

Mapleton City Planning Commission Staff Report

Meeting Date: June 12, 2014

Item: 3

Applicant: Knight West Construction

Location: Approximately 1000 N 200 W

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: RA-2

REQUEST

Consideration of Preliminary and Final Plat approval of the Plum Creek Estates Plat "A" subdivision consisting of 16 lots located generally at 1000 N 200 W.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 6.6 acres in size and is located in the RA-2 zone. The site includes three existing single-family residences that have frontage on 300 West. One of the existing lots is nonconforming with regards to the required frontage. The applicant is proposing a subdivision that includes the following:

- 16 residential lots ranging in size from .33 acres to .55 acres.
- Lot one, which currently is nonconforming with regards to street frontage, will be reconfigured to comply with the frontage requirement.
- Curb, gutter and sidewalk will be installed along 300 West in front of the existing homes.
- 200 West, which is now stubbed to the property will be extended and a new road (120 W) will stub to the adjacent parcel to the south.
- Improvements including curb, gutter, planter strip and sidewalk will be included along all new roadways.

EVALUATION

Zoning Standards: Mapleton City Code Chapter 18.36.060 requires a minimum lot size of 14,500 square feet (.33 acres) and a minimum lot frontage requirement of 100 feet on a public road. The proposed lots comply with these standards.

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.

Road Design: The Transportation Master Plan encourages the provision of street stubs at logical locations to allow adjacent properties to develop in the future. MCC Chapter 17.12.020 states the following:

"In order to facilitate the development of an adequate and convenient circulation system within the city and to provide access for the logical development of adjacent vacant properties, the city may, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the subdivision. All such stub streets shall be fully developed to the boundary of the subdivision. Any plan for the subsequent development of the adjacent property shall provide for the continuation of any such stub street."

The project includes the extension of an existing stub street (200 W) and the creation of a stub street (120 W), which will allow the adjacent property to the south the ability to develop and maintain connectivity.

The Transportation Master Plan also discourages the use of cul-de-sacs except where the possibility of future adjacent development does not exist or due to existing development. The applicant is proposing a cul-de-sac for a portion of the subdivision. Staff can support the proposed cul-de-sac as it will not prohibit future properties from developing and as sufficient connectivity is being proposed.

STAFF RECCOMENDATION

Recommend approval of the Preliminary and Final Plats for the Plum Creek Estates Plat "A" subdivision to the City Council with the attached findings and condition.

SPECIAL CONDITION

1. All outstanding issues raised in the DRC minutes dated May 20, 2014 shall be addressed prior to plat recording.

ATTACHMENTS

1. Findings for Decision.
2. Application Materials.
3. DRC Minutes dated 5/20/14.

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.	✓



1200 NORTH

1300 NORTH

200 WEST

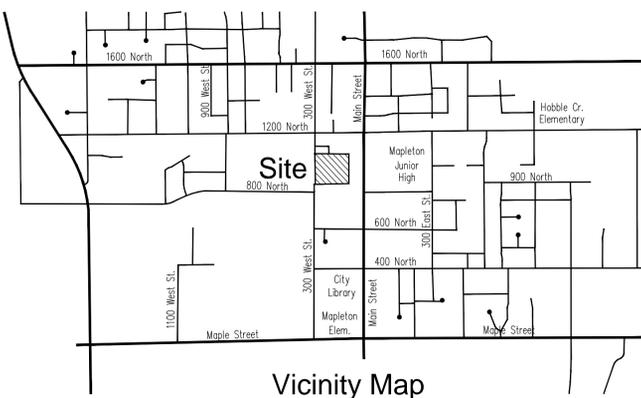
1100 NORTH

200 WEST

Project Site
6.59 Acres
RA-2 Zone

300 WEST

300ft



Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	40.00'	22.80'	22.50'	N 16°03'33" E	32°39'51"
C2	45.00'	39.74'	38.46'	S 7°05'33" W	50°35'51"
C3	45.00'	57.45'	53.63'	S 54°46'51" E	73°08'57"
C4	45.00'	28.45'	27.98'	N 70°32'06" E	36°13'08"
C5	40.00'	26.50'	26.02'	S 71°24'12" W	37°57'21"
C6	15.00'	23.50'	21.17'	N 44°43'42" W	89°46'50"
C7	30.00'	36.05'	33.92'	S 34°35'22" W	68°51'20"
C8	45.00'	74.82'	66.49'	N 21°23'09" E	95°15'47"
C9	45.00'	56.67'	53.00'	N 62°19'13" W	72°08'55"
C10	45.00'	52.92'	49.92'	S 47°54'56" W	67°22'49"
C11	45.00'	34.61'	33.77'	S 7°48'40" E	44°04'22"
C12	30.00'	15.71'	15.53'	N 14°50'34" W	30°00'33"
C13	15.00'	23.62'	21.25'	N 45°16'18" E	90°13'10"
C14	15.00'	23.39'	21.09'	S 44°56'45" E	89°20'44"
C15	31.00'	48.34'	43.59'	S 44°56'45" E	89°20'44"

State Plane Coordinates

	Northing	Easting
A	657215.3700'	197875.9600'
B	657200.2177'	197919.1070'
C	657204.7025'	1977245.2127'
D	658131.9924'	1977245.2127'
E	658128.2299'	1977621.1694'
F	658123.4532'	1977916.4912'
G	657888.9523'	1977919.1389'
H	657888.9441'	1977919.6663'

Grid Factor = 0.9997

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 0°03'37" East along the Section line 484.99 feet and West 257.44 feet from the East quarter corner of Section 10, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°37'07" West 674.11 feet; thence North 427.42 feet; thence South 89°26'12" East along Whiting Estates Subdivision 376.09 feet; thence South 89°03'36" East 296.47 feet; thence South 0°24'57" East 224.56 feet; thence South 89°06'53" East 0.53 feet; thence South 0°09'43" West 198.79 feet to the point of beginning.

AREA=6.59 acres

Base of Bearing: State Plane Coordinate System (NAD 27)
State Plane Grid Factor = 0.99970

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, 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 _____, 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 _____ ATTEST _____ CITY RECORDER
(See Seal Below) (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

PLAT "A"

Plum Creek Estates

SUBDIVISION

MAPLETON _____ UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

PREPARED BY

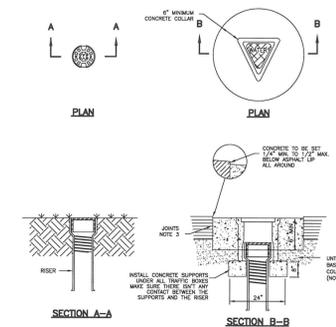
DUDLEY AND ASSOCIATES INC.

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 _____

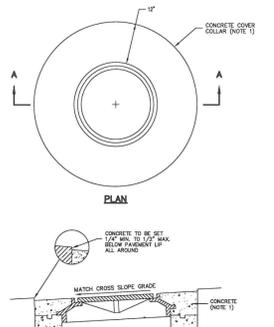
ACKNOWLEDGEMENT (PERSONAL)
STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____
ON THE ____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES : _____ NOTARY PUBLIC (SEE SEAL)

ACKNOWLEDGEMENT (CORPORATE)
STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____
ON THE ____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID _____ IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF SAID _____ 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.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT _____

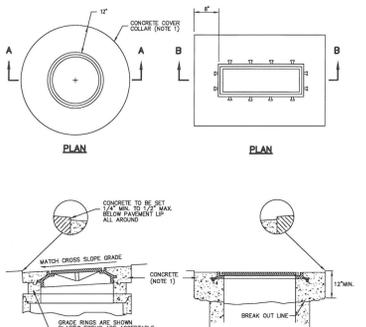
CORPORATE SEAL _____
SURVEYOR'S SEAL _____
NOTARY PUBLIC SEAL _____
CITY-COUNTY ENGINEER SEAL _____
CLERK-RECORDER SEAL _____



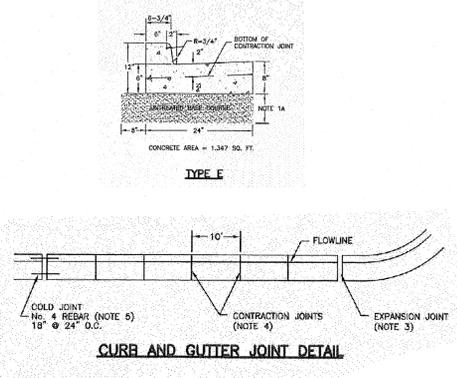
574
Cover collar for water valve boxes
September 2001



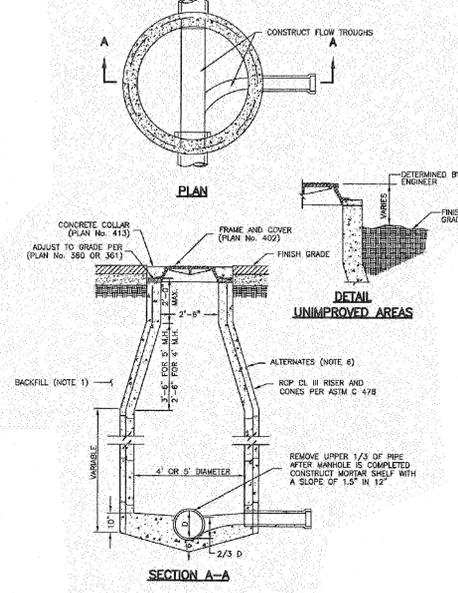
413
Cover collar for sanitary sewer manhole
September 2001



362
Cover collar for storm drains
September 2001

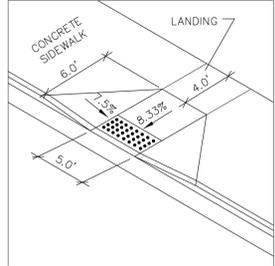


TYPE F
CURB AND GUTTER JOINT DETAIL

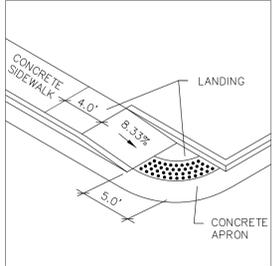


Sanitary sewer manhole
SECTION A-A

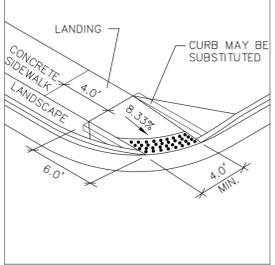
- NOTES:
1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS. (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP).
 2. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
 3. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
 4. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.



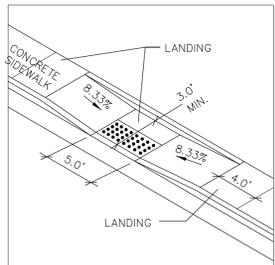
TYPE B



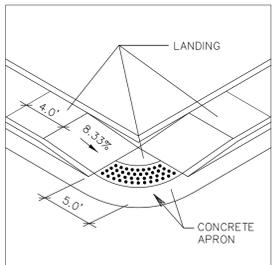
TYPE D



TYPE A



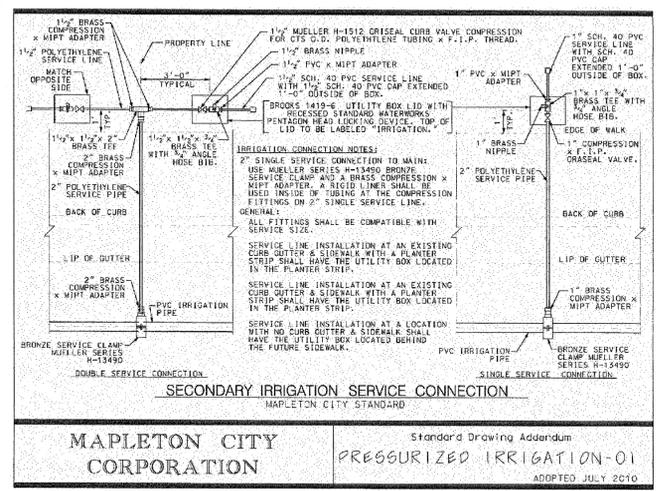
TYPE C



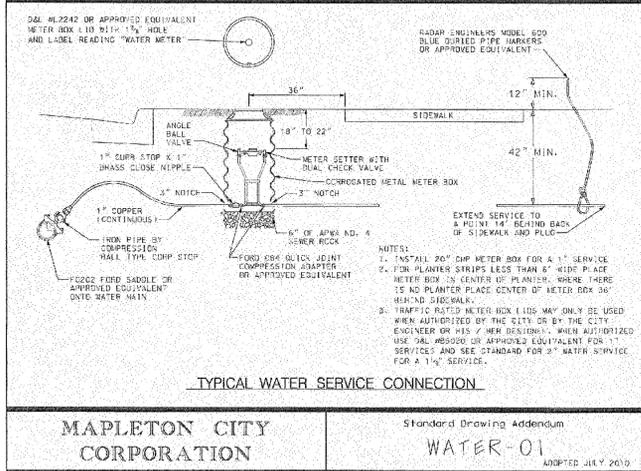
TYPE E

Curb Ramps

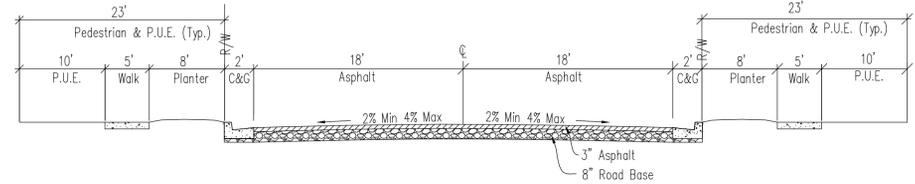
18 ADA Ramps



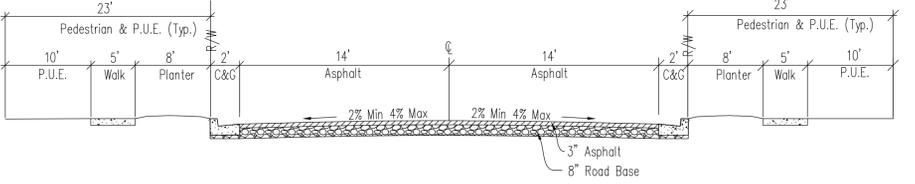
MAPLETON CITY CORPORATION
Standard Drawing Addendum
PRESSURIZED IRRIGATION-01
ADOPTED JULY 2010



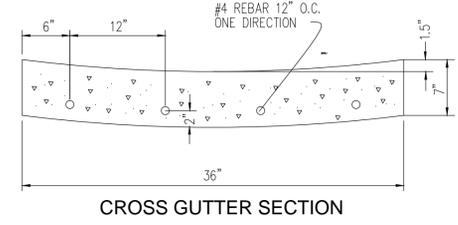
MAPLETON CITY CORPORATION
Standard Drawing Addendum
WATER-01
ADOPTED JULY 2010



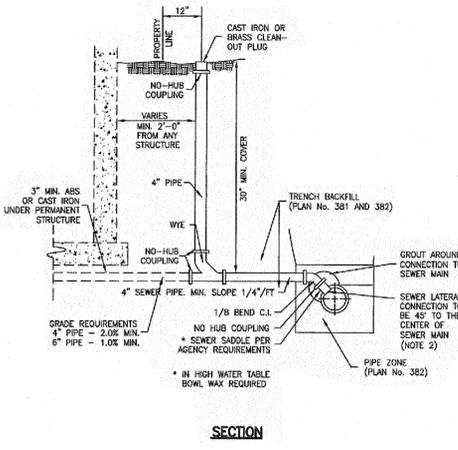
40' Cross Section Minor Local



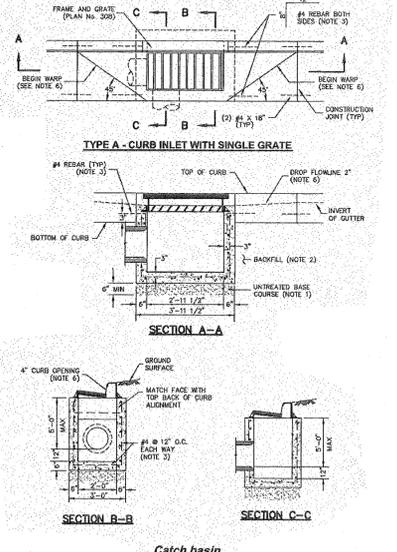
32' Cross Section Minor Local



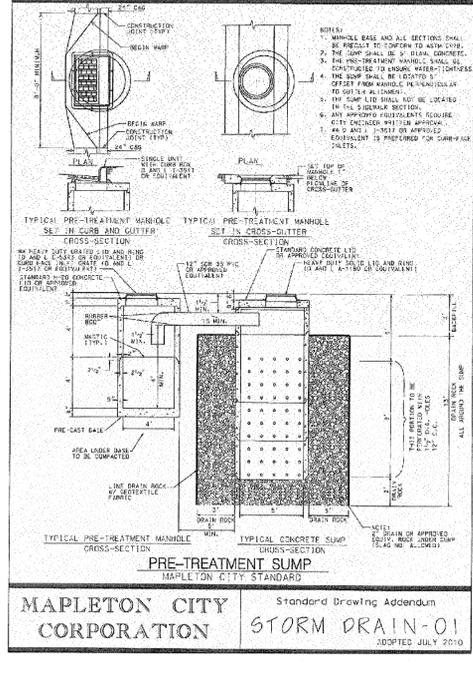
CROSS GUTTER SECTION



SECTION



Catch basin



MAPLETON CITY CORPORATION
Standard Drawing Addendum
STORM DRAIN-01
ADOPTED JULY 2010

SIDEWALK SECTION

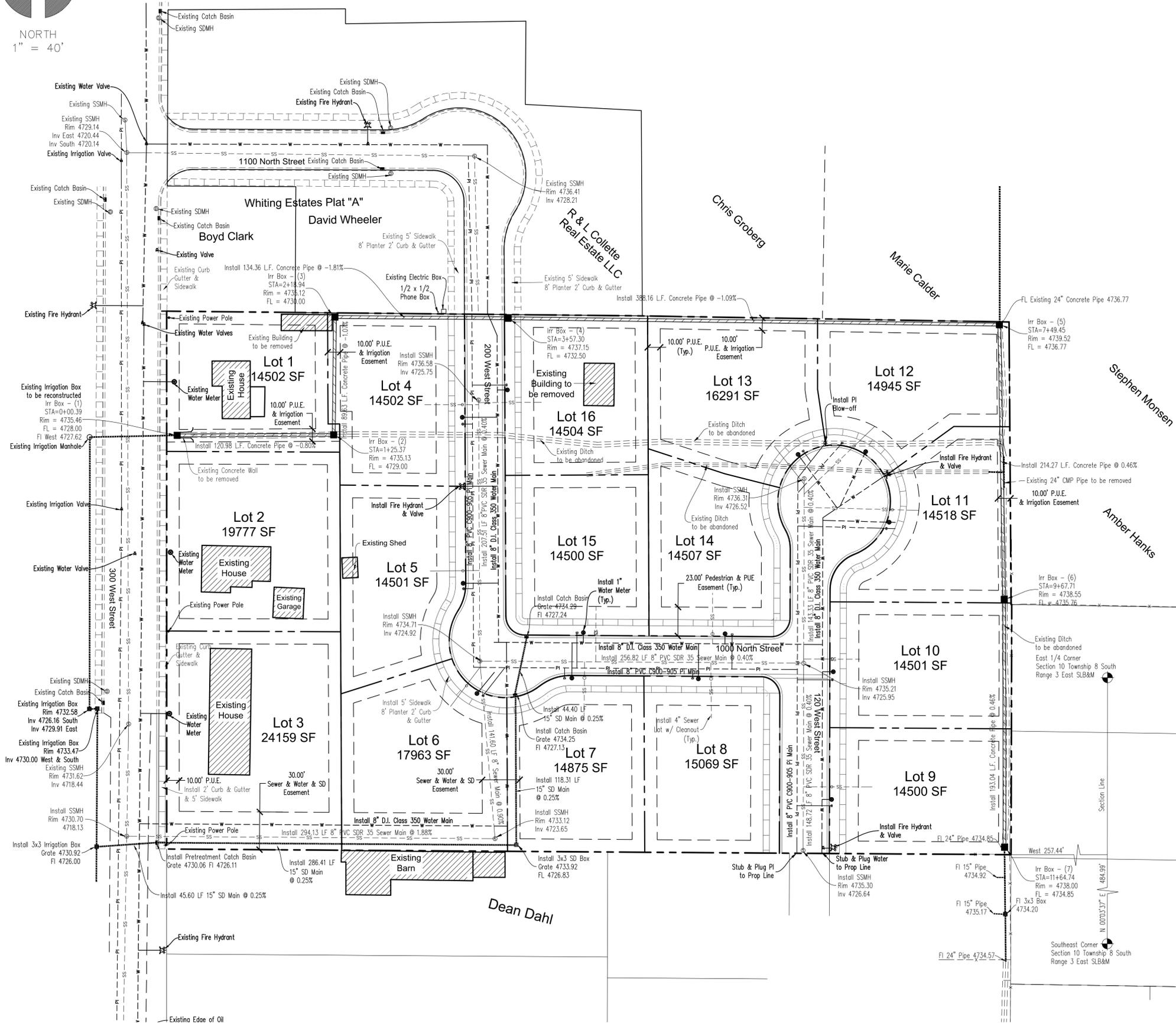
REVISIONS

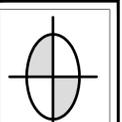
DATE	4-03-2014
SCALE	None
BY	BHT
TRACING NO.	L-13920

SHEET No.	C - 4
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NORTH
1" = 40'




DUDLEY AND ASSOCIATES
 ENGINEERS PLANNERS SURVEYORS
 353 EAST 1200 SOUTH, OREM, UTAH
 801-224-1252

Utah
 Plum Creek Estates
Utility Plan
 Mapleton City

Revisions

Date
4-3-2014
 Scale
1" = 40'
 By
BHT
 Tracing No.
L-13920

Sheet No.
C-2

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

May 20, 2014 at 8:30am

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

On May 2, 2014 Knight West Construction submitted a subdivision application for the Plum Creek Subdivision consisting of 16 lots located at approximately 1000 N and 270 W. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards. **All items that include an * and are bolded are required prior to any public hearings.**

Community Development Division

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

Email: sconroy@mapleton.org

Please submit revised drawings and the following corrections:

1. The project will require review by the Planning Commission and the City Council.
2. ***You may submit the information required under “Final Plat” on the subdivision checklist if you would like to have both Preliminary and Final Plats reviewed simultaneously (see attached).**
3. Please change 270 W to 200 W and 220 W to 120 W on the final plat. Also include the addressed as described in the attachment.
4. ***The eastern boundary of lot 12 does not appear to coincide with data from the Utah County Parcel Map. Please address if a discrepancy exists.**

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: Plum Creek Date: April 22, 2014

Site Grading:

1. Clearing and Grubbing will be required.

Sewer System:

1. Label sewer as 8” PVC SDR 35.
2. Show profile of sewer and other utilities.

Water System:

1. Label water as 8” D.I. class 350.
2. Install Fire Hydrant at end of stub road between lots 8&9
3. Please submit plans to RB&G Engineering(801) 374- 5771 to prepare a water model. The cost of this review is the responsibility of the developer.
4. Waterline on 270 West needs to connect to existing waterline.

Secondary Water (Pressure Irrigation):

1. Label pressure irrigation as 8" PVC C900/905.
2. Looping PI behind lots 3&6 is not required.

Roadway:

1. Road x-sections need to include city standards and PUE's.
 - a. 220 West shall be a 40' R/W from lot 8 running south.
 - b. No parking signs will be required for any street width less than 32' on one side of roadway.
2. Bring all existing concrete improvements to current city standards.

Storm Drain:

1. Boxes/Basins/Sumps (Sumps/inlets 300' spacing) will be required.
 - a. No Storm water will be allowed to enter any Mapleton City Irrigation company ditches without prior written approval.
2. Storm Water Calculations are required for design of 100 year storm.
3. Geo-tech report will be required. This report would preferably be completed prior to Planning Commission review.
4. SWPPP and Land Disturbance permits will be required prior to plat recording or beginning of construction .

Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
2. Show concrete collars on all Sewer Manhole, Water Valves and Pressure Irrigation Valves.
3. 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 Hobble 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 an \$1 per lot).