

Mapleton City Council Staff Report

Meeting Date: May 20, 2014

Applicant: Dave Helm, Ponderosa Property

Location: 700 N and Main St.

Prepared by: Brian Tucker, Planner

Public Hearing Item: Yes

Zone: RA-2

REQUEST

Consideration of a Resolution approving the Final Plat for the *Ponderosa* Subdivision consisting of twenty four lots located at approximately 700 North Main Street in the Residential Minor-Agricultural (RA-2) zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 10.65 acres and is located in the RA-2 zone at 700 North and Main Street. The developer is proposing a 24 lot subdivision that includes connections to both Main Street and 800 North. The lot sizes vary from 16,160 square feet (.37 acres) to 22,148 square feet (.51 acres). A new road (700 N) is proposed that will connect with Main Street and run to the eastern boundary of the subdivision. Another new road (200 E) will then run north and connect with 800 North. This project has been given preliminary approval by the Planning Commission, who have also recommended final plat approval to the City Council.

EVALUATION

General Plan: The General Plan land use designation for this property is Medium Density Residential (MDR). The MDR designation is characterized primarily by single family residences with lot sizes of 14,500 square foot or larger. The proposed project is consistent with the General Plan.

Zoning: The property is zoned RA-2, which requires a minimum lot size of 14,500 square foot with a minimum of 100 feet of frontage on a public street. The surrounding properties are zoned either RA-2 or R-2, which allow similar type development. The proposed project is consistent with the zoning requirements and with surrounding development.

Review Criteria: MCC Chapter 17.04.050.B outlines the subdivision review standards that shall be used by the Planning Commission. These standards are shown in attachment "1". The proposed project complies with these standards.

Street Design: The proposed 700 North will be developed with 36 feet of paving, an eight foot planter and a five foot sidewalk on each side of the road. The proposed 200 East will meet the same standard as 700 North, however, the planter and sidewalk on the east side of the road will be installed by a future developer if/when the adjacent property develops. The project will also include widening of 800 North and a sidewalk on the south side.

Both the Master Transportation Plan and the Subdivision Ordinance encourage locating roads in subdivision in such a way that they will allow adjacent properties to connect to the improvements. The future development of the property to the east will benefit by the installation of both 700 North and 200 East. Staff notes that the proposed 200 East does not extend to 600 North due to existing development that would limit the benefit of the connection to 600 North.

PLANNING COMMISSION ACTION:

On May 8, 2014, after some discussion about the safety of the portion or 800 North that will remain one way after the road adjacent to the project is widened to allow for two way traffic, the Mapleton City Planning Commission recommended approval of the final plat with the following conditions:

- 1. Approval of the Preliminary and Final Plats for the Stonebridge Subdivision Plat "A" with the attached FINDINGS FOR DECISION that was part of the Staff Report this evening.*
- 2. Developer consult with local law enforcement to determine what is best for the one way street on the north end of the property.*
- 3. Any outstanding issues raised in the DRC minutes dated April 15, 2014 shall be addressed prior to plat recording.*

STAFF RECCOMENDATION

Adopt a Resolution approving the Final Plat for the "Ponderosa Subdivision Plat A" with the attached findings and condition.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated April 15, 2014 shall be addressed prior to plat recording.

ATTACHMENTS

1. Findings for Decision.
2. Application Materials.
3. DRC Minutes dated 4/15/2014.
4. Draft Planning Commission minutes dated 5/8/14.

RESOLUTION NO. 2014-

CONSIDERATION OF A RESOLUTION APPROVING THE FINAL PLAT OF THE PONDEROSA SUBDIVISION PLAT "A", CONSISTING OF TWENTY FOUR LOTS LOCATED GENERALLY AT 700 NORTH MAIN STREET.

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.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the Final Plat for the Ponderosa Plat "A" subdivision with the findings and conditions as outlined in the staff report dated May 20, 2014.

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

This 20th Day of May, 2014.

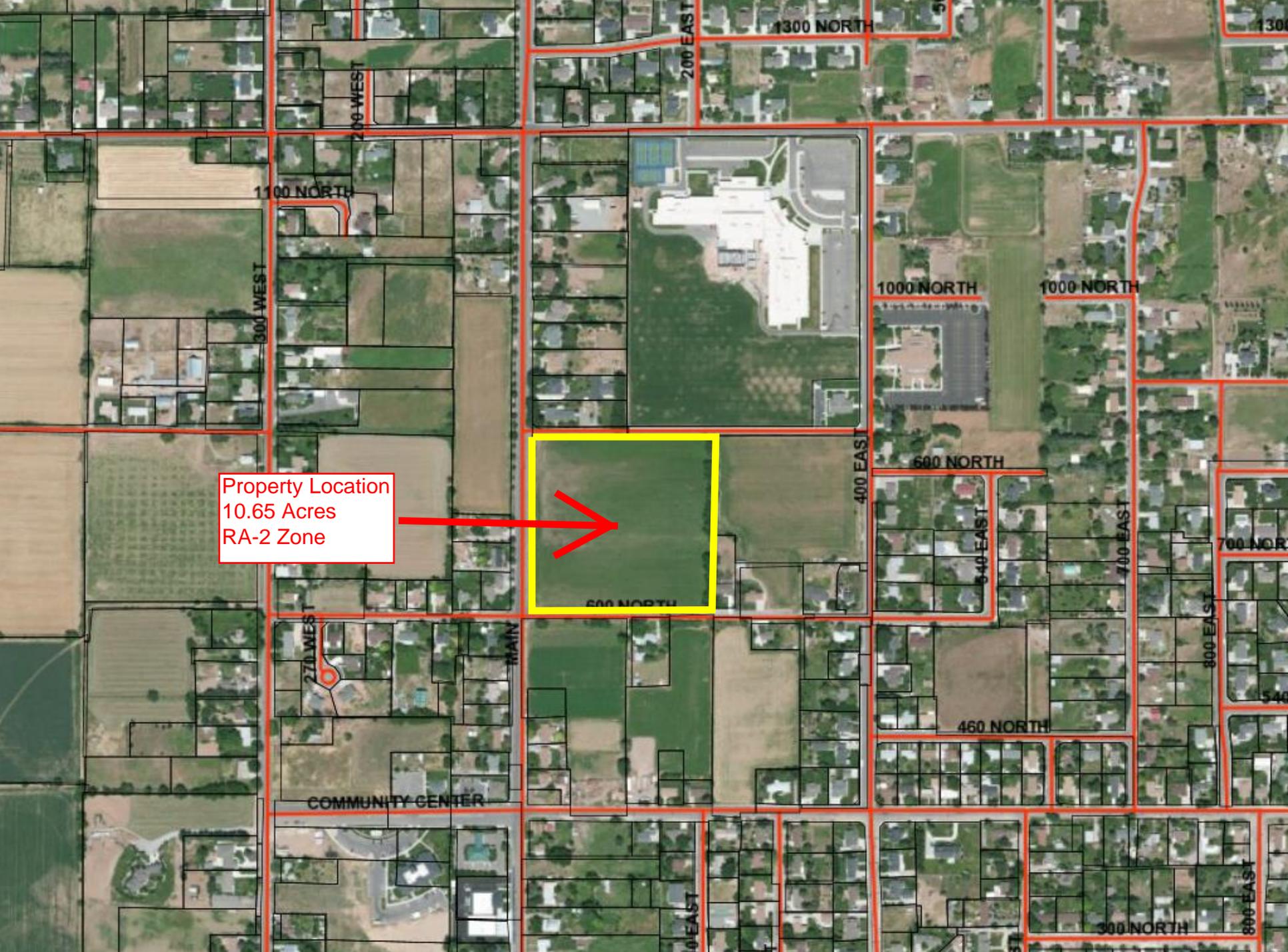
Brian Wall
Mayor

ATTEST:

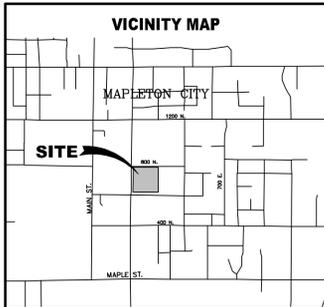
Camille Brown
City Recorder
Publication Date:
Effective Date:

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.	✓





Property Location
10.65 Acres
RA-2 Zone

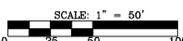
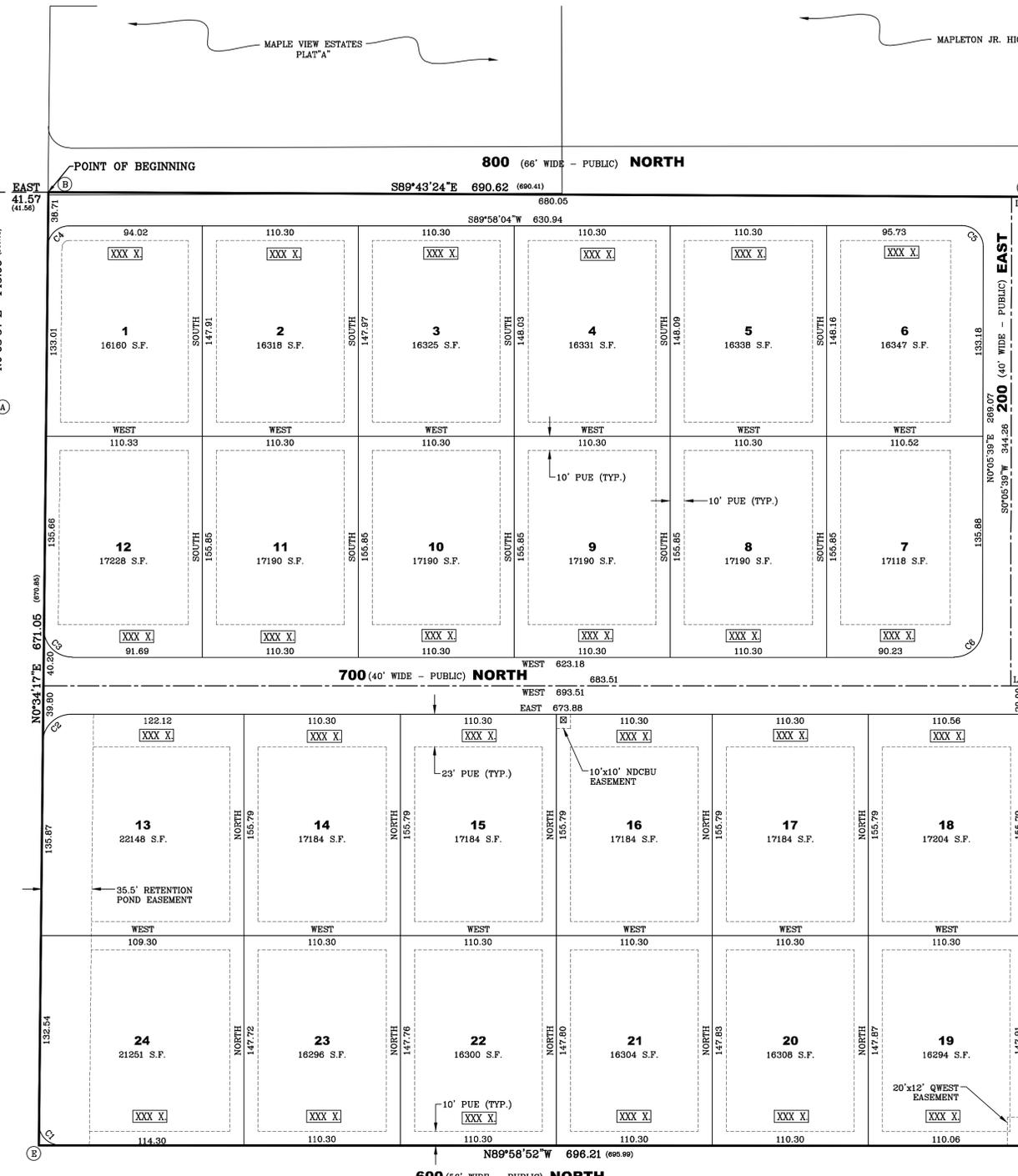


WEST 1/4 CORNER OF SECTION 11, T8S, R3E, S.L.B.&M. (FOUND 1976 UT. CO. MONUMENT)

SECTION LINE - BASIS OF BEARING
 N0°03'37"E 2840.85 (RECORDED: N0°03'37"E 2841.00)
 N0°03'37"E 145.96 (046.89)
 MAIN STREET (66' WIDE - PUBLIC)

NORTHWEST CORNER OF SECTION 11, T8S, R3E, S.L.B.&M. (FOUND 1999 UT. CO. MONUMENT)

SOUTHWEST CORNER OF SECTION 11, T8S, R3E, S.L.B.&M. (FOUND 2012 UT. CO. MONUMENT)



LINE TABLE

LINE	DIRECTION	LENGTH
L1	S89°43'24"E	10.57
L2	N90°00'00"W	10.00

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°33'09"	23.71	S44°42'18"E 21.33
C2	20.00	89°25'43"	31.22	S45°17'08"W 28.14
C3	20.00	90°34'17"	31.62	S44°42'52"E 28.42
C4	15.00	89°23'47"	23.40	S45°16'10"W 21.10
C5	15.00	89°52'25"	23.53	N45°05'43"W 4747.96
C6	20.00	89°54'21"	31.38	N45°02'49"E 28.26

NAD27 STATE PLANE COORDINATES

	NORTHING	EASTING
A	857,215.37	1,978,175.96
B	857,361.28	1,978,217.87
C	857,357.95	1,978,908.07
D	856,690.24	1,978,908.97
E	856,690.47	1,978,210.98

GRID FACTOR: 0.99969

- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
 - NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
 - HOMES BEING CONSTRUCTED ARE TO HAVE FLOOR SLABS NO LOWER THAN 3' ABOVE GROUND WATER ELEVATION.
 - RETENTION POND HAS BEEN DESIGNED TO RETAIN THE 25 YEAR STORM FORTH THE ROADS SHOWN ON THIS PLAT.
 - VERTICAL DATUM BASE ON GVD 29.
 - NDCBU MAIL DELIVERY UNIT.

ALL BEARINGS SHOWN ARE BASED ON THE UTAH COORDINATE SYSTEM, 1927 CENTRAL ZONE

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

ALL OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 69673:1992 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE NW QUARTER AND THE SW QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, IN MAPLETON, UTAH, DESCRIBED AS FOLLOWS:
 BEGINNING AT A FENCE CORNER ON THE EAST LINE OF MAIN STREET LOCATED N0°03'37"E ALONG THE SECTION LINE 145.96 FEET AND EAST 41.57 FEET FROM THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE S89°43'24"E ALONG A FENCE LINE 690.62 FEET; THENCE S0°05'39"W ALONG A FENCE LINE 667.92 FEET; THENCE N89°58'52"W ALONG A FENCE LINE 696.21 FEET TO SAID EAST LINE; THENCE N0°34'17"E ALONG A FENCE LINE AND SAID EAST LINE 671.05 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±10.66 ACRES

DATE _____ SURVEYOR (See Seal Below)

OWNERS 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, 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 PUBLIC.

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

ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
 COUNTY OF UTAH _____
 ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
 NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
 COUNTY OF UTAH _____
 ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
 NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ 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 BY MAYOR _____
 APPROVED _____ ENGINEER (See Seal Below) ATTEST _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE MAPLETON CITY PLANNING COMMISSION
 _____ PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

COMMUNITY DEVELOPMENT APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE MAPLETON CITY COMMUNITY DEVELOPMENT
 _____ CHAIRMAN, COMMUNITY DEVELOPMENT

PLAT "A"

PONDEROSA

SUBDIVISION

MAPLETON UTAH COUNTY, UTAH

SCALE 1" = 50 FEET

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

This form approved by Utah County and the municipalities therein.



MAPLETON IRRIGATION COMPANY
 APPROVED THIS _____ DAY OF _____, A.D. 20____, BY MAPLETON IRRIGATION COMPANY.

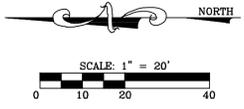
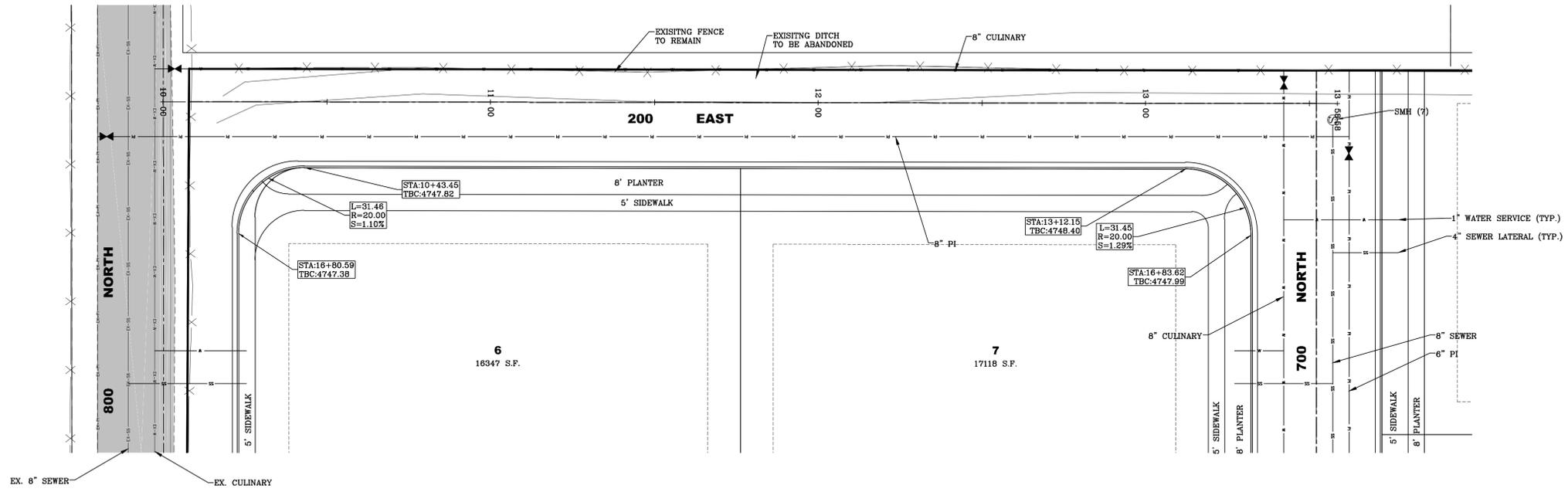
ROCKY MOUNTAIN POWER
 APPROVED THIS _____ DAY OF _____, 2012.

QUESTAR APPROVAL
 QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.
 APPROVED THIS _____ DAY OF _____, 20____
 BY _____
 TITLE _____

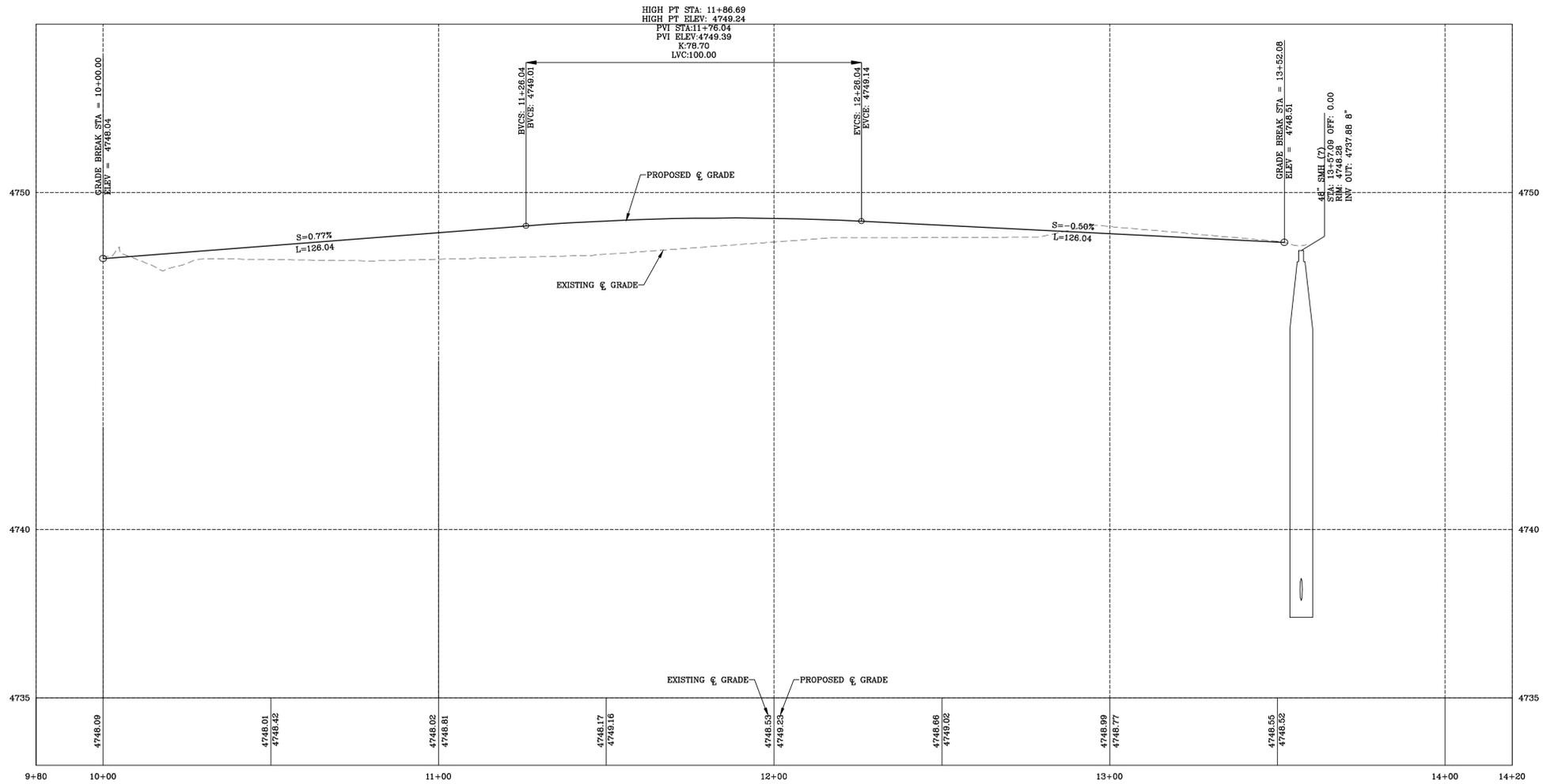
CENTURY LINK
 APPROVED THIS _____ DAY OF _____, 2012.

COMCAST
 APPROVED THIS _____ DAY OF _____, 2012.

**NOT APPROVED
FOR
CONSTRUCTION**



200 EAST PLAN VIEW



200 EAST PROFILE



A Utah Corporation
**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

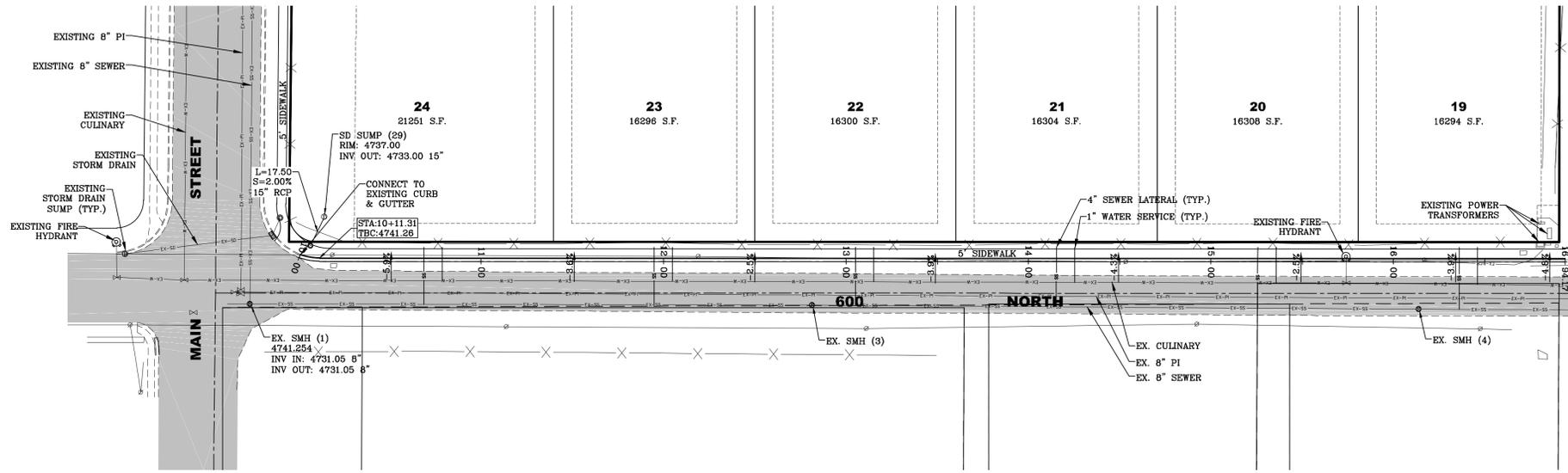
PONDEROSA SUBDIVISION
MAPLETON, UTAH
200 EAST PLAN & PROFILE

REVISIONS	
1	
2	
3	
4	
5	

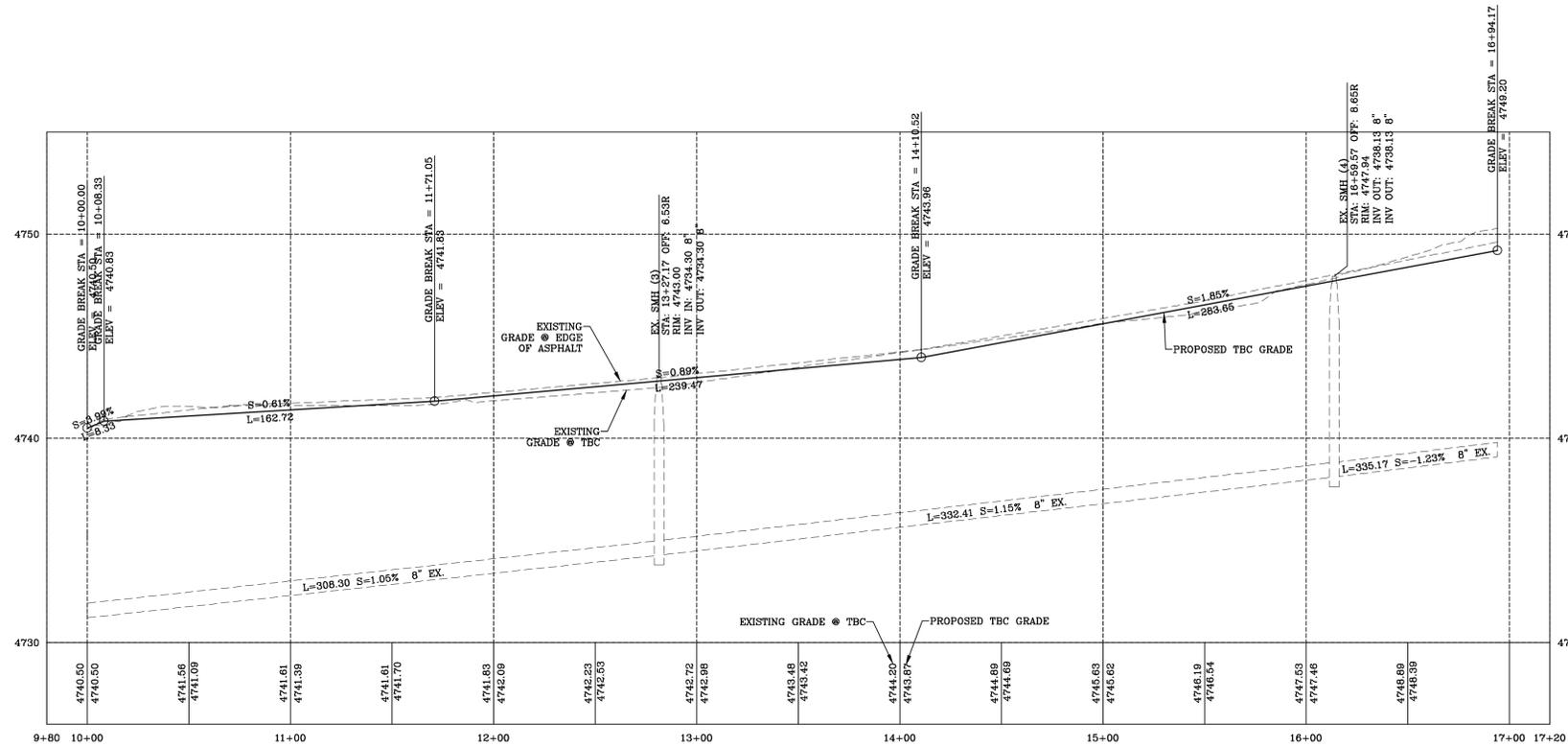
LEI PROJECT #:
2014-0506
DRAWN BY:
BAP
CHECKED BY:
NKW
SCALE:
1" = 20'
DATE:
04/03/2014

SHEET
3

NOT APPROVED FOR CONSTRUCTION



600 NORTH PLAN VIEW



600 NORTH PROFILE



A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

PONDEROSA SUBDIVISION
 MAPLETON, UTAH
600 NORTH PLAN & PROFILE

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:
2014-0506
 DRAWN BY:
BAP
 CHECKED BY:
NKW
 SCALE:
1" = 40'
 DATE:
04/03/2014

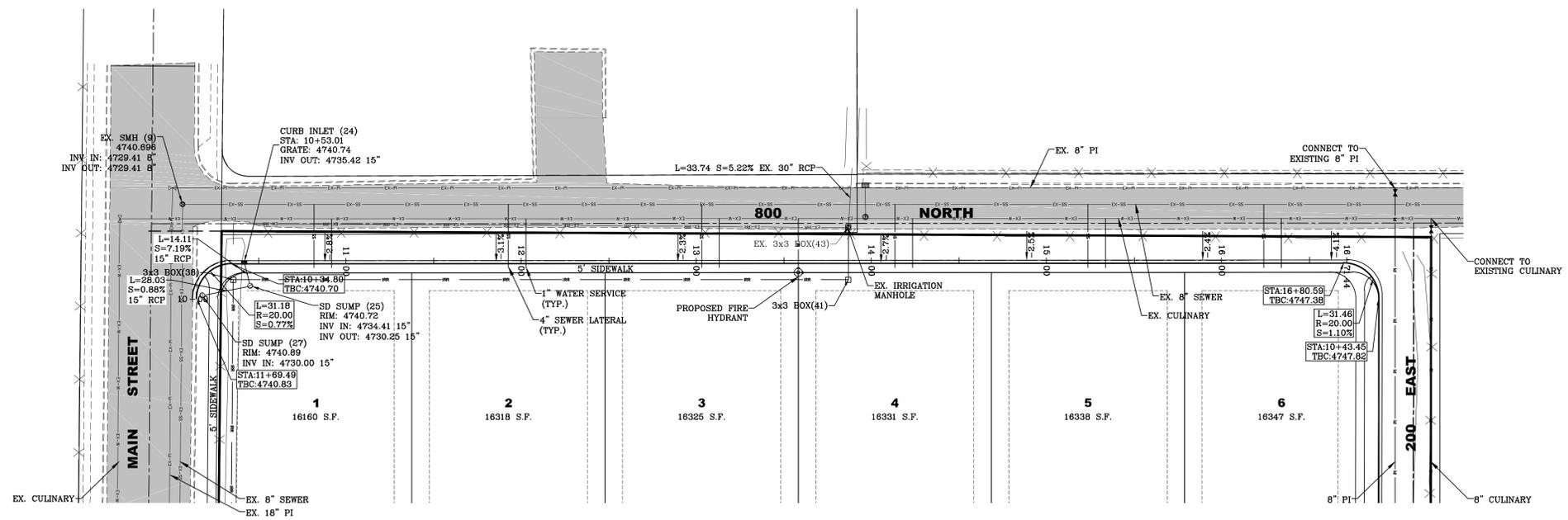
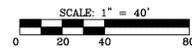
SHEET
4

**NOT APPROVED
FOR
CONSTRUCTION**

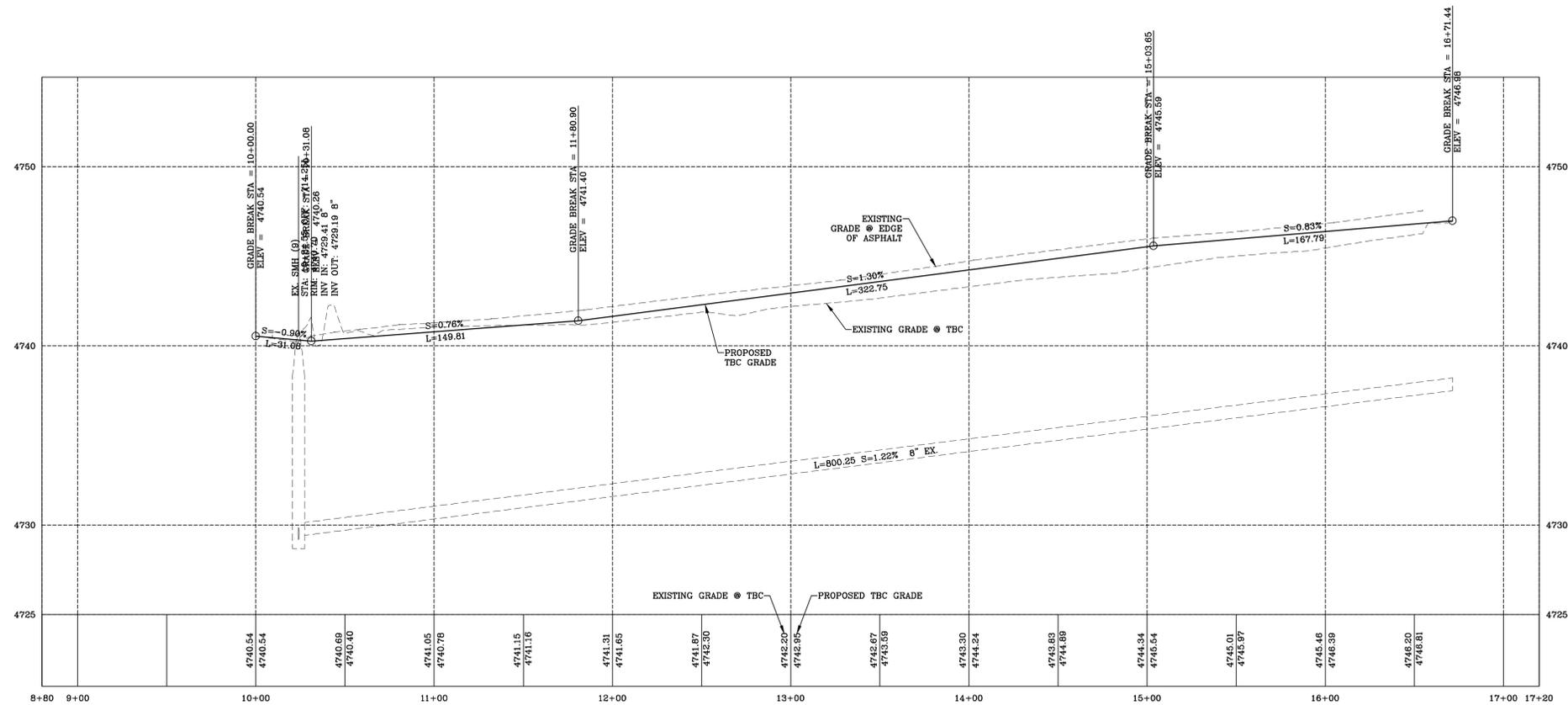


A Utah Corporation
**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



800 NORTH PLAN VIEW



800 NORTH PROFILE

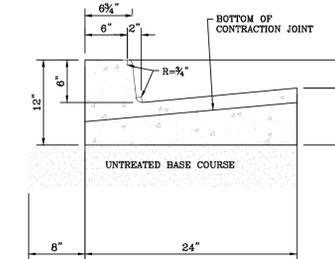
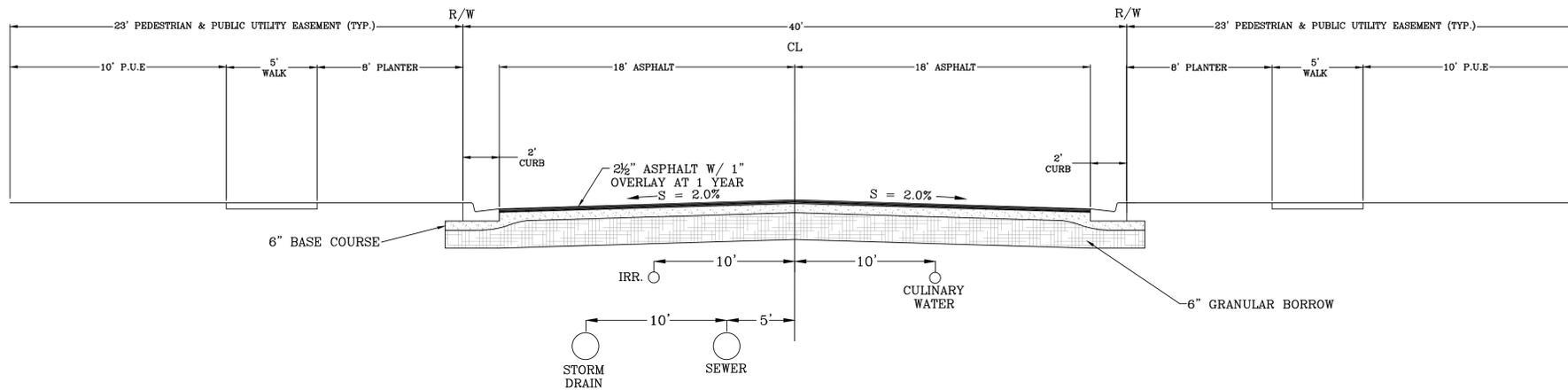
PONDEROSA SUBDIVISION
MAPLETON, UTAH
800 NORTH PLAN & PROFILE

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:
2014-0506
DRAWN BY:
BAP
CHECKED BY:
NKW
SCALE:
1" = 40'
DATE:
04/03/2014

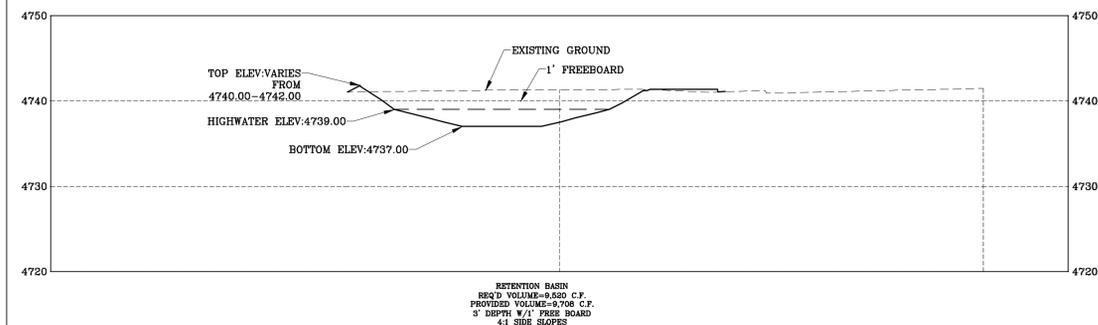
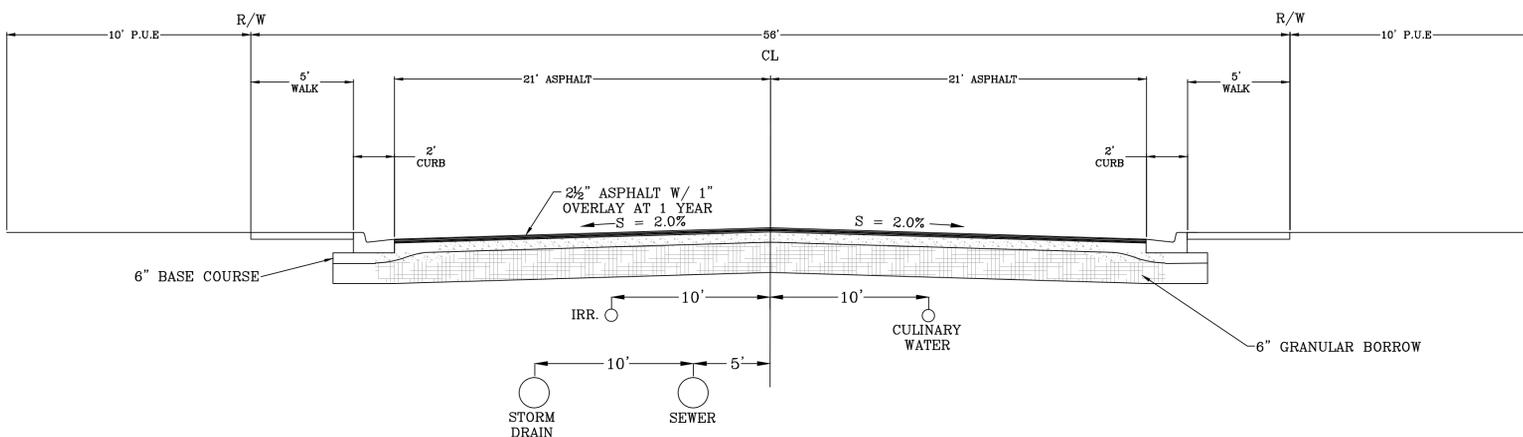
SHEET
5

U:\LAND DESKTOP\PROJECTS\2014\14-0506 MAPLETON - DAVE HELM\DWG\14-0506 WORKING.DWG 4/7/2014 9:54 AM

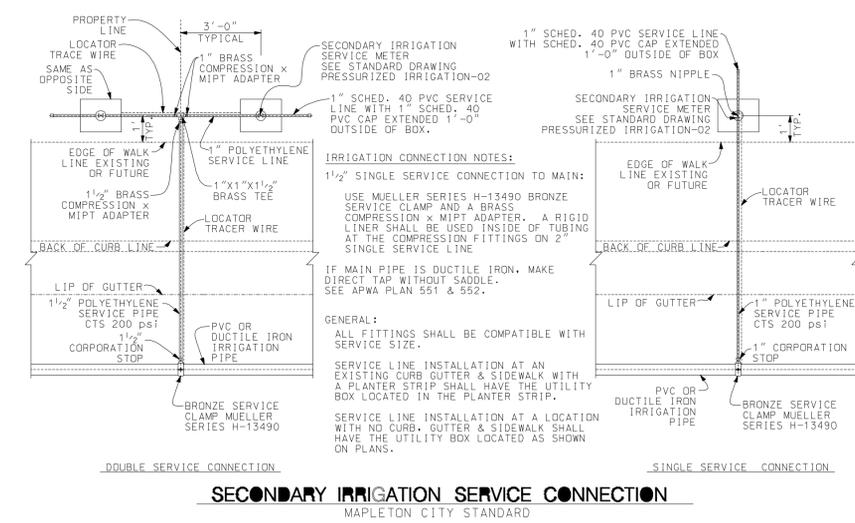
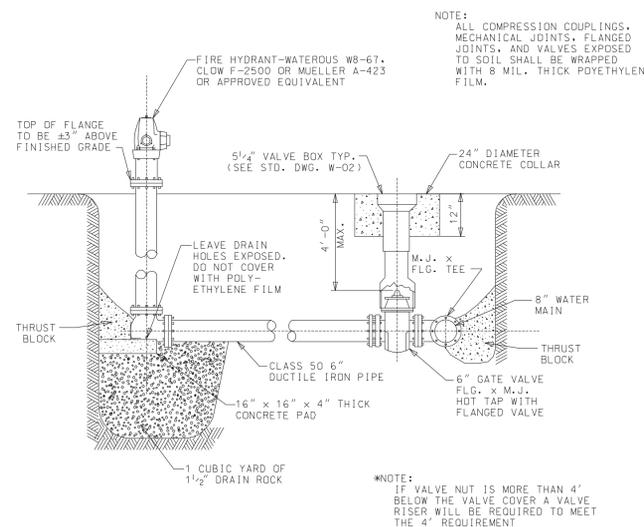
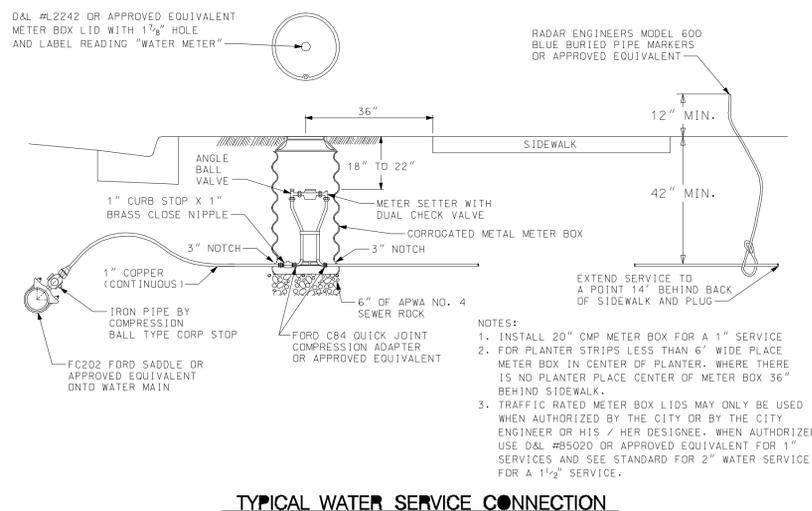


1 40' SECTION MINOR LOCAL

2 24" CURB & GUTTER



3 56' SECTION MINOR LOCAL



3 WATER SERVICE CONNECTION DETAIL

5 WATER SERVICE CONNECTION DETAIL

6 SECONDARY IRRIGATION SERVICE CONNECTION DETAIL

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:
2013-1929

DRAWN BY:
TJP

CHECKED BY:
BCT

SCALE:
1" = 50'

DATE:
01/31/2014

SHEET

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

MAPLETON CITY
PLANNING COMMISSION MINUTES
May 8, 2014

5 **PRESIDING AND CONDUCTING:** Chairman Rich Lewis

7 **Commissioners in Attendance:** John Gappmayer
8 Golden Murray
9 Justin Schellenberg
10 Keith Stirling

12 **Staff in Attendance:** Sean Conroy, Community Development Director
13 Brian Tucker, Planner

15 **Minutes Taken by:** April Houser, Executive Secretary

17 Chairman Lewis called the meeting to order at 6:30pm. John Gappmayer gave the invocation and Rich
18 Lewis led the Pledge of Allegiance.

19
20 *Items are not necessarily heard in the order listed below.*

21
22 Alternate Commissioner Justin Schellenberg was seated as a voting member.

23
24 **Item 1. Planning Commission Meeting Minutes – April 24, 2014.**

25
26 **Motion:** Commissioner Murray moved to approve the April 24, 2014 Planning Commission
27 Minutes.

28 **Second:** Commissioner Gappmayer

29 **Vote:** Unanimous

30
31 **Item 3. Consideration of Preliminary and Final Plat approvals for the Ponderosa**
32 **Subdivision Plat “A” consisting of twenty four lots located at approximately 700**
33 **North Main Street in the Residential Minor-Agricultural (RA-2) Zone.**

34
35 **Brian Tucker**, Planner, went over the Staff Report for those in attendance. The current street in this area
36 is a one way street going west. The Commission felt that the one way street should be addressed to
37 ensure safety in this area.

38
39 **David Helm**, applicant, stated that they have met with staff and Mapleton Irrigation to make sure all
40 requirements are met. They feel this is a nice development, and would like it to move forward to the City
41 Council for review.

42
43 **Chairman Lewis** opened the Public Hearing. No comments were given and the Public Hearing was
44 closed. **Commissioner Schellenberg** stated that the street could be reversed to go east, being blocked off
45 at 400 North. It was felt this may cause more confusion however since those traveling on this street are
46 use to traveling west.

48 **Motion:** Commissioner Gappmayer moved to approve the Preliminary and Final Plat for the
49 Ponderosa Subdivision Plat "A" consisting of twenty four lots located at approximately
50 700 North Main Street in the Residential Minor-Agricultural (RA-2) Zone, with the
51 recommendation listed below:
52 1. Approval of the Preliminary and Final Plats for the Stonebridge Subdivision Plat
53 "A" with the attached FINDINGS FOR DECISION that was part of the Staff
54 Report this evening.
55 2. Developer consult with local law enforcement to determine what is best for the
56 one way street on the north end of the property.
57 3. All outstanding issues raised in the Development Review Committee (DRC)
58 minutes dated April 15, 2014 shall be addressed prior to plat recording.
59 **Second:** Commissioner Murray
60 **Vote:** Unanimous

Awaiting Formal Approval