

# Mapleton City Council Staff Report

Meeting Date: May 6, 2014

**Applicant:** Dennis Gore

**Location:** 2975 S Hwy 89 (parcel #'s 27:033:0057 & 27:033:0218)

**Prepared by:** Sean Conroy, Community Development Director

**Public Hearing Item:** No

**Zone:** A-2

## **REQUEST**

Consideration of a Resolution approving the Final Plat for the Virginia Estates subdivision consisting of two lots located at approximately 2975 South and Highway 89 in the Agricultural-Residential (A-2) zone.

## **BACKGROUND AND PROJECT DESCRIPTION**

The project site consists of two parcels totaling 7.12 acres. There is an existing residence on the southern parcel that was built in approximately 1984. The two parcels were previously combined in a single parcel, but were divided through the recording of a deed. This division did not go through the proper subdivision process and therefore the northern lot is not yet buildable.

The applicant is proposing a two lot subdivision that will make both lots legal building lots in the A-2 zone. Lot 1 will be 4.9 acres in size and will allow for the construction of one new residence. Lot 2 will be 2 acres in size and will include the existing single family residence.

Typically, the Planning Commission is the final decision making body for subdivisions of three lots or less. However, because the applicant is requesting that some of the subdivision requirements be waived, the City Council will be the final decision making body on this application. The Planning Commission recommended approval of the project on April 24, 2014.

## **EVALUATION**

**Zoning:** The A-2 zone requires a minimum lot size of two acres per unit with a minimum of 200 feet of frontage on a public street. Both lots comply with the minimum lot size. Lot 2 complies with the minimum frontage, while lot 1 only has 153 feet of frontage. However, on June 13, 2013 the Planning Commission issued a variance to allow the frontage of lot 1 to be less than the required 200 feet.

**Development Code:** Mapleton City Code (MCC) Chapter 17.04.050 outlines several issues the Council should review. These are outlined in the attached findings. The project may conflict with at least the following two findings that should be discussed by the Council:

#3 *“The proposed development conforms to city zoning ordinances and subdivision design standards.”*

#9 *“The public facilities, including public utility systems serving the area are adequate to serve the proposed development.”*

MCC Chapters 17.16.030 and 050 state that the subdivider shall be responsible for installing all off site and on site sewer and water mains and that all mains shall extend to the boundaries of the subdivision. The closest sewer main to the property is located approximately 1000 feet to the north at 2600 South. There is a water main in front of the property but it does not extend to the southern end of the property. According to the MCC, the applicant would be responsible for installing a sewer main from the southern end of their frontage on Highway 89 all the way to 2600 South, and to extend the water main to the southwest corner of the property.

In 2011 the City entered into a development agreement with the Ensign Bickford (EBCO) property located at the southern end of the City. According to the development agreement, EBCO is responsible for running both water and sewer mains from the southern end of Highway 89 north in front of the applicant's property and beyond. It is anticipated that construction of these lines will begin in the next year.

Based on the assumption that EBCO will be installing a sewer main, the applicant is requesting that the requirement that he extend the sewer main be waived. The applicant is requesting that the existing residence and the proposed new residence be allowed to use septic tanks until the sewer main is installed by EBCO across the frontage of his property. According to Utah Code Section 10-8-38, if sewer becomes available within 300 feet of a property, the City may require a property owner to connect to the sewer. If the property owner fails to connect, the City may cause the water to be shut off from the premises until the property is connected.

Staff could possibly support allowing the use of septic tanks on a temporary basis if the applicant agrees to connect to the sewer within three months of when it becomes available with the understanding that if connections are not made, the City will shut off the water to the properties.

Again based on the assumption that EBCO will be installing a new water main, the applicant is also requesting that the requirement that he extend the water main to the southern end of his property be waived. Staff agrees that it doesn't make sense to require the water main to be extended, assuming that EBCO will only be replacing it in the near future with a larger line.

Staff's only concern with waiving the requirements for extending the water and sewer mains is that if for some reason EBCO does not install the new mains, that the applicant would have been given preferential treatment because he was not required to install the lines. One option would be to require a bond to be posted by the applicant to ensure that if the mains are not installed by EBCO within a specific amount of time (possibly 3-5 years), that the applicant would then be responsible to install them per City Code.

The Planning Commission recommended against requiring the applicant to bond for the improvements as long as there was a condition that they connect to the water and sewer mains when they become available.

**Trail:** The City's Trails Master Plan envisions a trail running along Highway 89 from the north of town to the south. Since Highway 89 is a UDOT road, the City has had discussions with UDOT regarding the implementation of this trail. UDOT has indicated that it will likely need the full width of the right-of-way in front of this lot for future road widening, and therefore, if the City wants a trail it would need to come from a property dedication from the applicant.

The proposed plat includes a 15 foot wide easement that could be used to develop the trail at some point in the future. Staff is supportive of not requiring the applicant to install the trail on his property at this time as no other segments of the trail have been installed. However, the applicant is requesting that if/when the City does install the trail along the easement, that the existing landscaping on lot 2 be relocated and/or replaced at the City's expense. Staff is not recommending that the City agree to replace the landscaping. The fact that staff is not requesting that the applicant install the trail at his own expense will result in a significant savings to the applicant, and based on these savings it should be the applicant's responsibility to re-landscape his front yard if/when the trail is installed.

**STAFF RECCOMENDATION**

Adopt the attached Resolution with the attached findings and conditions.

**SPECIAL CONDITIONS**

1. All outstanding issues raised in the DRC minutes dated April 8, 2014 shall be addressed prior to plat recording, unless any of the requirements are waived by the City Council.
2. The applicant may install a sceptic tank for use on lot 1. However, the applicant agrees that both lots will connect to a new sewer main within three months of it becoming available. If the lots do not connect within three months, the City shall turn off the culinary water service to the lots.

**ATTACHMENTS**

1. Findings for Decision.
2. Application Materials.
3. DRC Minutes 4/8/14.
4. Planning Commission minutes dated 4/24/14.

## RESOLUTION NO. 2014-

### CONSIDERATION OF A RESOLUTION APPROVING THE FINAL PLAT FOR THE VIRGINIA ESTATES SUBDIVISION CONSISTING OF TWO LOTS LOCATED AT APPROXIMATELY 2975 SOUTH AND HIGHWAY 89 IN THE AGRICULTURAL-RESIDENTIAL (A-2) ZONE.

**WHEREAS**, title 17 of the Mapleton City Code (MCC) outlines the process and requirements for subdivision approval; and

**WHEREAS**, the Planning Commission has reviewed and approved the Preliminary and Final Plats for this subdivision; and

**WHEREAS**, the proposed project complies with title 17 of the MCC as outlined in the findings for decision attached to the City Council Staff Report or has received proper waivers by the Council.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Mapleton, Utah, to approve the Final Plat for the Virginia Estates Plat "A" subdivision with the findings and conditions as outlined in the staff report dated May 6, 2014.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 6<sup>th</sup> Day of May, 2014.

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Brian Wall  
Mayor

ATTEST:

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Camille Brown  
City Recorder  
**Publication Date:**  
**Effective Date:**

<b>Attachment "1" Findings for Decision</b>		
<b>No.</b>	<b>Findings</b>	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓

Future Home Site  
(Lot 1)



Existing Home Site  
(Lot 2)





NORTH  
1" = 60'

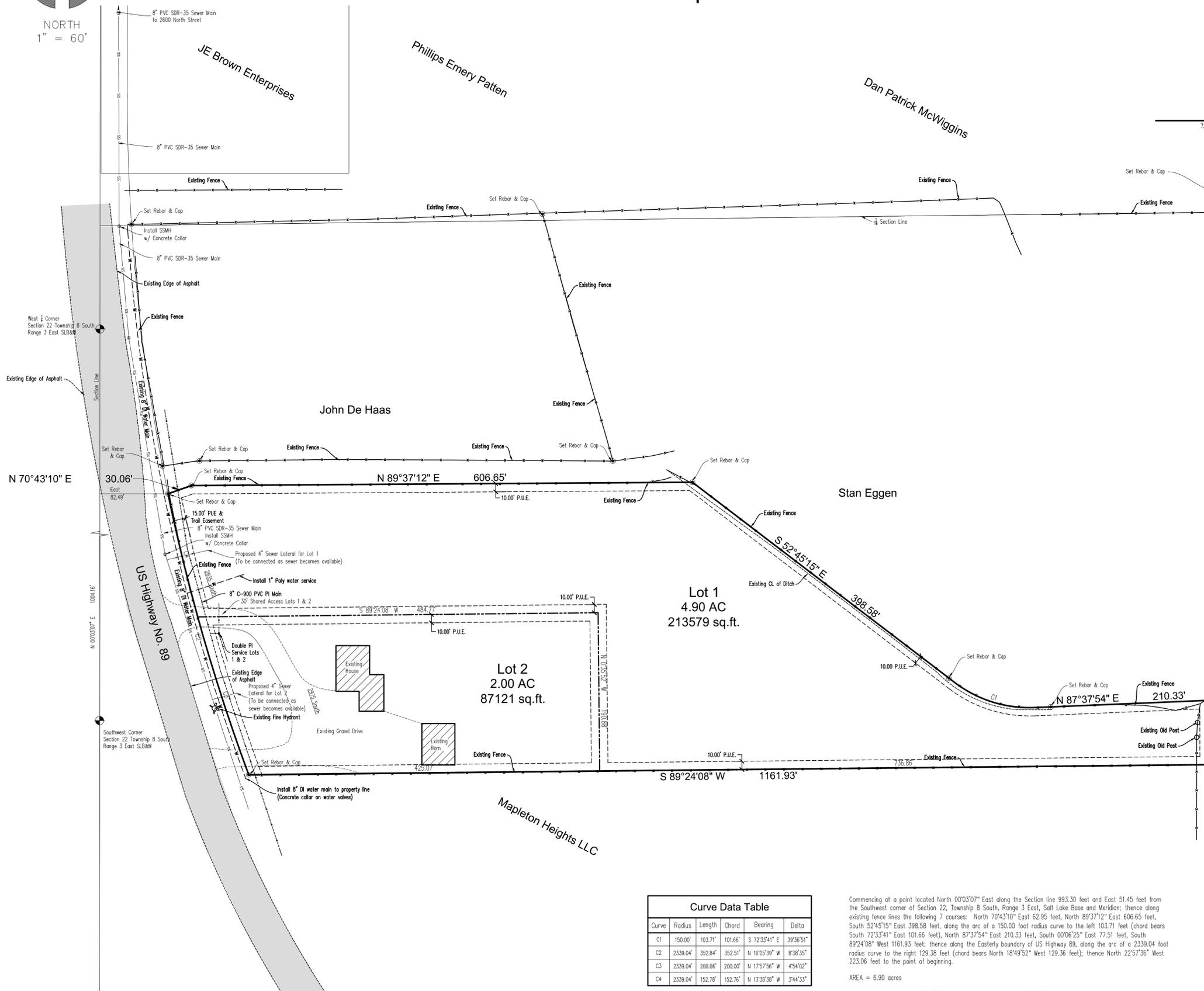
# Virginia Estates

## Mapleton Utah



Vicinity Map

- GENERAL NOTES**
- All materials, workmanship, and construction of site improvements shall meet or exceed specifications set forth in the Mapleton City Public Works, Regulations and applicable state and federal regulations (including ADA guidelines). Where there is a conflict between these plans and the specifications, or any applicable standards, the higher quality standard shall apply. All work with public R.O.W. or easements shall be inspected and approved by the Mapleton City Public Works Inspector and/or UDOT. Inspection services and construction certification to be provided by engineer of record.
  - The contractor is specifically cautioned that the location and/or elevation of existing utilities, as shown on these plans, is based on records of the various utility companies and where possible, measurements taken in the field, the information is not to be relied upon as being exact or complete. The contractor must call the local utility location center at least 48 hours before any excavation to requested exact field locations of the utilities. Prior to construction, the contractor shall verify pertinent locations and elevations, especially at the connection points and at potential utility conflicts. It shall be the responsibility of the contractor to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
  - The contractor shall be responsible for obtaining all necessary permits from all applicable agencies. The contractor shall notify the Mapleton City Public Works Inspector at least 48 hours prior to the start of any earth disturbing activity, or construction on any and all public improvements.
  - The contractor shall coordinate with Mapleton City and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The contractor shall be responsible for contacting all parties affected by any disruption of any utility service.
  - The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the appropriated standards and specifications, and a copy of any permits and extension agreements needed for the job, on-site at all times.
  - The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control and security.
  - If during the construction process, conditions are encountered by the contractor, his subcontractors, or other affected parties which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the engineer immediately.
  - All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
  - The contractor shall submit a traffic control plan in accordance with the manual on uniform traffic control devices to the appropriate right-of-way authority (city, county or state) for approval, prior to any construction activities within, or affecting the right-of-way. The contractor shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
  - The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or designated to be provided, installed, constructed, removed and relocated unless specifically noted otherwise.
  - The contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site.
  - The contractor shall be responsible for recording as-built information on a set of record drawings kept at the construction site, and available to the Mapleton City Public Works Inspector at all times.
  - Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the consultant engineer for clarification and annotate the dimension on the as-built record drawings.
  - All structural erosion control measures shall be installed, at the limits of construction, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the contractor, until such time as the entire disturbed areas are stabilized with hard surface or landscaping.
  - The contractor shall sequence installation of utilities in such a manner as to minimize potential utility conflicts, in general, storm sewer and sanitary sewer shall be constructed prior to installation of water lines and dry utilities.
  - All work within the public right-of-way is subject to the jurisdiction of the Mapleton City Engineering Department Standard Details Specifications and Utah Department of Transportation Standard Details and Specifications.
  - The contractor shall submit a phasing plan for all work in all public roads and R.O.W.'s to Mapleton City before beginning any work on these streets. Contractor shall begin work only after Mapleton City approves the phasing plan, and a preconstruction meeting is held between the city, the engineer and the contractor.
  - All operations conducted on the premises, including the warming up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 a.m. and 10:00 p.m. everyday, unless otherwise approved by the city.
  - It is the responsibility of the contractor to coordinate all utility relocations consistent with the contractor's schedule for this project. Whether shown or not shown as it relates to the construction activities contemplated in these plans.
  - Contractor shall be responsible for obtaining all temporary power and water to the site, paying all fees excluding tag fees and system development fees, referring to the geotechnical report prepared by (EarthTec Testing and Engineering P.C.)
  - In general, limits of site work are up to (and excluding) constructing sidewalks.
- Mapleton City Notes:
- All work on irrigation ditches is to be done between October 1st and April 1st.
  - All inlet, outlet, and clean-out structures are to be approved by the Mapleton Irrigation Company, prior to construction.
  - All ADA ramps are to have ADA approved yellow truncated domes, per standards.
  - Refer to the Geotechnical Report for CBR Test Results
  - Refer to the APWA Standards and the Mapleton City Addendum for details such as fire hydrants, sewer laterals, PI connections, water lines, etc. Not all city details are included in this document set.



Curve	Radius	Length	Chord	Bearing	Delta
C1	150.00'	103.71'	101.66'	S 72°33'41" E	39°36'51"
C2	2339.04'	352.84'	352.51'	N 16°05'39" W	8°38'35"
C3	2339.04'	200.06'	200.00'	N 17°57'56" W	4°54'02"
C4	2339.04'	152.78'	152.76'	N 13°38'38" W	3°44'33"

Commencing at a point located North 0°03'07" East along the Section line 993.30 feet and East 51.45 feet from the Southwest corner of Section 22, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along existing fence lines the following 7 courses: North 70°43'10" East 62.95 feet, North 89°37'12" East 606.65 feet, South 52°45'15" East 398.58 feet, along the arc of a 150.00 foot radius curve to the left 103.71 feet (chord bears South 72°33'41" East 101.66 feet), North 87°37'54" East 210.33 feet, South 0°06'25" East 77.51 feet, South 89°24'08" West 1161.93 feet; thence along the Easterly boundary of US Highway 89, along the arc of a 2339.04 foot radius curve to the right 129.38 feet (chord bears North 18°49'52" West 129.36 feet); thence North 22°57'36" West 223.06 feet to the point of beginning.

AREA = 6.90 acres

Basis of Bearing = South 0°03'07" West along the Section line (NAD27)

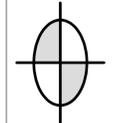
**NOTES:**

- SEWER SYSTEM**
- LOTS 1 & 2 WILL REMAIN ON AN APPROVED SEPTIC SYSTEM UNTIL THE PROPOSED SEWER MAIN IS CONSTRUCTED ALONG THEIR FRONTAGE. SEWER LATERALS WILL BE STUBBED FROM THE EXISTING HOMES FOR FUTURE CONNECTION TO THE CITY SEWER SYSTEM.
  - ALL CONSTRUCTION WILL BE ACCORDING TO MAPLETON CITY ADDENDUM AND APWA STANDARDS
- WATER SYSTEM**
- A 1" POLY WATER SERVICE WILL BE EXTENDED TO LOT 1.
  - CONCRETE COLLARS ARE REQUIRED ON WATER VALVES.
- PRESSURIZED IRRIGATION**
- THE PROPOSED 8" C-900 PVC IRRIGATION MAIN WILL BE CONSTRUCTED AS CONNECTION IS PROVIDED.
  - A DOUBLE PI SERVICE WILL BE PROVIDED FOR LOTS 1 & 2.
- IRRIGATION**
- NO EAST BENCH IRRIGATION COMPANY DITCHES ARE AFFECTED BY THIS PROJECT

**Developer:**  
Dennis Gore  
2975 South 1600 West  
Mapleton, Utah 84664  
801-489-6615

**Engineer:**  
Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
801-224-1252

**Site Data:**  
Total Area = 6.90 acres  
Total number of Lots = 2 Lots  
Zone A2



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

The Meadows at Mapleton  
**Preliminary Plat**  
Mapleton City

REVISIONS	DATE
	08-23-2013

**SCALE**  
1"=60'

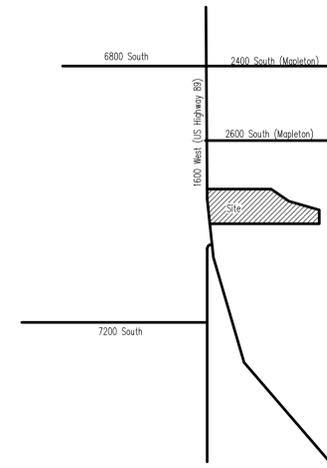
**BY**  
BHT

**TRACING NO.**  
L-13897

**SHEET No.**  
C - 1



NORTH  
1" = 40'



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 North 00°03'07" East along the Section line 993.30 feet and East 51.45 feet from the Southwest corner of Section 22, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along existing fence lines the following 7 courses: North 70°43'10" East 62.95 feet, North 89°37'12" East 606.65 feet, South 52°45'15" East 398.58 feet, along the arc of a 150.00 foot radius curve to the left 103.71 feet (chord bears South 72°33'41" East 101.66 feet), North 87°37'54" East 210.33 feet, South 00°06'25" East 77.51 feet, South 89°24'08" West 1161.93 feet; thence along the Easterly boundary of US Highway 89, along the arc of a 2339.04 foot radius curve to the right 129.38 feet (chord bears North 18°49'52" West 129.36 feet); thence North 22°57'36" West 223.06 feet to the point of beginning.

AREA = 6.90 acres

BASIS OF BEARING = South 00°03'07" West along the Section line (NAD27)

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, BLOCKS, 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  
APPROVED  
CITY ENGINEER  
(See Seal Below)

ATTEST  
CITY RECORDER  
(See Seal Below)

Rocky Mountain Power Approval

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ BY Rocky Mountain Power.

Planning Commission Approval

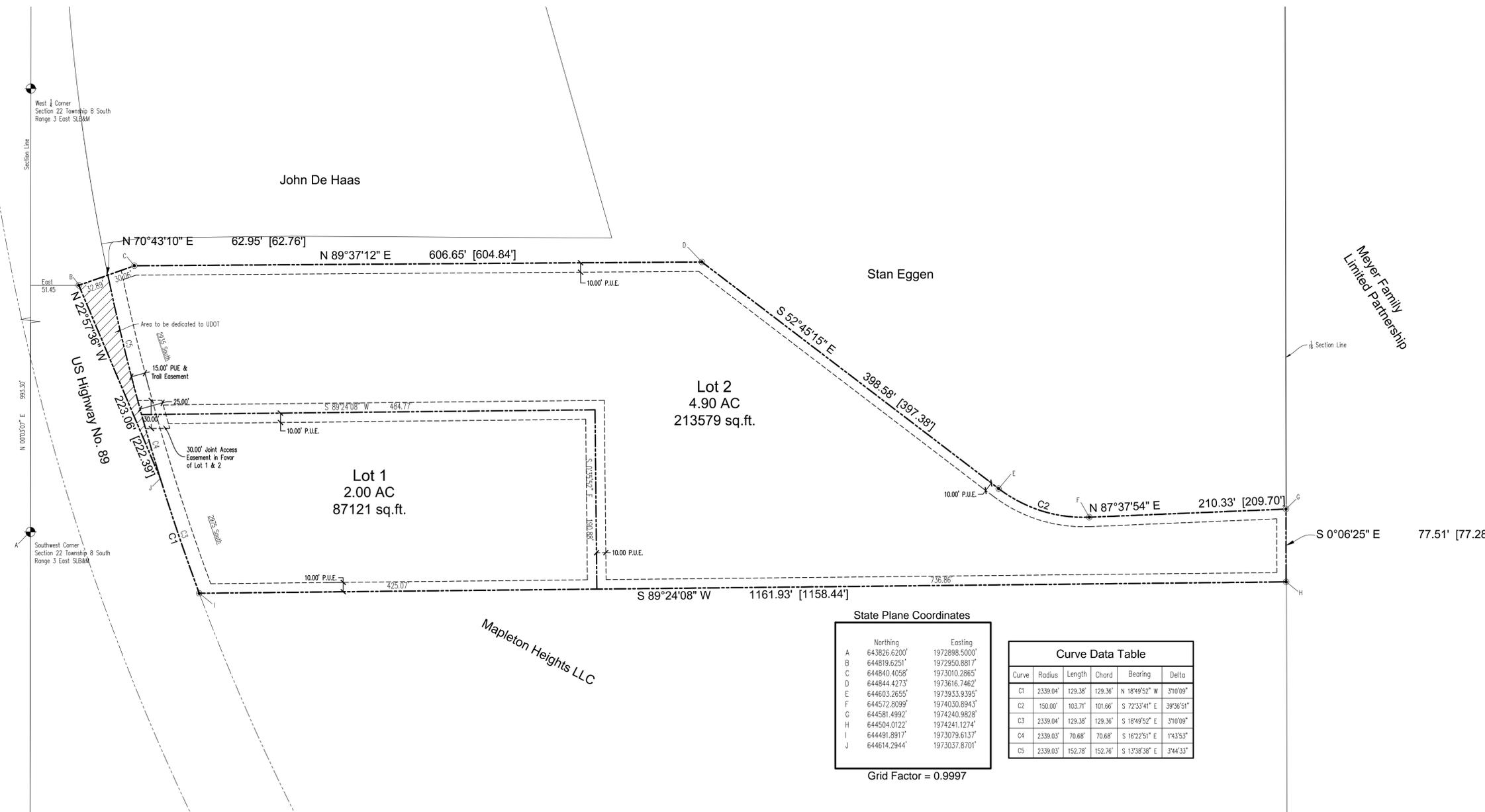
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ BY THE \_\_\_\_\_ PLANNING COMMISSION.

DIRECTOR SECRETARY

CHAIRMAN, PLANNING COMMISSION

Utility Company Approvals

Conditions of Approval



State Plane Coordinates table with Northing and Easting values for points A through J.

Curve Data Table with columns for Curve, Radius, Length, Chord, Bearing, and Delta.

Grid Factor = 0.9997

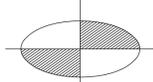
PLAT " A "

Virginia Estates

SUBDIVISION

MAPLETON \_\_\_\_\_ 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 COUNTY OF UTAH S.S. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ AND \_\_\_\_\_, 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

Existing Sewer Main



EBCO's Proposed  
Water & Sewer Mains



Subject Property



2600 SOUTH

2800 SOUTH

12000 WEST

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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

April 8, 2014 at 8:30am

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

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On March 31, 2014 Dennis Gore submitted revised plans for the Virginia Estates subdivision consisting of 2 lots (one existing) located at 2975 S Hwy 89 in the A-2 Zone.

**Please address the following concerns in revised drawings:**

**Community Development Division**

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

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

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

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

1. Please include the addresses on the plat (Lot 1 = 2975 S, Lot 2 = 2935 S)
2. The distance callout on the plat for the northern property line of lot 2 is 606.65', but in the boundary description it shows 606.66'. Please correct so both distances are the same.

**Engineering and Public Works Division**

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

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

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

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

**Address the following concerns in revised drawings:**

**Project: Virginia Estates    Date: April 2, 2014**

**Sewer System:**

1. Show 8-inch PVC SDR-35 sewer main will need to be run from 2600 South to and across frontage of subdivision (17.16.050: SEWAGE DISPOSAL :).
2. Show sewer laterals to each lot.
3. Concrete Collars required on all Manholes
4. Recommend sewer laterals not be installed on property side of lots until sewer is install due to potential future conflicts in elevation.

**Water System:**

1. Show 8-inch ductile iron water main across frontage of subdivision approximately from fire hydrant to south property line (17.16.030: CULINARY WATER :).
2. Show 1 inch poly water service to lot 1.
3. Concrete Collars on water valves

**Secondary Water (Pressure Irrigation):**

1. Concrete Collars on Water Valves.

2. Show 8-inch C-900 PVC Pressurized Irrigation main across frontage of subdivision. (17.16.035 PRESSURIZED IRRIGATION: 8-inch main shown on city master plan on Hwy 89 at this location)
3. Show 1 inch single services to each lot.

Storm Drain:

1. Land Disturbance permit with site plan is required. SWPPP and NOI are not required unless more than one acre is disturbed.

Miscellaneous:

1. Postponement of installation of Sewer, Culinary Water or Pressurized Irrigation utilities subject to Mapleton City Council Approval.
2. UDOT Permits may be required.
3. Receive irrigation company approval for work on East Bench Irrigation Company ditches.
4. APWA standards and Mapleton City Addendum will be used on entire project.
5. If Developer does not install sewer extension, reimbursements will be required to be paid when sewer and is installed across frontage of property by other developers.

**Upon plat approval from the Planning Commission, the following items will be required prior to plat recording:**

- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- Once revised drawings are submitted, the construction bond amount will be determined by the City Engineer, if any is required.
- Submittal of a bond agreement application with the required bond.
- Payment of impact fees (\$4,528). An additional impact fee of \$6,968 will be required at the time of building permit issuance.
- Submit one water share (Mapleton Irrigation or Hobble Creek).
- Payment of engineering inspection fees (\$170 per lot).
- Payment of street light fee (\$450 per lot).
- Submit a SWPPP and Land Disturbance application and fee. Contact Scott Bird at Public Works (489-6253) to review this requirement.
- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder for \$32.00.

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**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
April 24, 2014

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5 **PRESIDING AND CONDUCTING:** Vice-Chairman Golden Murray

6  
7 **Commissioners in Attendance:** Justin Schellenberg  
8 Keith Stirling

9  
10 **Staff in Attendance:** Sean Conroy, Community Development Director  
11 Brian Tucker, Planner

12  
13 **Minutes Taken by:** April Houser, Executive Secretary  
14

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15 Vice-Chairman Murray called the meeting to order at 6:34pm. Justin Schellenberg gave the invocation  
16 and Keith Stirling led the Pledge of Allegiance.

17  
18 *Items are not necessarily heard in the order listed below.*

19  
20 Alternate Commissioner Justin Schellenberg was seated as a voting member.

21  
22 **Item 1. Planning Commission Meeting Minutes – April 3, 2014**

23  
24 **Motion:** Commissioner Stirling moved to approve the April 3, 2014 Planning Commission  
25 Minutes.

26 **Second:** Commissioner Schellenberg

27 **Vote:** Unanimous  
28

29 **Item 2. Consideration of Preliminary and Final Plat approvals for the Virginia Estates**  
30 **Subdivision consisting of two lots located at approximately 2975 South and Highway**  
31 **89 in the Agricultural-Residential (A-2) Zone.**  
32

33 **Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance.  
34 The property currently has one existing home, so this is just a request to create one new lot. The Planning  
35 Commission did grant a Variance for this development since it was unable to meet the street frontage  
36 requirements. Some of the issues are the subdivision ordinance requiring water and sewer to and across  
37 the development. The existing sewer is nearly 1,000 feet away at this time. Several years ago the City  
38 entered into a Development Agreement with the developers of the EBCo property. We are anticipating  
39 that we will see the construction of this development within the next year. The applicant, based on this, is  
40 requesting an exception to the ordinance, allowing them to install a septic tank until the property to the  
41 south is developed. They City has asked that there be a condition put upon the subdivision that when the  
42 sewer becomes available within 300' of the property, that both Lots 1 and 2 connect to it. If the property  
43 owners fail to do so the City has the ability to turn off their culinary water service until they do so. The  
44 Commission can discuss what kind of conditions they want to put in place if the EBCo development were  
45 not to move forward with their development. The Trail Master Plan does show a trail going along with  
46 Highway, so the applicant is willing to put in a 15' easement allowing the trail, although does not plan to  
47 install the trail at this time. This item will be required to be approved by the City Council as well. Sean  
48 stated that it is likely that the improvements to the south will come through in the future. The cost to

49 install the infrastructure for the EBCo development is large, but all indications show that they do intend to  
50 do it. The current home is connected to the city water, but uses a septic tank as well. Commissioner  
51 Schellenberg asked for clarification on what type of septic tank would be installed, and Sean stated that  
52 the Health Department would be required to approve whatever type was to be installed. Commissioner  
53 Schellenberg felt that the bonding should be required that would guarantee that if the properties to the  
54 south do not develop, the applicant would be required to install them as currently required under City  
55 Code. Bonds are typically done with a Letter of Credit. Commissioner Murray asked if there were any  
56 concerns with the property remaining on a septic system if the developments to the south don't go in  
57 during a timely manner. The 15' Public Utility Easement (PUE) that is being required for the future trail,  
58 would be in addition to the PUE for the area which UDOT will need in the future.

59  
60 Dennis Gore, applicant, currently owns the property. They are trying to give his daughter a lot to build a  
61 home on. He built his home in 1984 and has been on a septic system the entire time. There is  
62 approximately 150' of water line that is not across the front of his property. Mr. Gore does not feel it  
63 makes financial sense to require them to install pipe that could be abandon when the property to the south  
64 develops. They are hoping that they can forgo installing these lines at this time. The Gore's are not  
65 selling lots or trying to make money, and would appreciate whatever they can get in order to allow their  
66 daughter to build on this property.

67  
68 Vice-Chairman Murray opened the Public Hearing. John DeHass is the property owner to the north and is  
69 in support of the development. His septic tank has been in since 1975 and has had no problems. No  
70 additional comments were given and the Public Hearing was closed.

71  
72 Commissioner Schellenberg asked if the property to the south was part of EBCo, and Sean stated that it is  
73 not, but the proposal for annexation of this property has taken place with the City. The size of the  
74 developments to the south will require upsizing of lines in order to accommodate their development.  
75 Commissioner Stirling asked if Mr. Gore would be required to pay a reimbursement to whoever installed  
76 the lines when he connects, and Sean stated he would as other developments similar to this do. This area  
77 is still very rural, but there is a lot that could be taking place within the foreseeable future. Commissioner  
78 Murray did not feel requiring additional bonding was needed.

79  
80 **Motion:** Commissioner Stirling moved to recommend approval to the City Council of the  
81 Preliminary and Final Plat for the Virginia Estates Subdivision consisting of two lots  
82 located at approximately 2975 South and Highway 89 in the Agricultural-Residential (A-  
83 2) Zone, with the conditions listed below:

- 84 1. All outstanding issues raised in the Development Review Committee (DRC)  
85 minutes dated April 8, 2014 shall be addressed prior to plat recording, unless  
86 any of the requirements are waived by the City Council.  
87 2. The applicant may install a septic tank for use on Lot 1. However, the  
88 applicant agrees that both lots will connect to a new sewer main within three  
89 months of it coming available. If the lots do not connect within three  
90 months, the City shall turn off the culinary water service to the lots.

91 **Second:** Commissioner Schellenberg

92 **Vote:** Unanimous

93