000.00 Each	\$ 3,000.00	\$ 2,700.00 Each \$ 2,700.00
15" RCP	73 Lin Ft	\$ 25.00 Lin Ft	\$ 1,825.00	\$ 32.00 Lin Ft \$ 2,336.00
		Sub-totals=	\$ 99,011.00	Sub-totals = \$ 117,801.00
Roadway				
8" Road Base	36,720 S.F.	\$ 0.65 S.F.	\$ 23,868.00	\$ - S.F. \$ -
2.5" Asphalt	36,720 S.F.	\$ 0.80 S.F.	\$ 29,376.00	\$ 2.19 S.F. \$ 80,416.80
1" Overlay	36,720 S.F.	\$ 0.35 S.F.	\$ 12,852.00	\$ 0.67 S.F. \$ 24,602.40
2' Curb & Gutter	980 Lin Ft	\$ 13.00 Lin Ft	\$ 12,740.00	\$ 15.50 Lin Ft \$ 15,190.00
		Sub-totals =	\$ 78,836.00	Sub-totals = \$ 120,209.20
		Totals =	\$ 177,847.00	Totals = \$ 238,010.20

Property Owners Frontage (ft)	Reimbursement w/Roads (50%)	Reimbursement without roads (50%)
219 Scutt	21.7% \$19,296.40	\$10,742.69
665 Laird	65.9% \$58,600.58	\$32,624.12
125 Larsen	12.4% \$11,026.51	\$6,138.68
1009 Total	\$88,923.50	\$49,505.50

Notes

- Valves on Water and PI only require 2 for road, other valves are for Pheasant View subdivision.
- Only two FH on 1200 West
- Mapleton City does not reimburse for Mapleton Irrigation Co. items.
- No reimbursement for sidewalk and curb and gutter on west side of roadway.
- No reimbursement for sub-base or trenching.

Mapleton City Planning Commission Staff Report

Meeting Date: 17, August 2006

<p>Item: 2</p>	<p>Request: Gordon Livingston is requesting Final Plat approval for the "Pheasant View" Plat A Subdivision, located at approximately 800 South 1600 West, Mapleton, PRC-3 Zone Designation.</p>	
<p>Applicant: Gordon and Ryan Livingston Prepared by: Staff</p>		
<p>Parcel ID#'s 27:001:0038, 0037, 0021 & 27:003:0065</p>		
<p>Zone: PRC-3</p>	<p>Acreage: 22</p>	<p>Number of Lots: 26</p>
<p>General Plan Designation: Low Density Residential/ Rural Residential</p>	<p>Neighborhood Meeting: None required.</p>	<p>Development Agreement Proffered: Yes</p>
<p>NEIGHBORHOOD ISSUES: A letter has been sent to all property owners within 300 feet of the proposed subdivision as required by law.</p>		
<p>STAFF REPORT SUMMARY OF KEY ISSUES:</p> <ul style="list-style-type: none"> ☆ The property has been rezoned from the A2 Zone to the PRC-3 Zone. ☆ The applicant previously received Preliminary Plat Approval. ☆ The applicant is requesting 26 lots on 22 acres. ☆ Staff believes this to be an ideal location for the use of TDR's, which the applicant is using to obtain the additional density. ☆ The applicant has gone through several design changes before reaching this point. The current design meets all of the previous concerns from Staff, the Planning Commission and City Council. 		
<p>POSSIBLE ACTIONS</p> <ul style="list-style-type: none"> ☆ <u>Recommendation of Approval</u> - This action would be necessary to send it to the City Council with a positive recommendation of approval ☆ <u>Continuation of this item</u> - This action should be taken if more information is needed to make a recommendation to the City Council. ☆ <u>Recommendation of Denial</u> - This action should be considered if the Planning Commission believes that the proposed subdivision is inconsistent with the Mapleton City General Plan. 		

FINDINGS OF FACT – CURRENT:

1. The applicant has received preliminary plat approval (July, 2006).
2. There are still a few minor issues that must be resolved before the plat is recorded. Those issues include the sizing of the detention basin and utility sign off's.
3. The applicant must surrender 13 TDR's to complete the project. This will be a requirement of the final plat approval.
4. Bonding will be required for the park and detention basin. The detention basin standards for Mapleton City are that a sprinkler system be installed by the developer, and that grass be established within the basin. The basin and park must be maintained by HOA.

5. CC&R's and HOA will be required prior to recording. HOA must include the collection of fees to maintain open spaces, etc.
6. Staff will require deed restriction for direct access for the corner lot of 800 South and 1200 West, access must be taken from 1200 West.
7. A text will accompany this development (see attached). This text will be adopted once the rezone has been recorded (as we've done with other PRC's).

FINDINGS OF FACT – PRELIMINARY PLAT APPROVAL:

1. The applicant is requesting a 26 lot development in the (proposed) PRC-3 Zone designation. The density yield is determined in Section 18.82.070 of the Mapleton City Code. The applicant is proposing a density bonus by the use of TDR's as outlined in Section 18.82.070(B).
2. The applicant previously requested the rezone and density from the Planning Commission and City Council. The City Council tabled the item until the applicant receives Preliminary Plat approval for the project from the Planning Commission.
3. Staff likes this site for the use of TDR's. The applicant's property is adjacent to land that the General Plan suggests should be commercial, and the location is just off of Highway 89 across from Harvest Park.
4. The applicant has gone through several design changes up to this point, all in an effort to appease not only the intent of the PRC, but to address concerns by the Planning Commission, City Council and DRC. Those changes include the following:
 - A. Provided a park for the development.
 - B. Full Street width for 1200 West (minus sidewalk on the east side of the road).
 - C. Aligning 1200 West with the Misty Meadows street to the North.
 - D. Eliminating excess direct access onto 800 West by providing for the larger lots in that location.
 - E. Addressing storm drain issues by providing a detention basin.
 - F. Access to adjacent property by stubbing 1200 to the South, and by having the full road.
 - G. Providing streets with parkstrips for neighborhood beautification.
5. The applicant will be required to participate in the off-site improvements installed by the developer of the Misty Meadows development, including half of the cost for the water line on 800 South, and a portion of the secondary irrigation line adjacent to the development. The applicant will also ask for their own reimbursements from land owners who will benefit by their installation of additional water, sewer and secondary irrigation lines.

Notes from Planning Commission Meeting July 20, 2006

1. Note on plat "Basements not recommended" – See Note #5 defining water conditions
2. Storm drainage has been verified with City Engineer
3. City Engineer has approved the Final Plat
4. Utility sign off before Final Plat approval by City Council
5. Storm Water Pollution Plan (SWPP, NOI, NOT) has been submitted
6. Street Standard are in the process of being approved

CONCLUSIONS:

The proposed subdivision is consistent with the policies set forth in the Mapleton City Zoning Code and General Plan.

RECOMMENDATION:

That the Planning Commission approve the Pheasant View Plat A Subdivision as proposed, with the following *Standard* conditions of approval:

1. That this approval only takes effect if and when the rezone from the A2 to the A2 (TDR-R) first be

Attachment "5"



814 SOUTH 1040 WEST, SUITE 2A
P.O. BOX 53, PAYSON, UT
PHONE: (801) 465-1998 // FAX: (801) 465-0570

Oct 19, 2006

Mapleton City
Tracy Padgett, Planning Director
35 East Maple Street
Mapleton, Utah 84664

Dear Mapleton City:

This letter will serve as notification of our intent to collect a reimbursement of utilities, roads, and all other improvements provided for 800 South pursuant to Mapleton City Code Section 13.20.060. The cost of the extension is attached as exhibit "A" to this letter.

Sincerely,



Neal Caines
Stone Mountain Development, LLC
801-420-0977

Attachment 1

SILVERLEAFE, LLC.

March 7, 2006

Matt Evans
Planning Director
Mapleton City Offices
Mapleton, Utah 84664

Re: Notice of Intent to Collect Reimbursement Per Code Section 13.20.060

Dear Mr. Evans:

Pursuant to Mapleton City Code Section 13.20.060, please accept this letter as notification to Mapleton City that SilverLeafe, LLC, intends to seek reimbursement for that proportion of the cost incurred in completing a water main extension along 800 South, Mapleton, and between 800 West and Main Street (the "Extension"). This notice is provided to the City in accordance with City Code and prior to the recording of the final plat of the SilverLeafe subdivision.

As per our agreement with the City, the cost of the Extension will be reimbursed to SilverLeafe, LLC, or its assigns, in accordance with the attached allocation schedule (the "Schedule"), and upon collection by the City of charges assessed against benefited properties listed on the Schedule (the "Benefited Properties"). The reimbursement will be collected by the City for a period not to exceed twenty (20) years and reimbursed to SilverLeafe, LLC or its assigns, before any building permit will be issued on or for the benefit of the Benefited Properties.

Sincerely,


Cory Anderson
SilverLeafe, LLC.

"THE SCHEDULE"

Total Cost of Offsite Improvements in 800 South for 12" Water Line	\$197,250.00
City Reimbursement for upsize of Pipe from 8" to 12" pipe	\$22,433.42
 Total Amount to be reimbursed to Silver Leaf LLC by Benefited Properties	 \$174,816.58
 Per Acre Share	 \$788.31

List of "Benefited Properties"			
Property Owners	Serial #	Acreage	Amount
Spring Haven Farms	27:002:0072	9.73	\$7,670.30
Spring Haven Farms	27:002:0071	10.10	\$7,961.97
Phyllis J Chipman	27:002:0068	5.00	\$3,941.57
Margaret L Miller	27:001:0025	5.00	\$3,941.57
Rocoty Inestments LLC	27:001:0059	7.84	\$6,180.38
Paul L & Lorraine M Larsen--HOME	27:002:0027	9.35	\$7,370.74
Paul L & Lorraine M Larsen	27:002:0077	2.31	\$1,821.01
Berta J Cusick	27:002:0041	5.52	\$4,351.49
Philip J & Rosemary Smith	27:002:0001	1.84	\$1,450.50
Philip J & Rosemary Smith	27:002:0004	3.68	\$2,901.00
Phyllis J Suctee Chipman	27:001:0061	7.63	\$6,014.84
C Duane & Kent W Larsen--HOME	27:001:0009	18.29	\$14,418.27
J Reed & Lois W Hansen	27:003:0072	4.17	\$3,287.27
Silver Leaf Cove		25.89	\$20,409.46
Cory R & Marilyn Robison	27:004:0031	2.50	\$1,970.79
Ray W & Linda Virchow	27:004:0024	2.06	\$1,623.93
Larsen Mapleton Properties LTD	27:004:0023	2.50	\$1,970.79
Larsen Mapleton Properties CTD	27:004:0039	2.50	\$1,951.17
Clyde Duane Larsen	27:004:0042	2.50	\$1,970.79
Clyde D & Kent W Larsen	27:004:0022	2.50	\$1,970.79
Clyde D & Kent W Larsen	27:004:0043	2.50	\$1,970.79
C Duane & Kent W Larsen	27:004:0020	2.50	\$1,970.79
Ned J & Beth Larsen--HOME	27:004:0055	4.07	\$3,208.44
John M & Lesa York	27:004:0045	3.43	\$2,703.92
Robert B Perry	27:003:0006	8.00	\$6,306.51
Scott Perry	27:003:0005	7.99	\$6,298.63
Phyllis J Chipman	27:003:0004	7.00	\$5,518.20
Loris E & LuAnn Diamond	27:003:0007	8.00	\$6,306.51
Ross R Suctee Davis	27:003:0002	1.50	\$1,182.47
Ross R & Ross R Davis	27:003:0051	2.50	\$1,970.79
Timothy & Geraldine Marshall	27:003:0001	2.17	\$1,710.64
Jesse W & Connie W Warren	27:004:0062	5.13	\$4,044.05
Jesse W & Connie W Warren	27:004:0061	4.44	\$3,500.12
Brian V & Ann L Allred--HOME	27:004:0057	9.13	\$7,197.31
Paul A Tee Salisbury	27:004:0052	9.51	\$7,496.87
Franklin O & Marilyn S Nielsen--HOME	27:004:0053	10.98	\$8,655.69
Korry R & Diane JT Bird--HOME	27:004:0017	2.00	\$1,576.63
Totals		221.76	\$174,796.96

REIMBURSEMENT MAP:

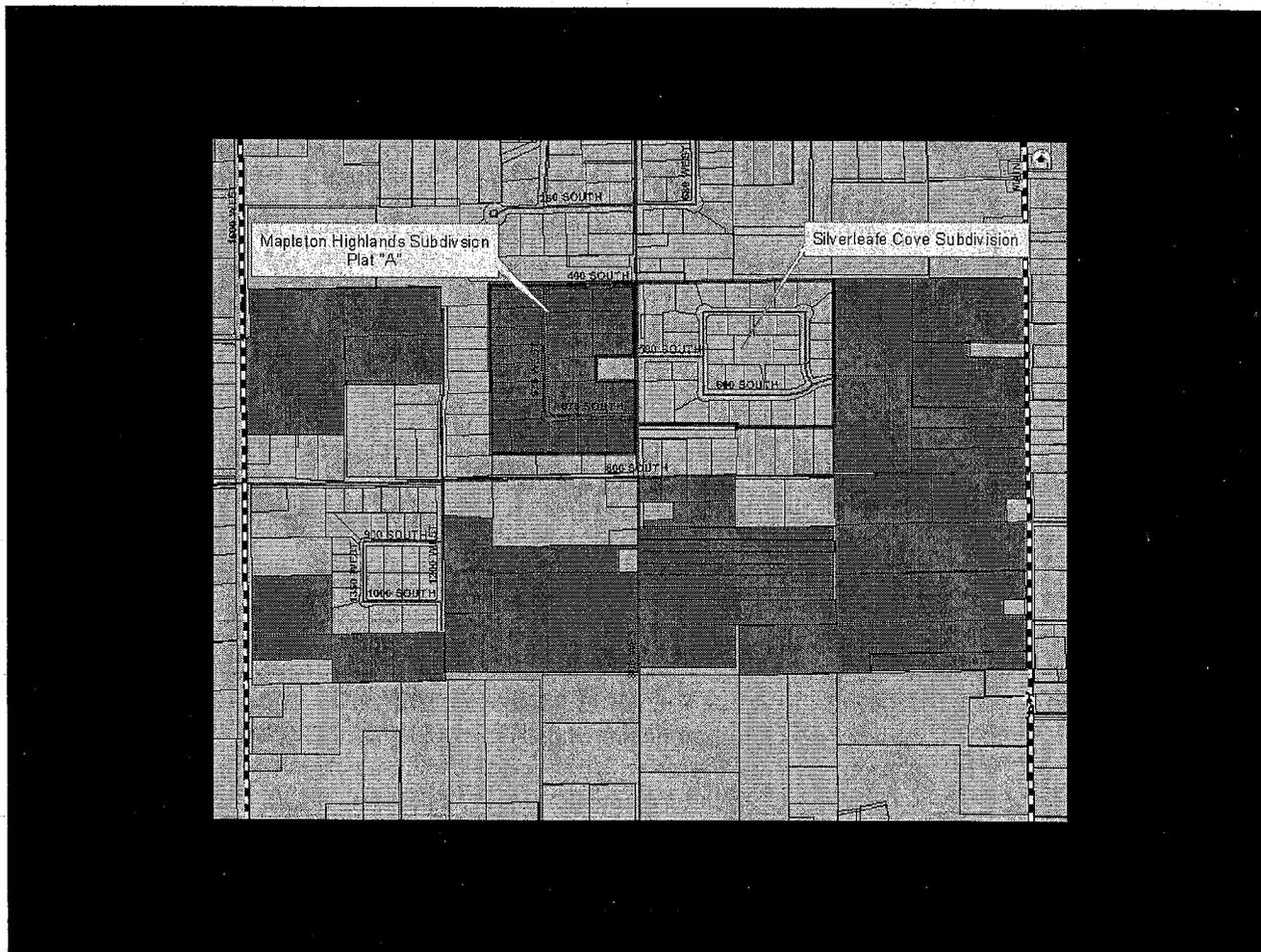


Figure 1 - Properties submitted by the applicant to be considered benefited by the improvements

Attachment "6" DRC Comments

- 4) Area dedicated for street on 1100 South not shown.
- 5) Written boundary description does not match the drawing of plat description: N 88° 51'03" E vs. N 88° 50'55" E.
- 6) 10' PUE should also be designated on all lot lines.
- 7) Don't need two approvals (words) in Planning Commission Approval block.
- 8) Plat not signed and stamped by surveyor.
- 9) Show survey monuments.
- 10) Show subdivision as Plat "A"

Item to return to DRC. Please submit 8 full size and one reduced size copy of the revised plans. Meet with Staff before going back to DRC in order to ensure all of the items listed above have been addressed. See attached DRC Meeting schedule for deadline dates.

5. (Continued 5-2-06) Gordon Livingston is requesting Preliminary and Final Plat approval for the "Pheasant View" Plat A Subdivision, located at approximately 800 South 1600 West, PRC-3 Zone Designation.

Items to be Completed:

- a. Transportation
 - 1) 5.55 offset on 1200 West.
 - 2) Need to tie to two corners with basis of bearing.
 - 3) Show location of improvements installed by Misty Meadows construction.
- b. Storm Drainage
 - 1) Sumps not allowed in this area (see Note 1 of DRC 5/2/06 "Not to have boxes on both sides of 1000 South. Connect to one sump on 900 South and 1000 South drainage plan needed").
 - 2) Need a construction and post-construction storm water management plan.
- c. Utilities
 - 1) Hot tap to PI in 800 South is not required. Line is not active – tap into 12" line.
 - 2) Coordinate with Mapleton Irrigation required. Storm drainage cannot be connected to existing pipe in 800 South.
 - 3) A reimbursement to the developers of Misty Meadows will be required for your portion of the 12" water line (half the pipe the entire distance of the development along 800 South), and your portion of the PI line (half of what is in front of Misty Meadows). This reimbursement is required prior to final plat approval.
- d. Plats
 - 1) No final plat to review (this plan will change).
 - 2) Distance between fire hydrant on 800 South by Gen Com is 670 feet. An additional fire hydrant will probably be required.
 - 3) Final plat will need to meet requirements of subdivision checklist.
 - 4) A geotechnical report is required for this project. Report must identify depth to groundwater. It must also include a CBR test and a pavement design for each type of street.
 - 5) Staff recommends moving the one-acre lots out onto 800 South. 800 is a collector street with limited access. Five lots would have direct access onto 800 as currently proposed. Either provide one access driveway (like a frontage road with

a landscaped area between it and the street) for all 800 South lots, or redesign the development to limit direct access.

Item to return to DRC. Please submit 8 full size and one reduced size copy of the revised plans. Meet with Staff before going back to DRC in order to ensure all of the items listed above have been addressed. See attached DRC Meeting schedule for deadline dates.

6. Lonnie Oman Fence Permit Application.

Item goes to Planning Commission on Thursday, May 25, 2006 at 7:00pm. Applicant needs to be in attendance.

- 4) Show 1100 S. continuing to Main Street on plat. Show ROW/easement for 1100 S.
- 5) Shade streets to be dedicated to Mapleton City (1100 S.).
- 6) Show existing and proposed pipe sizes and types (water, sewer, & irrigation)
- 7) On plan sheets, call out buildings to be removed or relocated (same as on plat).
- 8) Show street signs, stop signs, and streetlights.
- 9) Show pad for cluster mailbox.
- 10) Take out the Planning Director Approval (it's already under Planning Commission) section.
- 11) For Sale sign on Lot 1 is premature until the subdivision is recorded.
- 12) Return plat/plans with a letter addressed to the Design Review Committee stating how each item was or will be addressed. The City Engineer without the letter will not review Plats/plans.
- 13) 2 TDR's are required prior to the recording of this subdivision.

Item to return to DRC. Must meet with Staff prior to resubmitting to DRC in order to assure that all of the items listed above have been completed. A written letter stating how each item has been addressed is also required. Once you've received Staff's recommendation to return to DRC, 7 full size (24"x36") and one reduced (11"x17") copies of revised plans due to the Community Development Department. See 2006 DRC Meeting Schedule for deadline submittal dates.

3. (Previous) Gordon Livingston is requesting Preliminary and Final Plat approval for the "Pheasant View" Plat A Subdivision, located at approximately 800 South 1600 West, PRC-3 Zone Designation.

Items to be Completed:

A. Transportation

- 1) Use standard road section for water and irrigation offsets (water 15' east or north of CL, irrigation 15' west or south of CL). Check with Scott Bird if you wish to use the 10' offsets.
- 2) Label streets on all sheets.
- 3) Check with Scott Bird to see if you need to show details of the intersection at 800 S. and 1200 W.
- 4) Show improvements on 1600 West.
- 5) Review CBR to see if 8" is enough. Verify CBR Test with City Engineer.
- 6) Show pedestrian ramps on interior of the subdivision.
- 7) Show temporary turn-around.

B. Storm Drainage

- 1) Retention volume needs to be provided for the entire parcel area – 22.15 acres.
- 2) The 10-year C of 0.50 (as well as $C_{25} = 0.55$ and $C_{100} = 0.625$) may be more conservative than necessary. Show calculations for weighted C.
- 3) It appears that the 25-year C, 0.55, was used for the 100-year volume calculations. If an area of 22.15 acres and a runoff coefficient of 0.625 are

used in the calculations, the subdivision is short 36,728 ft³ of storage volume (144,728 ft³ is required and 108,000 ft³ is provided).

- 4) Show typical cross-sections (including dimensions, slopes, and cross-sectional area of storage) for front/side retention and back retention. Check cross-sectional area and volume against the required area/volume. Give details about lining (none, vegetation, rocks, etc.).
- 5) We are concerned that disposing of storm water in this manner may add to the liquefaction potential and collapsible nature of the soils in this area. Show a geotechnical analysis of water sitting in the swales with regard to consolidation/collapse/liquefaction. Show results of permeability/infiltration tests that prove that water will infiltrate into soil in a reasonable time frame.
- 6) Show curb cut detail.
- 7) Redesign the drainage swell. Back of curb would need 2 ½ feet before the 10' swell would start. Add 1' after the 5' sidewalk.

C. Utilities

Sewer

- 1) Connection to commercial acreage required.
- 2) Indicate pipe type

Irrigation

- 1) Offset 15' from road CL.
- 2) Indicate pipe type (C-900 Purple PVC).
- 3) Connection to commercial acreage required.
- 4) Check all irrigation items with Jesse, particularly the ditch on the east side that will be taken into the storm drain system and the re-routing of the ditch on the southeast.
- 5) T into existing pressurized irrigation line to go down 1200 West.

Water

- 1) Offset 15' from road CL.
- 2) Connection to commercial acreage required.
- 3) Indicate pipe type (ductile iron).
- 4) Stub sewer to the lowest point on lot 27. Future water line to this lot will be ran off of 1600 West.

Miscellaneous

- 1) Show streetlights, street signs, and stop signs. Show pad for cluster mailbox.
- 2) All sheets appear to be printed or copied at 98% of true size (based on the size of the scale bar). Print/copy all sheets to scale.
- 3) Label match lines on all plan & profile sheets.
- 4) Check utility line lengths. Some spot-checked lengths appeared to be off (see the water and irrigation lines on 1200 W, south of 1000 S.).
- 5) Return plat/plans with a letter addressed to the Design Review Committee stating how each item was or will be addressed. The City Engineer without the letter will not review Plats/plans.

D. Plats

- 1) Show outline of parcel on Vicinity Map.
- 2) Scale bar is not to scale. Please print/copy all sheets to scale.

- 3) Show grid distances in parenthesis next to ground distances for all exterior courses
- 4) Show State Plane coordinates for overall parcel description (list at each point, or use table)
- 5) Show State Plane coordinates at proposed street monuments.
- 6) Tie to a 2nd Utah County monument. Show State Plane coordinates at both monuments.
- 7) Label 800 S. and 1600 W. on final plat
- 8) Hatch street areas to be dedicated to Mapleton City on final plat
- 9) Show area for entire parcel on final plat
- 10) Need to show basis of bearing.
- 11) Add legend for easements/setback or label easements/setbacks.
- 12) Note on the plat regarding high water table area.
- 13) 15 TDR's will be required prior to the recording of this subdivision.
- 14) Park 1 on Final Plat needs to have a lot number.
- 15) Specify grading in the CC&R's.

Item to return to DRC. Must meet with Staff prior to resubmitting to DRC in order to assure that all of the items listed above have been completed. A written letter stating how each item has been addressed is also required. Once you've received Staff's recommendation to return to DRC, 7 full size (24"x36") and one reduced (11"x17") copies of revised plans due to the Community Development Department. See 2006 DRC Meeting Schedule for deadline submittal dates.

4. Nate Stum and Bryant Bishop are requesting Preliminary and Final Plat approval for the "Breckenridge Lane" Plat A Subdivision, located at approximately 1600 South 1100 West, A2 (TDR-R) Overlay Zone Designation.

Items to be Completed:

A. Transportation

- 1) 8" of road base and 12" of sub base.
- 2) Roadway - 3-1/2" asphalt: 2-1/2" initial + 1" overlay
- 3) A CBR test was estimated. Was it assumed to be saturated or in natural state?
- 4) Need typical section of roadways on 1200 South and 1600 South. Show areas of road dedicated to City.
- 5) Label street cross section for 1000 West.
- 6) Show existing edge of asphalt for 1600 South. Show cross section.
- 7) Show 1/2+5 street dedication.
- 8) Show temporary turn-around.
- 9) Work with Staff on pavement designs.

B. Storm Drainage

- 1) Sumps will not work in this area.
- 2) A storm drainage study is required to determine how to handle storm drainage.
- 3) If 30" pipe is used, detention basins will be required with bleed-off into 30" pipe limited to 0.15 cfs/min.