

Mapleton City Council Staff Report

Meeting Date: May 20, 2014

Applicant: Dave Helm, Ponderosa Property

Location: Approximately 650 West between 800 North and 1200 North

Prepared by: Brian Tucker, Planner

Public Hearing Item: Yes

Zone: RA-2

REQUEST

Consideration of a Resolution approving the Final Plat for the Stonebridge Subdivision Plat "A", consisting of 28 lots located generally at 650 West between 800 North and 1200 North and amendment of the Transportation Master Plan to accommodate a minor alignment of local access streets within the project area.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 13.2 acres in size and is located in the RA-2 zone at approximately 650 West between 800 North and 1200 North. The developer is proposing a 28 lot subdivision that includes connections to both 800 North and 1200 North.

A subdivision also known as the Stonebridge Subdivision Plat "A" had been approved but not recorded in July 2007. That subdivision included this 13.2 acre project area and the 6.34 acre parcel that the new LDS Church on 1023 N 300 W was constructed on. The church parcel is no longer part of the subdivision and as a result the subdivision has been redesigned. The approved road configuration for the previous subdivision, while never recorded or constructed, was adopted as part of the 2010 Transportation Master Plan and the proposed streets were designated as minor local roads. Since the project had to be redesigned, the developers have identified a different lot configuration that maximizes lot yield and minimizes excess road construction.

On May 8, 2014 the Planning Commission approved the application with special conditions (see attached minutes).

EVALUATION

General Plan: Prior to 2007 the Mapleton City General Plan designated the project area as appropriate for Low Density Residential, a designation that is typical of one acre lots. The General Plan was amended from Low Density Residential to Medium Density Residential in 2007 as part of the original Stonebridge Subdivision approval. Lots with a 14,500 square foot minimum are typical for this General Plan designation.

Zoning: Prior to 2007 the Zoning Map designated the project area as Agricultural-Residential (A-2). The Mapleton City Zoning Map was amended from A-2 to RA-2 in 2007 as part of the original Stonebridge Subdivision approval. The RA-2 zoning district requires that parcels include 14,500 square feet of area, frontage on a city street and 100 feet of width as measured at the building line. The proposed lots meet these standards.

Master Transportation Plan/Street Design: The street configuration for the original Stonebridge Subdivision was included in the 2010 Mapleton City Master Transportation Map. This subdivision was approved but not recorded so no road construction was undertaken and no road dedications exist in the project area. The subdivision ordinance requires an amendment to the Transportation Plan if road configurations are changing as part of a subdivision approval.

The proposed street alignment does not decrease the amount of connectivity with the existing street system except that there is no longer a road providing a direct connection with 300 West. Access to both 800 North and 1200 North are maintained along with a future access to 800 West. Since the previous development plan included a parcel with over four hundred feet of frontage on 300 West a connection to 300 West was essential, but as the current project area does not border 300 West it is now less important. Given that 800 North and 1200 North are located only ¼ mile apart this additional access, which was designated as a street whose primary purpose is to provide access to property rather than carry significant traffic, is not critical to the movement of traffic in this area.

About the same time as the City received an application for this project, an application was also received for a subdivision across the street on the west side of 800 North (Walter Farms Subdivision). An advantage to this proposed street alignment is the opportunity to align the proposed streets in the Stonebridge project with a proposed street in the Walter Farms subdivision. The former street alignment as shown in the Transportation Plan would have resulted in three separate intersections within approximately 280 feet. The proposed alignment should result in only two intersections that are approximately 280 feet apart and allow the two new developments to be compatible.

Traffic Impact: Often when a relatively substantial subdivision is proposed in an existing neighborhood, traffic congestion becomes a concern for those who live in the area. The Mapleton City Engineer estimates that 1200 North is currently operating at service level “A”. Service level “A” is defined as a road that is carrying 69% or less of its traffic capacity on a daily basis. The proposed subdivision of 28 lots will add between 252 and 308 trips per day, split between all modes of transportation (car trips, bike trips, pedestrian trips, etc.). These trips will be split between 800 North and 1200 North. Because 1200 North is the more substantial of the two streets it is likely that it will see more than half of these trips. Even if every trip was vehicular and made use of 1200 North the traffic impact would be an average of one additional vehicle every 5 minutes. This additional traffic is a relatively small impact on a major local street and this project will result in the widening of the south edge of 1200 North and the north edge of 800 North in the project area.

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

Planning Commission Review: The Mapleton City Planning Commission held a public hearing on the Stonebridge Subdivision on May 8, 2014. Public comment was taken from Dale Jeffs (attorney for the Jesse Warren family), Jesse Warren, Derald Thomas, who spoke on behalf of the Holley family and Chad Warren.

Mr. Jeffs proposed a third road, to be constructed as a half road, along the Warren property boundary to give frontage to the Warren property so that the family could divide their property at some future date. Staff is not supportive of this proposal as it would create an otherwise unnecessary third road that would create double fronting lots and would violate the MCC by creating two intersections within 120 feet of one another.

Mr. Jeffs stated that 500 West had been on the transportation plan for more than 30 years. Staff has researched this claim and has not found evidence of 500 West being listed on any transportation plan prior to 2010. Transportation Plans from 1968, 1992 and 2002 do not show a 500 west adjacent to the Warren property. As previously mentioned, the current Transportation Plan does show a minor street along the Warren property that reflected the original Stonebridge subdivision plat. Again, the current Stonebridge street alignment places the easternmost street within the subdivision in a position to align with streets in the future Walter Farms Subdivision located south of 800 North. These streets would create a north-south street that could run from 1000 North to at least 400 North if not all the Way to Maple Street.

The Planning Commission approved the Preliminary Plat and recommended Final Plat Approval to the City Council with the following conditions:

- 1. The applicant work with the Warren family to see if any negotiations can be made in regards to an easement or stub street before the item is heard by the City Council.*
- 2. That the Mapleton City Transportation Plan be amended to reflect the streets proposed in the Stonebridge Subdivision Plat "A".*
- 3. 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.*
- 4. Any outstanding issues raised in the Development Review Committee (DRC) minutes dated April 1, 2014 shall be addressed prior to plat recording.*

LDS Church Project & Stub Street: When the new LDS church on 300 West was going through the review process, the church had expressed an interest in possibly developing the rear 2.5 to 3 acres as a residential subdivision. Ultimately they determined that they needed to move forward on the chapel and consider a phase 2 at a later day. The construction drawings of the church include a 58 foot wide area shown as a potential future right-of-way. If this road were ever to be installed, it would make sense to have the Stonebridge project include a stub road. The applicant has provided an alternative to the plat that includes a stub road.

The benefit to providing this stub road option is that if the church developed the road on their property it would provide direct access to 300 West, provide access to the remaining property to the west of the church building, and provide additional access to property located between the church property and 800 North, including the Warren property.

The potential downside to providing the stub road is that the plans for the remaining undeveloped church property are unknown at this time. It is entirely possible that the church may build a pavilion or develop the property as open space for use by members as it has in thousands of locations nationwide. If the church were to develop the remainder property as open space the stub street would never connect to anything but would create 135 feet of linear street that would have to be maintained by the city in perpetuity.

STAFF RECCOMENDATION

Adopt a Resolution amending the Mapleton City Transportation Plan to reflect the streets proposed in the Stonebridge Subdivision Plat "A" and to approve the Final Plat for the Stonebridge Subdivision Plat "A" with the attached findings and conditions.

SPECIAL CONDITIONS

1. Any outstanding issues raised in the DRC minutes dated April 1, 2014 shall be addressed prior to plat recording.
2. The applicant shall provide a stub road as described in Option "B".

ATTACHMENTS

1. Findings for Decision.
2. General Plan, Zoning Map and Transportation Plan maps.
3. 2007 Subdivision Concept
4. Proposed Plat with preliminary construction drawings and proposed street cross sections.
5. "Option B" Draft Subdivision Plat.
6. DRC Minutes dated 04/01/2014.
7. Draft Planning Commission Minutes dated 05/08/2014.

RESOLUTION NO. 2014-

CONSIDERATION OF A RESOLUTION APPROVING THE FINAL PLAT FOR THE STONEBRIDGE SUBDIVISION PLAT "A", CONSISTING OF 28 LOTS LOCATED GENERALLY AT 650 WEST BETWEEN 800 NORTH AND 1200 NORTH AND AMENDMENT OF THE TRANSPORTATION MASTER PLAN TO ACCOMMODATE A MINOR ALIGNMENT OF LOCAL ACCESS STREETS WITHIN THE PROJECT AREA

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 the amendment to the Transportation Plan; 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 amend the Mapleton City Transportation Plan to reflect the streets proposed in the Stonebridge Subdivision Plat "A" and to approve the Final Plat for the Stonebridge Subdivision Plat "A" with the findings and conditions as outlined in the May 20, 2014 staff report.

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

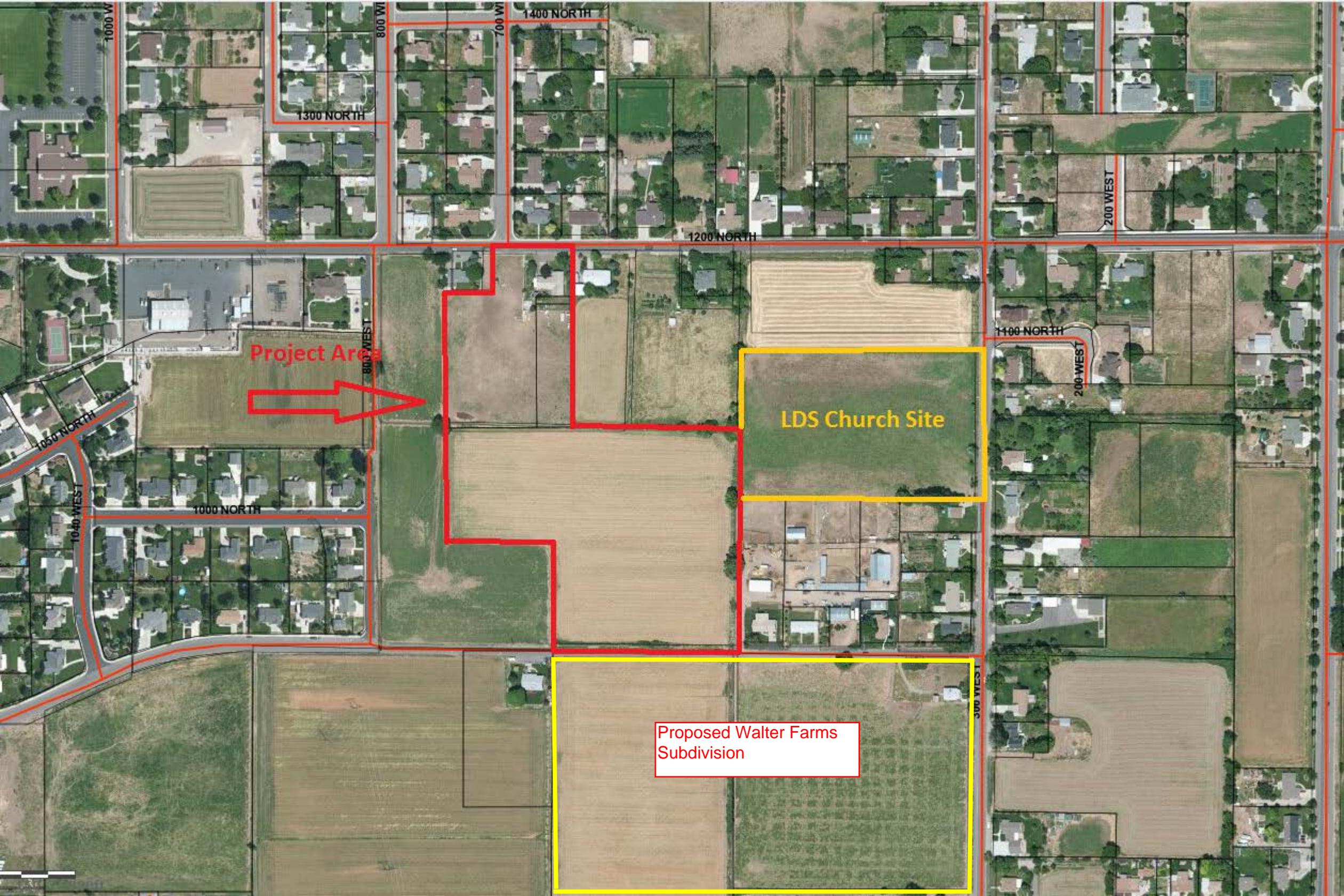
This 20th Day of May, 2014.

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.	✓



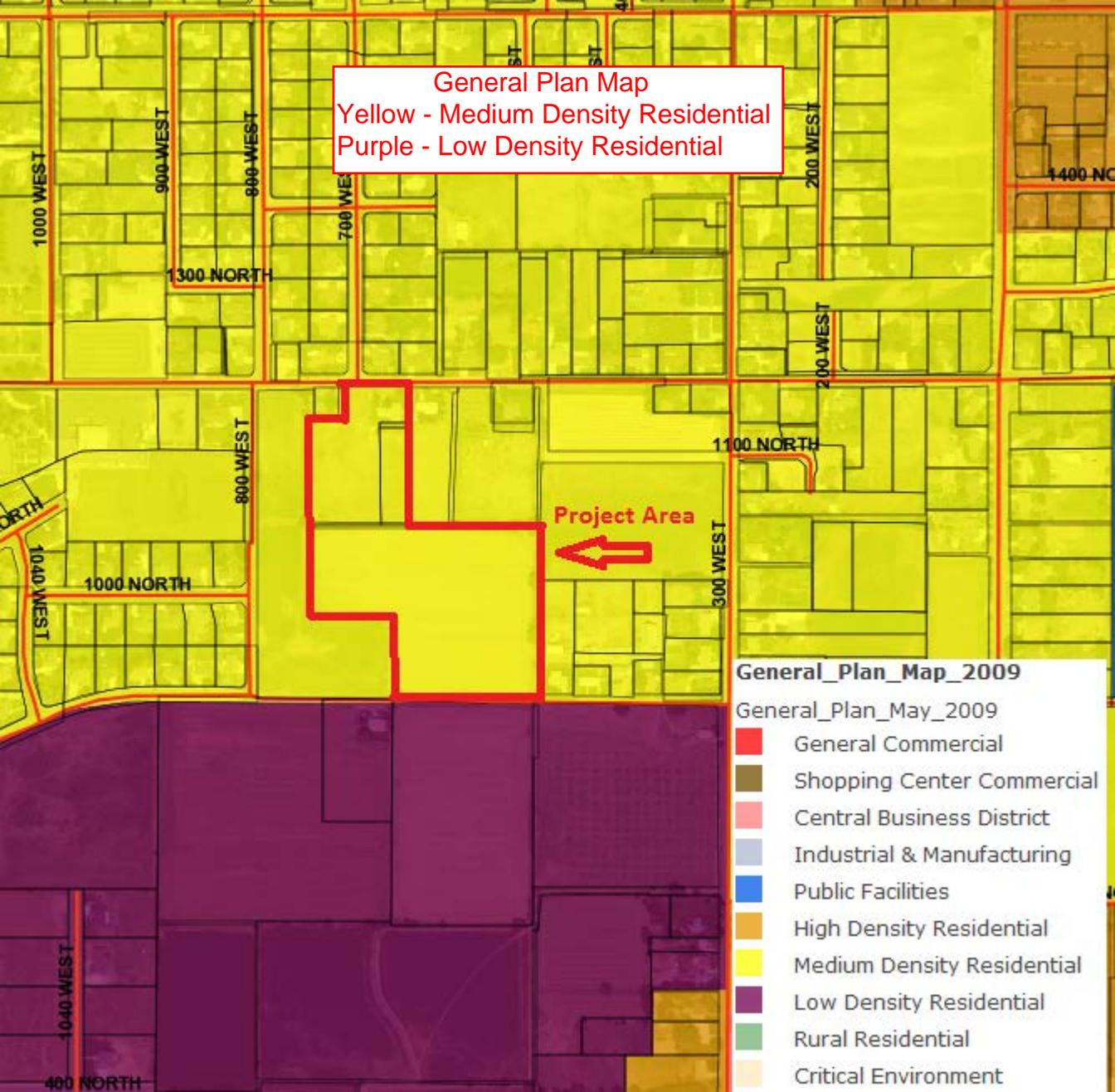
Project Area



LDS Church Site

Proposed Walter Farms
Subdivision

General Plan Map
Yellow - Medium Density Residential
Purple - Low Density Residential



- General Plan Map 2009**
- General Plan Map 2009
- General Commercial
 - Shopping Center Commercial
 - Central Business District
 - Industrial & Manufacturing
 - Public Facilities
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Rural Residential
 - Critical Environment

2010 Transportation Plan

1200 North

800 West

800 North

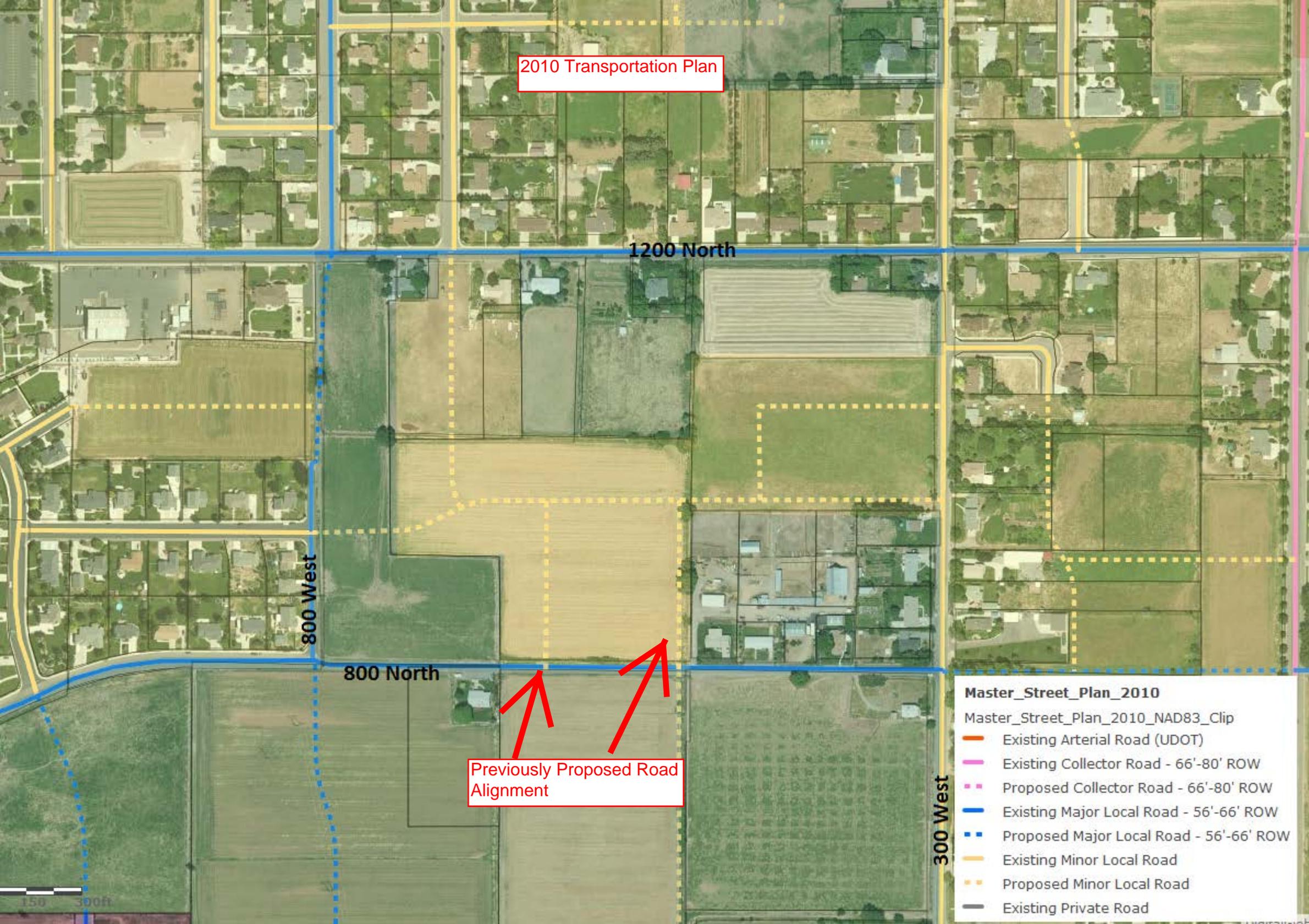
300 West

Previously Proposed Road Alignment

Master_Street_Plan_2010
Master_Street_Plan_2010_NAD83_Clip

- Existing Arterial Road (UDOT)
- Existing Collector Road - 66'-80' ROW
- Proposed Collector Road - 66'-80' ROW
- Existing Major Local Road - 56'-66' ROW
- Proposed Major Local Road - 56'-66' ROW
- Existing Minor Local Road
- Proposed Minor Local Road
- Existing Private Road

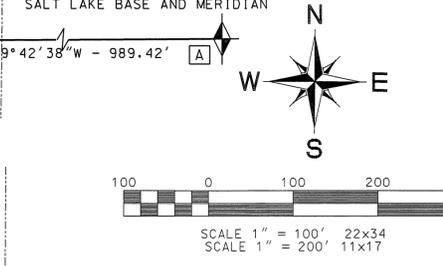
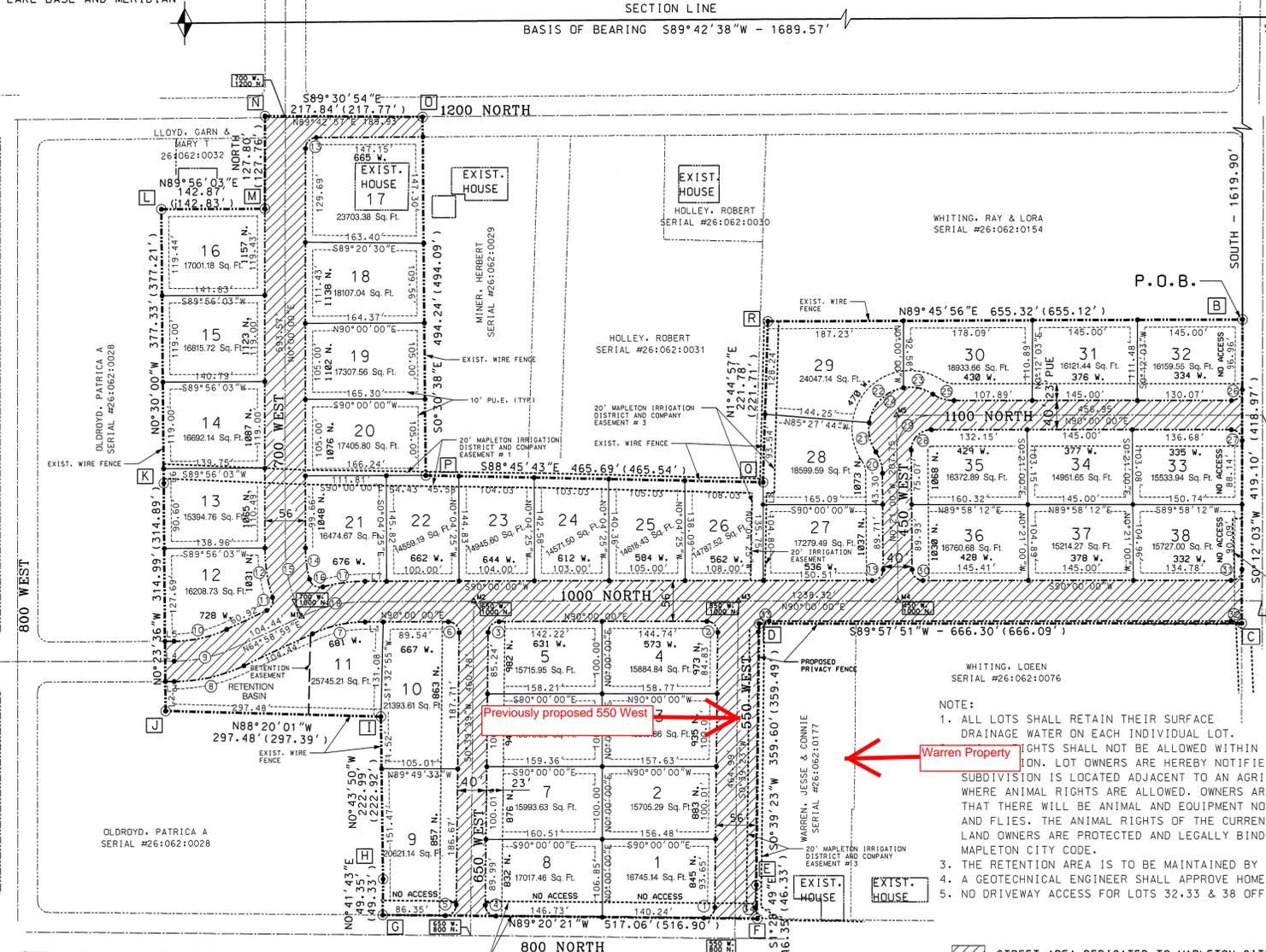
150 300ft



Stonebridge Subdivision as approved in 2007

NORTH QUARTER CORNER SECTION 10
TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN

NORTH EAST CORNER SECTION 10
TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN



CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING. Includes STATE PLANE COORDINATES and LINE TABLE.

SURVEYOR'S CERTIFICATE
I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT IN THE WEST RIGHT OF WAY LINE OF 300 WEST STREET WHICH POINT IS SOUTH 89°42'38" WEST ALONG THE SECTION LINE 989.42 FEET AND SOUTH 1619.90 FEET FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°12'03" WEST ALONG SAID RIGHT OF WAY LINE 419.10 FEET; THENCE SOUTH 89°57'51" WEST ALONG A FENCE LINE 665.30 FEET; THENCE SOUTH 00°39'23" WEST ALONG A FENCE LINE 359.60 FEET; THENCE SOUTH 01°28'49" EAST ALONG A FENCE LINE 46.35 FEET TO THE NORTH RIGHT OF WAY LINE OF 800 NORTH STREET; THENCE NORTH 89°20'21" WEST ALONG SAID RIGHT OF WAY LINE 517.06 FEET; THENCE NORTH 00°41'43" EAST ALONG A FENCE LINE 49.35 FEET; THENCE NORTH 00°43'50" WEST ALONG SAID FENCE 222.99 FEET TO A FENCE CORNER; THENCE NORTH 88°20'01" WEST ALONG A FENCE LINE 297.48 FEET TO A FENCE CORNER; THENCE NORTH 00°23'36" WEST ALONG A FENCE LINE 314.99 FEET; THENCE NORTH 00°30'00" WEST ALONG SAID FENCE 377.33 FEET; THENCE LEAVING SAID FENCE LINE NORTH 89°56'03" EAST ALONG ANOTHER FENCE LINE AND ITS LINE PROJECTED 142.87 FEET TO THE WEST RIGHT OF WAY LINE OF 700 WEST STREET; THENCE NORTH ALONG SAID RIGHT OF WAY LINE AND ITS LINE EXTENDED 127.80 FEET; THENCE SOUTH 89°30'54" EAST 217.84 FEET; THENCE SOUTH 00°30'38" EAST 494.24 FEET TO A FENCE LINE; THENCE SOUTH 89°45'43" EAST PARTIALLY ALONG SAID FENCE 465.69 FEET TO A POINT ON ANOTHER FENCE LINE; THENCE NORTH 01°44'57" EAST ALONG SAID FENCE 221.78 FEET TO A FENCE CORNER; THENCE NORTH 89°45'56" EAST ALONG A FENCE LINE 655.32 FEET TO THE POINT OF BEGINNING.

AREA = 19.507 ACRES 38 LOTS

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 HERON 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 HERON FOR PERPETUAL USE OF THE PUBLIC.

- NOTE: 1. ALL LOTS SHALL RETAIN THEIR SURFACE DRAINAGE WATER ON EACH INDIVIDUAL LOT. 2. RIGHTS SHALL NOT BE ALLOWED WITHIN THIS LOT. LOT OWNERS ARE HEREBY NOTIFIED THAT THIS SUBDIVISION IS LOCATED ADJACENT TO AN AGRICULTURAL ZONE WHERE ANIMAL RIGHTS ARE ALLOWED. OWNERS ARE AWARE THAT THERE WILL BE ANIMAL AND EQUIPMENT NOISE, SMELL AND FLIES. THE ANIMAL RIGHTS OF THE CURRENT OR FUTURE LAND OWNERS ARE PROTECTED AND LEGALLY BINDING BY THE MAPLETON CITY CODE. 3. THE RETENTION AREA IS TO BE MAINTAINED BY THE HOME OWNER ON LOT 11. 4. A GEOTECHNICAL ENGINEER SHALL APPROVE HOME EXCAVATION PRIOR TO POURING OF FOOTINGS. 5. NO DRIVEWAY ACCESS FOR LOTS 32, 33 & 38 OFF OF 300 WEST AND LOTS 1, 8 & 9 OFF OF 800 NORTH.

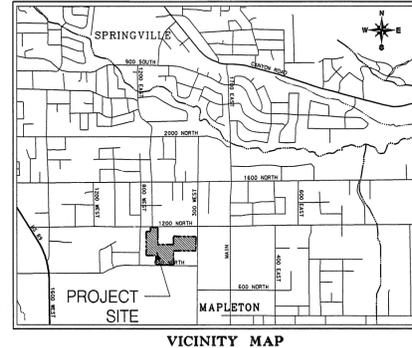
- 20' MAPLETON IRRIGATION DISTRICT AND COMPANY EASEMENT # 1: BEGINNING AT A POINT WHICH IS EAST 186.69 FEET AND SOUTH 1818.54 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN; THENCE S 87°33'56" E 212.44 FEET; THENCE S 89°03'00" E 325.94 FEET; THENCE S 88°31'47" E 297.86 FEET; THENCE S 89°53'34" E 10.70 FEET.
- 20' MAPLETON IRRIGATION DISTRICT AND COMPANY EASEMENT # 2: BEGINNING AT A POINT WHICH IS SOUTH 2420.89 FEET AND EAST 499.10 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN; THENCE S 89°25'59" E 515.12 FEET; THENCE S 56°55'02" E 43.56 FEET.
- 20' MAPLETON IRRIGATION DISTRICT AND COMPANY EASEMENT # 3: BEGINNING AT A POINT WHICH IS SOUTH 2477.22 FEET AND EAST 1015.53 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN; THENCE N 1°29'40" W 51.26 FEET; THENCE N 0°41'23" E 386.41 FEET; THENCE N 1°04'35" E 199.03 FEET; THENCE S 89°52'39" E 10.71 FEET; THENCE N 1°30'04" E 229.56 FEET.
- 20' MAPLETON IRRIGATION DISTRICT AND COMPANY EASEMENT # 4: BEGINNING AT A POINT WHICH IS SOUTH 2140.18 FEET AND WEST 985.15 FEET FROM THE NORTH EAST CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN; THENCE N 02°07'04" W 83.62 FEET; THENCE N 01°48'41" W 147.05 FEET.

QUESTAR APPROVAL
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT 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 1-888-366-3532.

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HERIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOTS OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

PUBLIC UTILITY APPROVALS table with columns: PUBLIC UTILITY APPROVALS, DATE. Includes Rocky Mountain Power & Light, QWEST, Comcast Cable, and Mapleton Irrigation.

ACKNOWLEDGEMENT (CORPORATE)
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE ____ DAY OF _____, 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 ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.



ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE ____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY
MAPLETON CITY, 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____.

PLANNING COMMISSION APPROVAL
APPROVED THIS ____ DAY OF _____, A.D. 20____ BY THE ____ PLANNING COMMISSION
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

PLAT "A"
STONEBRIDGE ESTATES
A RESIDENTIAL SUBDIVISION
MAPLETON CITY, UTAH COUNTY, UTAH
SCALE: 1" = 100 FEET

Seal of the Registered Land Surveyor Barry Andreason, No. 166572, State of Utah. Includes Notary Public Seal, City-County Engineer Seal, and Clerk-Recorder Seal.

STONEBRIDGE SUBDIVISION PLAT "A"

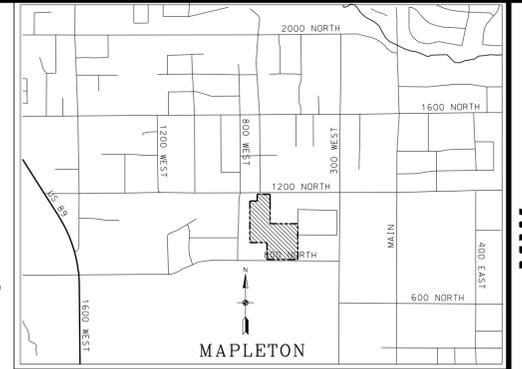
PRELIMINARY PLAT

LOCATED WITHIN THE NORTH EAST CORNER
SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN

NORTH QUARTER CORNER SECTION 10
TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN

NORTH EAST CORNER SECTION 10
TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN

SECTION LINE BASIS OF BEARING (FIELD) N89°43'18"E - 2679.10'



VICINITY MAP

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°43'18" East along the Section line 557.56 feet and South 1332.71 feet from the North Quarter Corner Section 10, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 00°00'03" East along a fence line and its line extended 495.57 to the intersection with another fence line; thence South 88°45'43" East along a fence line 469.64 feet to another fence line and to a point on the Boundary Agreement line of Official Records as Entry No. 114787:2007; thence along said Boundary Agreement line and along a fence line the following two (2) courses: (1) South 01°45'37" West 194.94 feet; (2) North 89°58'31" East 0.68 feet; thence South 00°39'23" West along a fence line 359.92 feet; thence South 01°28'49" East along said fence line 46.35 feet; thence North 89°20'21" West 517.06 feet to a fence line and to a point on the Boundary Agreement line of Official Records as Entry No. 114347:2007; thence along said Boundary Agreement line and along said fence line the following four (4) courses: (1) North 00°41'43" East 49.35 feet; (2) North 00°43'50" West 222.99 feet; (3) North 88°20'01" West 297.49 feet; (4) North 00°23'36" West 314.99 feet; thence North 00°30'00" West along said fence line and along the Boundary Agreement line of Official Records as Entry No. 93051:2007 377.02 feet; thence along a fence line North 89°52'37" East 136.59 feet; thence North 00°30'00" West 130.61 feet; thence South 89°13'54" East along said fence and its line extended 225.35 feet to the point of beginning.

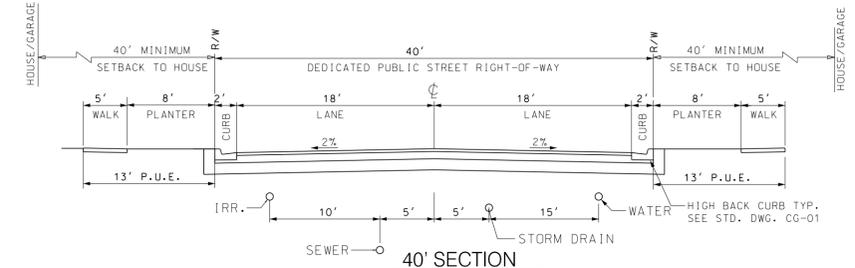
Area = 13.169 Acres

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON. I HEREBY STATE THAT THIS PROPERTY DESCRIPTION AND SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

BARRY ANDREASON DATE

RIGHT OF WAY DEDICATED TO MAPLETON CITY



Point	Easting	Northing
A	1977294.12	658924.55
B	1977294.12	658428.83
C	1977264.40	658418.68
D	1977758.41	658223.76
E	1977759.09	658223.76
F	1977754.97	657863.75
G	1977756.17	657817.40
H	1977238.98	657823.37
I	1977239.98	657872.73
J	1977236.74	658095.77
K	1976939.28	658104.42
L	1976937.11	658419.50
M	1976933.82	658796.63
N	1977039.69	658796.85
O	1977047.00	658927.87

GRID FACTOR = 0.999687220

Line	Bearing	Length
L1	N61°20'57"E	6.57'
L2	N61°20'57"E	17.32'

Name	Radius	Length	Delta	Tangent	Chord	Chord Bearing
C1	20.00	31.20	89°22'39"	19.78	28.13	N 44°39'01" W
C2	20.00	31.65	90°39'39"	20.23	28.45	S 45°19'50" W
C3	60.00	26.72	25°31'08"	13.59	26.50	N 12°45'34" E
C4	50.00	38.41	44°00'54"	20.21	37.47	N 03°30'41" E
C5	50.00	70.21	80°27'27"	42.30	64.58	N 58°43'29" W
C6	50.00	14.46	16°33'56"	7.28	14.41	S 72°45'49" W
C7	60.00	26.72	25°31'08"	13.59	26.50	S 77°14'26" W
C8	50.00	123.08	141°02'17"	141.34	94.28	N 45°00'00" E
C9	48.00	75.40	90°00'00"	48.00	67.88	S 45°00'00" E
C10	28.00	43.98	90°00'00"	28.00	39.60	S 45°00'00" E
C11	20.00	31.67	90°43'50"	20.26	28.46	N 44°38'05" E
C12	20.00	30.93	88°36'31"	19.52	27.94	N 45°02'06" W
C13	20.00	31.16	89°16'10"	19.75	28.10	S 45°21'55" E
C14	20.00	31.24	89°30'00"	19.83	28.16	N 45°15'00" E
C15	20.00	31.59	90°30'00"	20.18	28.41	S 44°45'00" W
C16	220.00	110.01	28°39'03"	56.18	108.87	N 75°40'28" E
C17	200.00	100.01	28°39'03"	51.07	98.97	N 75°40'28" E
C18	240.00	115.85	27°39'25"	59.08	114.73	S 76°10'17" W
C19	20.00	31.49	90°12'56"	20.08	28.34	N 44°36'28" E

BROWN
ENGINEERING, INC.
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED LAND SURVEYOR
NO. 166572
BARRY ANDREASON
State of Utah

No.	Date	By	Notes

Designed: D. BUFFO
Drawn: D. BUFFO
Checked: D. BUFFO
Date: 3-24-14

STONEBRIDGE SUBDIVISION PLAT "A"
MAPLETON CITY, UTAH
PRELIMINARY PLAT

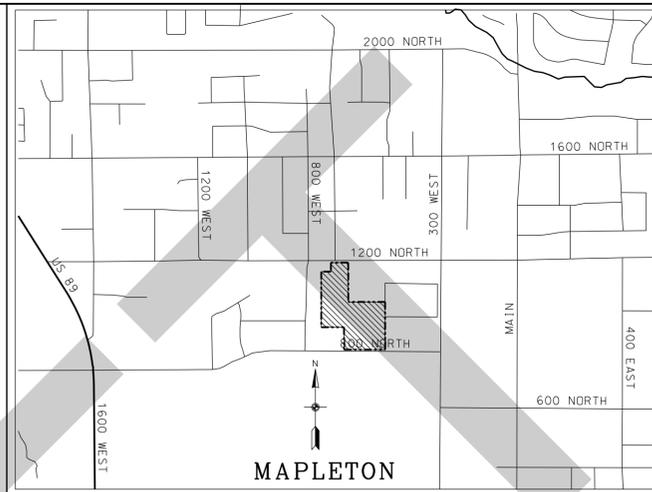
PROJECT NO.
2013.058
SHEET NO.
PRE PLAT

NORTH QUARTER CORNER SECTION 10
TOWNSHIP 8 SOUTH, RANGE 3 EAST
SECTION LINE
SALT LAKE BASE AND MERIDIAN

Option "B" - Stub Street Option

BASIS OF BEARING (FIELD) N89°43'18"E - 2679.10'

NORTH EAST CORNER SECTION 10
TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN



VICINITY MAP

SURVEYOR'S CERTIFICATE
I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 1666572 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
Beginning at a point which is North 89°43'18" East along the Section line 557.56 feet and South 1332.71 feet from the North Quarter Corner Section 10, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 00°00'03" East along a fence line and its line extended 495.57 to the intersection with another fence line; thence South 88°45'43" East along a fence line 469.64 feet to another fence line and to a point on the Boundary Agreement line of Official Records as Entry No. 114787:2007; thence along said Boundary Agreement line and along a fence line the following two (2) courses: (1) South 01°45'37" West 194.94 feet; (2) North 89°58'31" East 0.68 feet; thence South 00°39'23" West along a fence line 359.92 feet; thence South 01°28'49" East along said fence line 46.35 feet; thence North 89°20'21" West 517.06 feet to a fence line and to a point on the Boundary Agreement line of Official Records as Entry No. 114347:2007; thence along said Boundary Agreement line and along said fence line the following four (4) courses: (1) North 00°41'43" East 49.35 feet; (2) North 00°43'50" West 222.99 feet; (3) North 88°20'01" West 297.49 feet; (4) North 00°23'36" West 314.99 feet; thence North 00°30'00" West along said fence line and along the Boundary Agreement line of Official Records as Entry No. 93051:2007 377.02 feet; thence North 89°52'37" East partially along a fence line and its line extended 136.59 feet; thence North 00°30'00" West 130.61 feet; thence South 89°13'54" East 225.35 feet to the point of beginning.

Area = 13.169 Acres

DATE _____ BARRY ANDREASON
(SEE SEAL BELOW)

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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 _____, 20____

ACKNOWLEDGEMENT
STATE OF UTAH } s.s.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. _____
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY OF MAPLETON, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS _____ DAY OF _____, A.D. 20____

MAYOR _____
APPROVED BY CITY ENGINEER _____ ATTEST CITY RECORDER _____
(SEE SEAL BELOW) (SEE SEAL BELOW)

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

PLAT "A"
STONEBRIDGE OPTION B
A RESIDENTIAL SUBDIVISION
LOCATED WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 10,
TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN
MAPLETON CITY UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL: NO.1666572 BARRY ANDREASON
NOTARY PUBLIC SEAL
CITY-COUNTY ENGINEER SEAL
CLERK-RECORDER SEAL

LEGEND

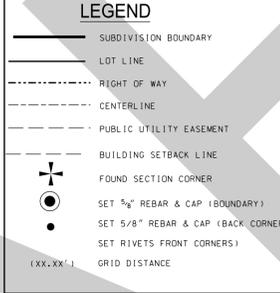
- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY
- CENTERLINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- FOUND SECTION CORNER
- SET 3/4" REBAR & CAP (BOUNDARY)
- SET 5/8" REBAR & CAP (BACK CORNERS)
- SET RIVETS FRONT CORNERS
- GRID DISTANCE

Curve Table

Name	Radius	Length	Delta	Tangent	Chord	Chord Bearing
C1	20.00	31.20	89°22'39"	19.78	28.13	N 44°39'01" W
C2	20.00	31.65	90°39'39"	20.23	28.45	S 45°19'50" W
C3	60.00	26.72	25°31'08"	13.59	26.50	N 12°45'34" E
C4	50.00	38.41	44°00'54"	20.21	37.47	N 03°30'41" E
C5	50.00	70.21	80°27'27"	42.30	64.58	N 58°43'29" W
C6	50.00	14.46	16°33'56"	7.28	14.41	S 72°45'49" W
C7	60.00	26.72	25°31'08"	13.59	26.50	S 77°14'26" W
C8	50.00	123.08	141°02'17"	141.34	94.28	N 45°00'00" W
C9	48.00	75.40	90°00'00"	48.00	67.88	S 45°00'00" E
C10	28.00	43.98	90°00'00"	28.00	39.60	S 45°00'00" E
C11	20.00	31.67	90°43'50"	20.26	28.46	N 44°38'05" E
C12	20.00	30.93	88°36'31"	19.52	27.94	N 45°02'06" W
C13	20.00	31.16	89°16'10"	19.75	28.10	S 45°21'55" E
C14	20.00	31.24	89°30'00"	19.83	28.16	N 45°15'00" E
C15	20.00	31.59	90°30'00"	20.18	28.41	S 44°45'00" W
C16	220.00	110.01	28°39'03"	56.18	108.87	N 75°40'28" E
C17	200.00	100.01	28°39'03"	51.07	98.97	N 75°40'28" E
C18	240.00	115.85	27°39'25"	59.08	114.73	S 76°10'17" W
C19	20.00	31.49	90°12'56"	20.08	28.34	N 44°36'28" E
C20	20.00	18.41	52°44'58"	9.92	17.77	S 26°52'29" E

LINE TABLE

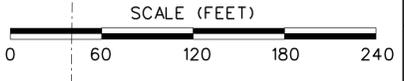
Line	Bearing	Distance
L1	N61°20'57"E	6.57'
L2	N61°20'57"E	17.32'
L3	S90°00'00"W	20.10'
L4	S89°52'37"W	15.00'
L5	N00°30'00"W	97.04'



CORP. OF CHURCH OF JESUS CHRIST
SERIAL #53:497:0001

LINE TABLE

Line	Bearing	Distance
L1	N61°20'57"E	6.57'
L2	N61°20'57"E	17.32'
L3	S90°00'00"W	20.10'
L4	S89°52'37"W	15.00'
L5	N00°30'00"W	97.04'

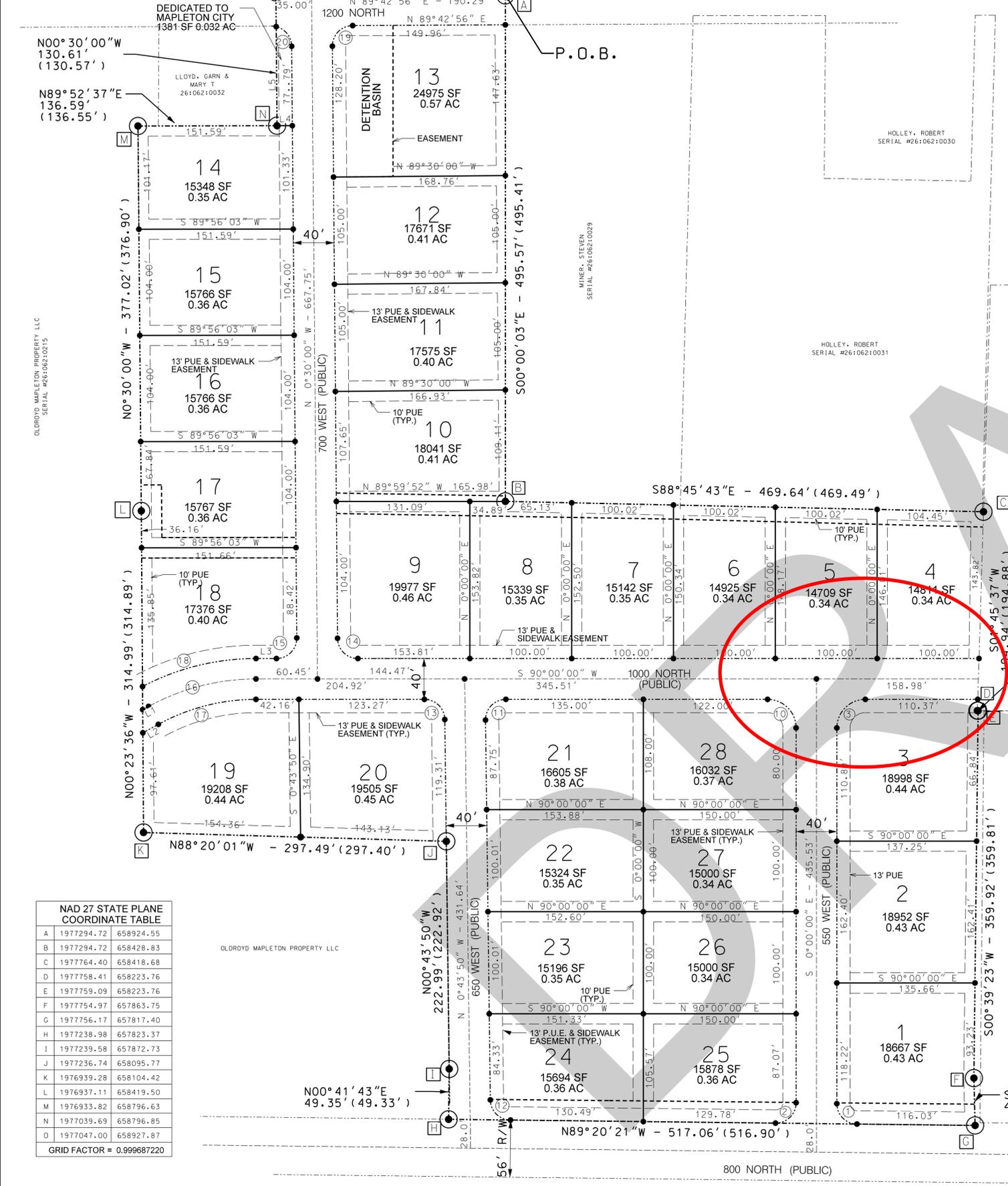


MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

NAD 27 STATE PLANE COORDINATE TABLE

Point	Easting	Northing
A	1977294.72	658924.55
B	1977294.72	658428.83
C	1977764.40	658418.68
D	1977758.41	658223.76
E	1977759.09	658223.76
F	1977754.97	657863.75
G	1977756.17	657817.40
H	1977238.98	657823.37
I	1977239.58	657872.73
J	1977236.74	658095.77
K	1976939.28	658104.42
L	1976937.11	658419.50
M	1976933.82	658796.63
N	1977039.69	658796.85
O	1977047.00	658927.87

GRID FACTOR = 0.999687220



LLLOYD, GARN & MARY T
26:062:0032

N00°30'00"W 130.61' (130.57')

N89°52'37"E 136.59' (136.55')

14 15348 SF 0.35 AC

15 15766 SF 0.36 AC

16 15766 SF 0.36 AC

17 15767 SF 0.36 AC

18 17376 SF 0.40 AC

19 19208 SF 0.44 AC

20 19505 SF 0.45 AC

OLDROYD MAPLETON PROPERTY LLC
SERIAL #26:062:0215

MINNER, STEVEN
SERIAL #26:062:0029

HOLLEY, ROBERT
SERIAL #26:062:0031

WHITING INVESTMENT LC
SERIAL #26:062:0167

WARREN, JESSE & CONNIE
SERIAL #26:062:0222

OLDROYD MAPLETON PROPERTY LLC

NAD 27 STATE PLANE COORDINATE TABLE

GRID FACTOR = 0.999687220

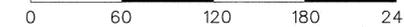
800 WEST

1200 NORTH

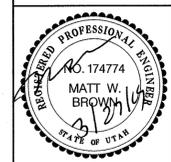
EXIST. IRR. DITCH TO BE PIPED



SCALE (FEET)



MW BROWN ENGINEERING, INC.
 Office: (801) 377-1790 Fax: (801) 377-1789
 578 East 770 North, Orem UT 84097



No.	Date	By	Notes

Designed: _____
 Drawn: D. BUFFO
 Checked: _____
 Date: 3-24-14

Title: **STONEBRIDGE SUBDIVISION PLAT "A"**
 Location: **MAPLETON CITY, UTAH**
 Drawing Name: **PRELIMINARY SITE GRADING PLAN**

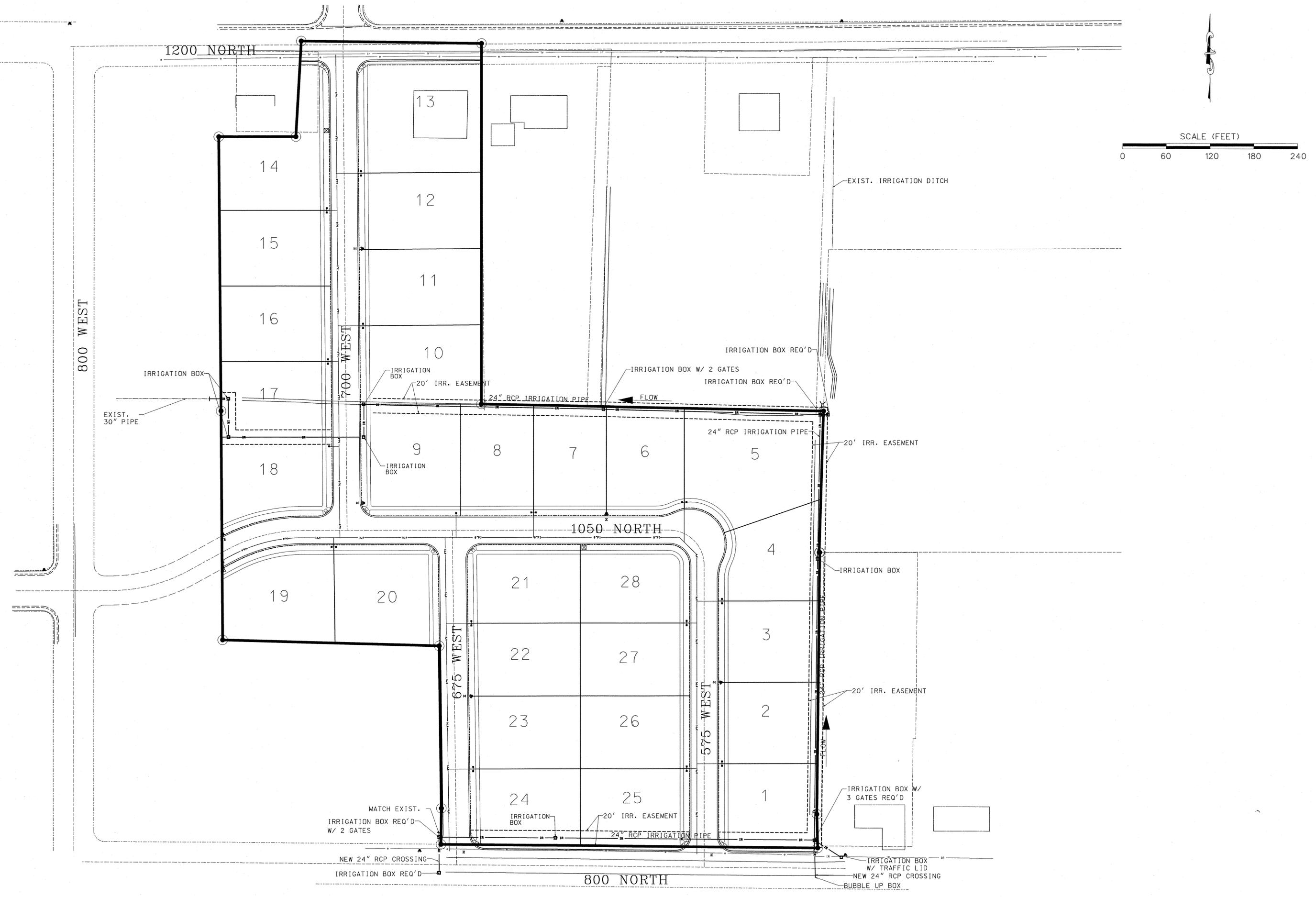
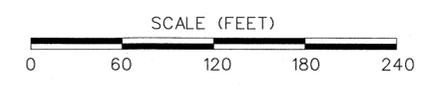
PROJECT NO. 2013.058
 SHEET NO. 1.01

No.	Date	By	Notes

Designed: _____
 Drawn: D. BUFFO
 Checked: _____
 Date: 3-24-14

Title: **STONEBRIDGE SUBDIVISION PLAT "A"**
 Location: **MAPLETON CITY, UTAH**
 Drawing Name: **IRRIGATION PLAN**

PROJECT NO. 2013.058
 SHEET NO. **1.03**



MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

April 1, 2014 at 8:30am

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

On 27 March 2014, Dave Helm submitted an application to subdivide approximately 13 acres in the RA-2 zone into a 28 lot subdivision located at approximately 600 W and 800 N.

The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and 3) informational items regarding city standards. **All items that include an * and are bolded are required prior to the application being scheduled for a hearing.**

Community Development Division

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

Email: sconroy@mapleton.org

Brian Tucker, Planner, Phone: (801) 806-9108, Fax: (801) 489-5657

Email: btucker@mapleton.org

Please submit revised drawings and the following corrections:

Application Deficiencies:

1. The applicant must submit evidence of ability to satisfy water rights conveyance requirements with subdivision application. All irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company for each lot.
2. The applicant must submit evidence of review of the plat by the electric, gas and telephone utility providers.

Comments for plans submitted April 1, 2014:

1. For subdivisions containing eight (8) or more lots, cluster mailboxes shall be installed at designated locations within the subdivision as shown on the preliminary plan.
2. The final call in the boundary description does not match the length on the preliminary plat. The boundary description calls out 447.66 feet but the plat shows a distance of only 446.66 feet. These calls should match.
3. The existing irrigation ditch must be piped. The plans must be submitted to and approved by Mapleton Irrigation.
4. **A subdivision has been proposed directly across the street (800 North) from your subdivision and we need to ensure that the offset in street alignment does not exceed 15' or is less than one hundred 120'. The engineer working on what is currently known as Walter Farms is Mark Greenwood and he is at (801) 374-6262.***
5. 700 West, as it exists north of 1200 North, ends directly across from the road you have named 700 West. It is important that these roads align properly.
6. In order to better relate to and provide continuity for existing streets, the City would prefer that the street you have named 1050 North be called 1000 North and that 575 West and 675 West be called 550 West and 650 West, respectively.
7. The Final Plat must include signature blocks for an Owners Dedication, an Acceptance of the Legislative Body with a line for the City Recorder, Planning Commission Approval,

Mapleton Irrigation Approval, City Engineering Approval, and an appropriate number of notary blocks. Signature lines must be provided for Rocky Mountain Power, Questar Gas, Century Link and Comcast. Please include a line for each notary to print their full name, their commission number and the words "A notary public commissioned in Utah" in the notary public signature block. This is a precaution to prevent issues with illegible notary stamps.

8. If the applicant is seeking future reimbursement for specific on-site and off-site improvements, written notification from applicant to city must be received prior to the recording of the final plat.
9. ~~The proposed lot 14 includes a "panhandle" that makes the lot very irregular and unwieldy in nature. According to Section 17.12.070 of Mapleton City Code "lots shall not contain peculiarly shaped elongations". It appears that there is an overlap with parcel 26:062:0032. Since it appears that lot 14 does not need this area to meet its minimum lot size, one solution might be that the overlap be resolved in favor of the owner of the neighboring parcel such that the new property line is located along the back of sidewalk for 700 West. Solved with revised plat sent by e-mail on April 8, 2014.~~
10. ~~The previous versions of the Stonebridge Subdivision included the parcel that now has a church under construction and a road to 300 West. While there is no overwhelming need for the former street access to 300 West given that there are no homes planned on that parcel, the pedestrian access that the former street gave would be a loss. Please explore the idea of a mid-block pedestrian access between the proposed 575 West and the church property. One possibility is that the developer dedicates a public access easement between lots 4 and 5 with the pedestrian facility to be constructed at a later date. Solved with revised plat sent by e-mail on April 8, 2014.~~

Engineering and Public Works Division

Gary Calder, City Engineer, Email: gcalder@mapleton.org

Scott Bird, Public Works Operation Director, Email: sbird@mapleton.org

Phone (801) 489-6253, Fax (801) 489-5179

Address the following concerns in revised drawings:

Project: Stonebridge "A" Date: April 7, 2014

Site Grading:

1. Clearing and grubbing will be required.

Sewer System:

1. 8" PVC SDR 35-Mainline Sewer/Concrete Collars on Manholes shall be labeled on drawings.
2. Extend 8" sewer on 1050 North to west property line.

Water System:

1. 8" D.I. class 350-Mainline Waterline/Concrete Collars on Water Valves shall be labeled on drawings.
 - a. 800 North water line will need to be an 8" water main, confirm size and possible upgrade to an 8".
2. Water model reviewed by RB&G (801) 374- 5771, the cost of this review is the responsibility of the developer

Secondary Water (Pressure Irrigation):

1. 8" PVC C900/905 SDR 18-Mainline Secondary Main/Concrete Collars on Water Valves shall be labeled on drawings

Roadway:

1. Roadway:
 - a. Align proposed 800 North concrete improvements with existing concrete to the west.
 - b. Align proposed centerline of 700 West with existing 700 West.
2. Road x-sections:
 - a. 40' x-section – show 2.5" asphalt w/ 1" overlay and 8" of road base - extend 10' PUE beyond S/W.
 - b. 56' x-section show 2.5" asphalt w/ 1" overlay and 8" of road base. Show 10' PUE, show 42' asphalt paving width not 40'.

Storm Drain:

1. Boxes/Basins/Sumps (Sumps/inlets 300' spacing)
 - a. Need to install storm drain box on 800 North sta 2+76
2. SWPPP and Land disturbance permits will be required.
3. Maintenance plan of basin will be required as per code.
 - a. Show basin landscape plan

Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches
2. Plat will be required.
3. Power Pole relocations to be completed by developer.
4. Include trench detail (APWA) for 800 North irrigation pipe crossings.
5. Mapleton/APWA standards will apply

Upon final plat approval from the final decision making body (Planning Commission or City Council), the following items will be required:

- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (amount to be determined by City Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- Payment of impact fees (\$4,528 per lot). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- Submit one water share per lot (Mapleton Irrigation or Hobbles Creek shares).
- 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 (\$500). 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 (\$30 per page and \$1 per lot).

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MAPLETON CITY
PLANNING COMMISSION MINUTES
May 8, 2014

5 **PRESIDING AND CONDUCTING:** Chairman Rich Lewis
6
7 **Commissioners in Attendance:** John Gappmayer
8 Golden Murray
9 Justin Schellenberg
10 Keith Stirling
11
12 **Staff in Attendance:** Sean Conroy, Community Development Director
13 Brian Tucker, Planner
14
15 **Minutes Taken by:** April Houser, Executive Secretary
16

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 2. Consideration of Preliminary and Final Plat approval of the Stonebridge**
32 **Subdivision Plat “A”, consisting of 28 lots located generally at 650 West between 800**
33 **North and 1200 North and amendment of the Transportation Master Plan to**
34 **accommodate a minor alignment of local access streets within the project area.**
35

36 **Brian Tucker**, Planner, went over the Staff Report for those in attendance. Each lot would be 1/3 of an
37 acre or larger in size. A portion of this property was approved for a 38-lot subdivision back in 2007, but
38 was never developed. This is a 13.2 acre project now, with a proposal of 28-lots. The owner of the
39 property has 52 water rights, rather than our typical water shares, that he asking for the State to approve
40 the transfer of to the City. **Commissioner Schellenberg** had a question on the walkway to the church.
41 The developer has suggested he will build a 5’ walkway in this area, which will be located within a 10’
42 easement. Commissioner Schellenberg felt that the lots bordering this walkway should not be allowed to
43 install privacy fences since it could become an alley way type area.
44

45 **Dave Helm**, developer, stated that they would put in the sidewalk portion of the walkway, along with a
46 fence that will appease both the City and property owners, to the LDS Church site. They feel they have
47 done everything to meet all of the city’s regulations, and thanked the Commission for working with them.
48

49 **Chairman Lewis** opened the Public Hearing. **Dale Jeffs**, attorney representing the Warren family, stated
50 that in 1979 the city required them to move their home off of the proposed 500 West street area. This
51 plan will eliminate that. It is his understanding that 500 West was going to connect 800 North with 1200
52 North. These lots do meet the zoning correctly, but Mr. Jeffs stated that if the applicant was to move the
53 back half road, each lot would be reduced by 14', still meeting the zoning in this area. Dale Jeffs stated
54 that this future street was on the map for 30 plus years. The Warren family would like to see the Planning
55 Commission require the developer to meet the half road, allowing the development to continue the way it
56 was. The property, according to the current county record, indicate that Jesse Warren owns this entire
57 parcel with no part of it being owned by his son, Chad Warren. **Jesse Warren** stated that they had to give
58 property to the City for 500 West when they built their home. He feels that he was not notified of this
59 street being deleted, and that this development will land lock his property. The irrigation ditch on the
60 north side of the property is also used as a drain ditch. Mr. Warren went to Gary Calder, the City
61 Engineer, about his concern with maintaining the drainage ditch, and feels the Planning Commission
62 should address this. Jesse would like 500 West back on the Transportation Plan. They are a feed lot
63 operation and would like some type of security fence in this area between the proposed lots and their
64 property. This would act as a buffer zone. **Brian Tucker** stated that the Irrigation Company is required
65 to sign the plat, showing their approval of how the development is being completed. Jesse Warrant stated
66 that the Irrigation Company is going to require the ditch be a straight line. **Sean Conroy**, Community
67 Development Director, stated that the City has in its budget to prepare and adopt a Storm Water Master
68 Plan. The City will work with Mapleton Irrigation to address it with the direction that it needs. There is
69 no drainage water coming from this development that will be put into the ditches in this area. **Derald**
70 **Thomas** had a concern about the surveying of this development, and would like the city to ensure it is
71 done correctly. **Dave Helm** stated that he did personally meet with the Holley family, and told them that
72 no trees would be removed. Mr. Helm met with Mr. Miner and Mr. Snow with the Irrigation Company
73 regarding this development as well and paid them over \$4,000 in application fees. No additional
74 comments were given and the Public Hearing was closed.

75
76 Brian Tucker stated that this subdivision was approved by the City Council in 2007 without showing 500
77 West at that time. The Transportation Plan was approved back in 2010, which was a reflection of this
78 development. The connection streets are similar in this development as the one approved back in 2007.
79 All of the property that Mr. Warren spoke of is in an A-2 Zone. As they are currently, they would not be
80 developable properties. Sean mentioned that a stub street could possibly go in to the LDS Church
81 property. The concern with this is that if the LDS Church does not develop their property, a stub street
82 would be put in without the ability to ever continue through. Mr. Helm stated that the county does not
83 show any 20' right-of-way that the Warren family keeps mentioning and does not feel the Warren's
84 would be land locked by this development. This item still has to go to City Council for approval.

85
86 **Motion:** Commissioner Murray moved to approve the Preliminary and recommend Final Plat
87 approval to the City Council of the Stonebridge Subdivision Plat "A", consisting of 28
88 lots located generally at 650 West between 800 North and 1200 North and amendment of
89 the Transportation Master Plan to accommodate a minor alignment of local access streets
90 within the project area, with the recommendations listed below:

- 91 1. The applicant work with the Warren family to see if any negotiations can be
92 made in regards to an easement or stub street before the item is heard by the
93 City Council.
- 94 2. That the Mapleton City Transportation Plan be amended to reflect the streets
95 proposed in the Stonebridge Subdivision Plat "A".
- 96 3. Approval of the Preliminary and Final Plats for the Stonebridge Subdivision
97 Plat "A" with the attached FINDINGS FOR DECISION that was part of the
98 Staff Report this evening.

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4. Any outstanding issues raised in the Development Review Committee (DRC) minutes dated April 1, 2014 shall be addressed prior to plat recording.

Second: Commissioner Stirling
Vote: Unanimous

Awaiting Formal Approval