

Mapleton City Planning Commission Staff Report

Meeting Date: June 13, 2013

Item: 3

Applicant: Cory Andersen for Bruce Dickerson

Location: Approximately 540 W 600 S

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: RA-2

REQUEST

Consideration of Preliminary and Final Plat approval of the Diamond Back Plat "A" subdivision consisting of three lots located generally at 540 W 600 S, and a request for a Transferable Development Right Receiving Site overlay zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 8 acres in size and is located in the RA-1 zone just west of the Silver Leaf Cove subdivision. The applicant is requesting approval to:

- Apply a Transferable Development Right (TDR) Receiving Site Overlay zone to the property and to use two TDR's;
- Create a three lot subdivision consisting of ½ acre lots;
- Leave the remaining property for a future subdivision phase; and
- Install a half road extension of 600 South.

The DRC has reviewed the proposed application and issued the attached minutes.

EVALUATION

TDR's: Mapleton City Code (MCC) Chapter 18.76.040 indicates that TDR's cannot be used for properties that have already been rezoned to allow higher density. Since this property was rezoned from A-2 to RA-1, TDR's could not be used to achieve ½ acre lots under the current ordinance. However, there is another item on this agenda that is recommending amending this section to allow TDR's on rezoned property. If the City Council denies the proposed ordinance amendment, this project will need to be revised to provide lots sizes of at least one acre.

Zoning: If the City Council authorizes the use of TDR's on this site, the minimum lot size will be ½ acre with a minimum frontage of 100 feet. The proposed lots comply with these requirements. The surrounding properties contain a mix of PRC, A-2 and RA-1 zoning. Developed lot sizes in the area vary from .4 acres to 2.5 acres. The proposed ½ acre lots will be compatible with the lot sizes in the 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". Since the project will require the use of TDRs, the City Council will be the final decision making body on this project.

Phased Proposal: The proposed subdivision is part of a larger long range plan for the property. The lots have been designed to allow for the continuation of 600 South to the east and for a new road (approximately 350 W) to stub to the north and south property lines.

STAFF RECCOMENDATION

Recommend approval of the Preliminary and Final Plats for the Diamond Back Plat “A” subdivision and the application of a TDR Receiving Site to the City Council with the attached findings and condition.

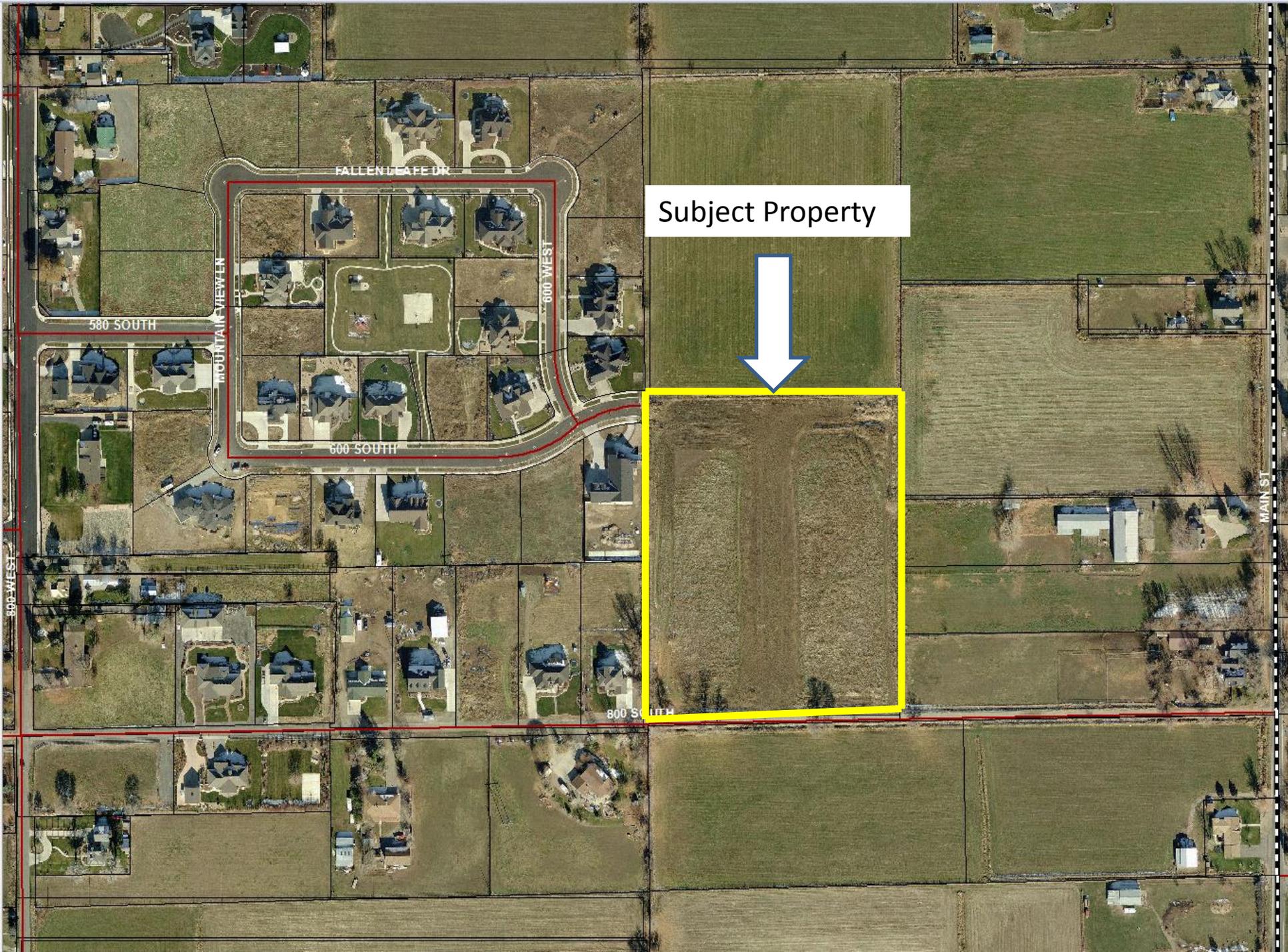
SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated May 29, 2013 shall be addressed prior to plat recording.
2. This approval is contingent upon an amendment to the TDR ordinance what would allow the use of TDR’s on rezoned property.

ATTACHMENTS

1. Findings for Decision.
2. Application Materials.
3. DRC Minutes dated 5/7/13.

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.	✓



Subject Property



FALLEN LEAF DR

600 WEST

580 SOUTH

MOUNTAIN VIEW LN

600 SOUTH

800 SOUTH

MAIN ST

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

May 29, 2013 at 8:30am

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

On May 7, 2013 Cory Anderson, agent for Bruce Dickerson, submitted an application for Diamond Back Subdivision Plat "A", consisting of three lots located generally at 541 W 600 S. The applicant is also requesting a TDR Receiving Site overlay zone.

Community Development Division

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

Email: sconroy@mapleton.org

1. Please submit a signed copy of the boundary line agreement with Mr. Perry.
2. Please ensure that the subdivision boundary as shown on the plat is consistent with the boundary line agreement.
3. A Utah County tax clearance, showing that taxes are current for subject property.
4. Preliminary title report or policy of title insurance.
5. Show ground distances for all courses. Grid distances should be placed in parenthesis next to ground distances.
6. Identify the basis of bearing. Cite NAD27 or NAD83.
7. Submit a map and boundary description of the entire site that will be rezoned to a TDR Receiving site.
8. Pay application fee of \$440 for the subdivision and \$450 for the rezone.
9. 2 TDR's are required.
10. Planning Commission and City Council review is required.
11. The project is also contingent upon a text amendment to allow rezones and the use of TDRs.

Engineering and Public Works Division

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

Email: gcalder@mapleton.org

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

Email: sbird@mapleton.org

Address the following concerns in revised drawings:

Project: Diamond Back "A" Date: May 29, 2013

Water System:

1. This development is part of water reimbursement agreement.

Storm Drain:

1. All storm water will need to be retained on site, in a temporary basin. Show basin, pipe design and landscape design.
2. Revised Geo-tech report will be required: The Earthtec 2006 report does not address the high ground water of 2011. This area is a high water table area and this report will address; storm water, soils, compaction, excavation, ground water remediation, storage, distribution and restrictions on basements /habitable floor space.

3. SWPPP/NOI/Land Disturbance Permit will need to be submitted prior to plat recording.

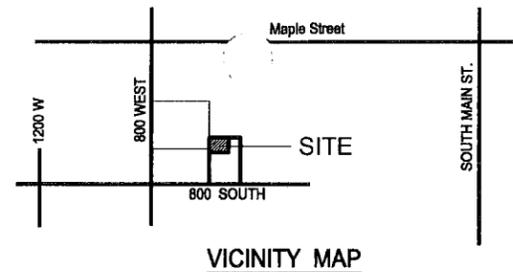
Miscellaneous:

1. Bonding will be required upon final plat approval.
2. Mapleton/APWA standards will be addressed on all standard drawings.
3. Page C-9 move improvement construction limit line to east of lot #3.
4. Show phasing plan including future lot configurations and roads. All future roads to be full width, unless city council approval is given.
5. Show cluster mail box location with easement.
6. Remove street light from plan, RMP will determine light location.



Lot 11
592 W

Robert Perry
Book 4211 Page 618



Surveyor's Certificate
I, Roger O. Dudley, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 009 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY THIS CERTIFICATE THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

Boundary Description
Commencing at a point located North 00°28'23" West along the Section line 403.89 feet and West 986.51 feet from the East quarter corner of Section 15, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 89°28'02" West 336.66 feet; thence North 00°31'48" West partially along the Easterly boundary line of Plat "A", Silver Leaf Subdivision 242.56 feet; thence North 89°00'50" East 336.78 feet; thence South 00°58'17" West 245.23 feet to the point of beginning.
Area: 82,365 SF 1.89 Ac.

Basis of Bearing is North 00°28'23" West along the Section line from the East quarter corner to the Northeast corner of said Section 15.

DATE _____ SURVEYOR _____
(See Seal Below)

Owner's Dedication
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____ A.D. 20__

Acceptance of Legislative Body
THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____ 2012.

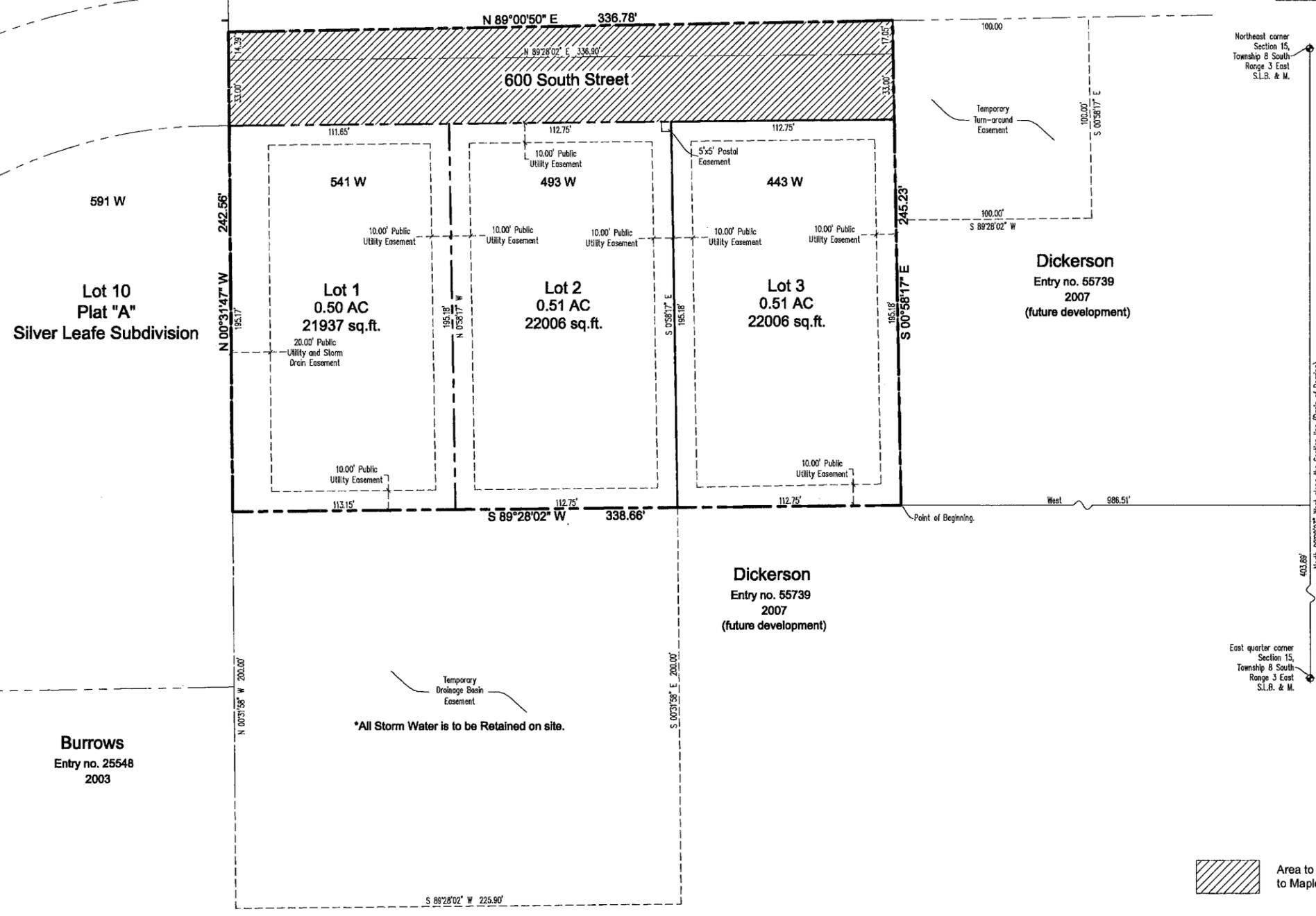
MAYOR APPROVED _____ ATTEST _____
CITY ENGINEER (See Seal Below) CITY RECORDER (See Seal Below)

Rocky Mountain Power Approval
APPROVED THIS ____ DAY OF _____ A.D. 20__ BY Rocky Mountain Power.

Planning Commission Approval
APPROVED THIS ____ DAY OF _____ A.D. 20__ BY THE _____ PLANNING COMMISSION.
COMMUNITY DEVELOPMENT DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

Utility Company Approvals
ROCKY MOUNTAIN POWER _____ QUESTAR _____
CENTURYLINK _____ COMCAST _____
MAPLETON IRRIGATION CO. _____

Conditions of Approval

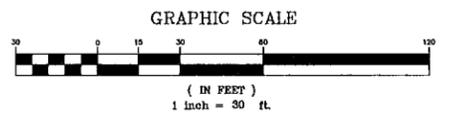


Dickerson
Entry no. 55739
2007
(future development)

Dickerson
Entry no. 55739
2007
(future development)

Burrows
Entry no. 25548
2003

Area to be dedicated to Mapleton City.



Note: The proposed subdivision is located in a high water table area, a geo-technical report will need to be submitted which addresses storm water and ground water remediation, storage, distribution and restrictions on basement / habitable floor space. A letter report is required prior to the issuance of a building permit.

PREPARED BY

DUDLEY AND ASSOCIATES INC.

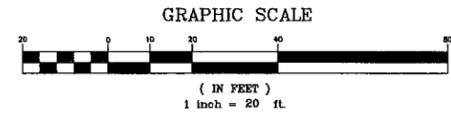
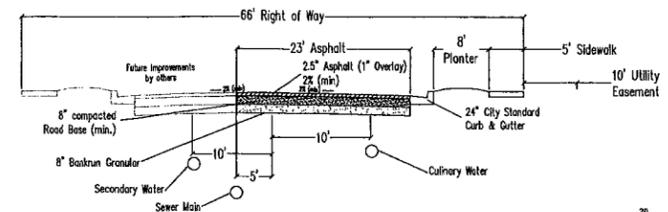
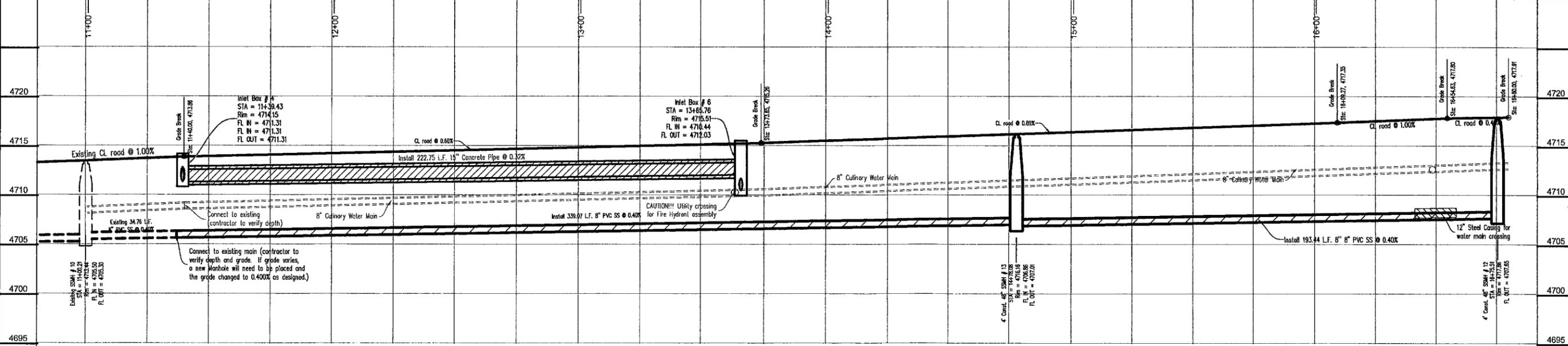
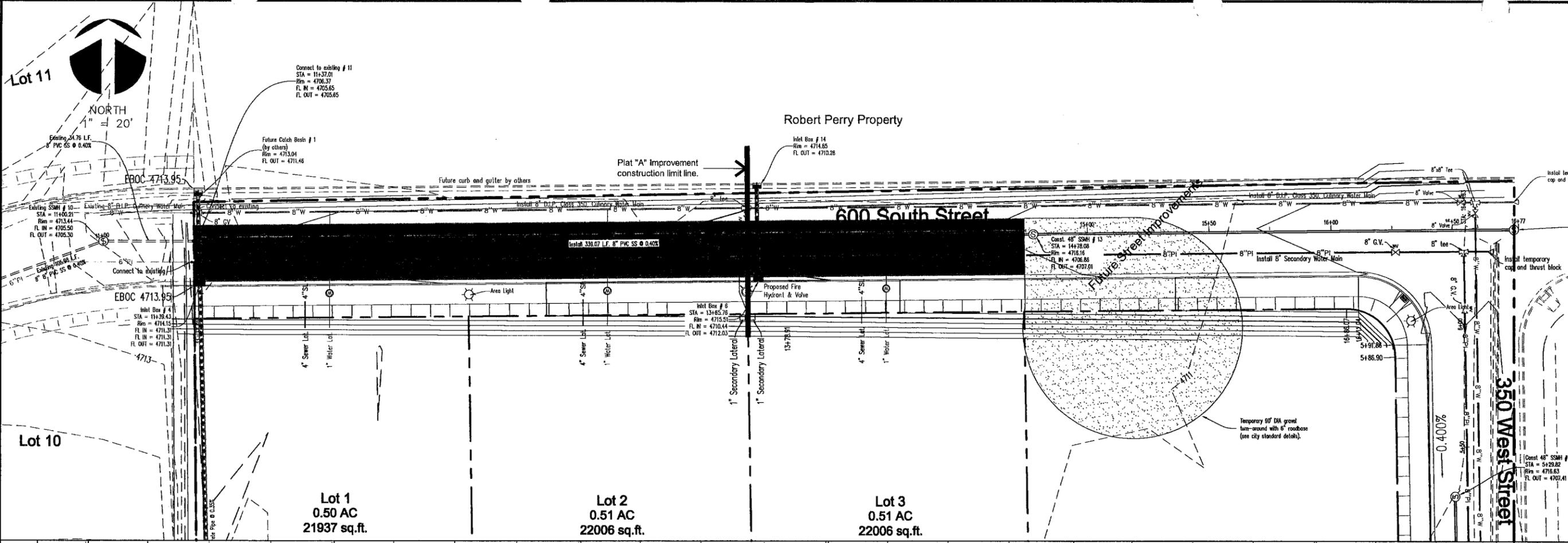
Occupancy Restriction Notice
ORDINANCE NO. _____ OF _____ UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY _____

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 _____ 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

PLAT " A "
Diamond Back
Subdivision
Mapleton _____ Utah County, Utah
Scale: 1" = 30 Feet

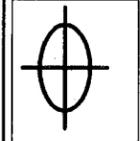


600 South Street Cross Section
66' Section Major local (optional)
The Minimum street grade is to be 0.400%
(as per the approved section on Silver Leaf Plat "A")

Note: The proposed subdivision is located in a high water table area, a geo-technical report will need to be submitted which addresses storm water and ground water remediation, storage, distribution and restrictions on basement / habitable floor space. A letter report is required prior to the Issuance of a building permit.

CAUTION!!! Notice to contractors
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



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

Street Improvement Plan
Diamond Back "A"
Utah
Mapleton City

Revisions

Date
9-12-2012
Scale
1" = 20'
By
TD
Tracing No.
L - 12994

Sheet No.
C - 9