

Mapleton City Planning Commission Staff Report

Meeting Date: July 10, 2014

Applicant: John Phillip and Dawn Dunn

Location: Approximately 550 W 800 S

Prepared by: Brian Tucker, Planner

Public Hearing Item: No

Zone: A-2

Item: 3

REQUEST

A discussion item to discuss potential improvements required as part of the platting of a metes and bounds lot located in the Agricultural-Residential (A-2) Zone.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is 1.008 acres in size and is located in the A-2 Zone at Approximately 550 West 800 South. This portion of 800 South, located between 400 West and 800 West, has not been developed with curb, gutter and sidewalk. When the existing homes along this road were built the roadway was in many cases given a gravel or asphalt shoulder and in some cases neighbors have given the shoulder a finished edge. The most recent of these homes was built in 2005.

Mr. and Mrs. Dunn are hoping to build on a metes and bounds lot they own at approximately 550 W and had hoped to improve the lot to the same level as their neighbors had. Since the last home was constructed in 2005, the city has adopted a Transportation Master Plan that designated 800 South as a future "Major Local Road" with a cross section much wider (56' -66') and with a more finished edge than the existing country lane. Mapleton City Code has also evolved over time and now requires a landowner to plat lots created by metes and bounds legal descriptions and build street improvements appropriate to the type of road adjacent to the property. Underground improvements are also required to the extent that water, sewer, pressurized irrigation lines and storm drainage improvements are not already in place.

In this case the adopted road cross section for this future collector street is a 66' right of way. In a circumstance where no roadway existed and the property owner was building only on one side the developer would typically build what is known as a "half plus five", in other words half of the right of way plus five feet. This road construction would include the sidewalk, curb and gutter on one side of the street, half of the pavement width plus five feet, all water, sewer and secondary water lines and storm drainage facilities on their side of the street. This is the level of improvement that will be installed about 350 feet east of the applicant's parcel, on 800 South, as part of the Diamond Back Subdivision.

800 South has an existing water main, an existing sewer main and a paved roadway approximately 18 feet wide. The City Engineer will require that the Mr. and Mrs. Dunn install curb, gutter and sidewalk, pavement between the existing roadway and the curb and gutter, and the pressurized irrigation/secondary water line within the roadway. The applicant can "petition the planning commission to waive the requirement for curb, gutter and/or sidewalks", however "the planning commission may only waive or modify the requirements if it is determined to more effectively achieve the policies, goals and objectives of Mapleton City". Any modifications "shall be consistent with appropriate engineering measures to protect public safety".

The purpose of this discussion item is to receive direction from the Planning Commission with regards to the potential waiver of the curb, gutter and sidewalk improvement requirements of MCC Chapter 18.84.390.

EVALUATION

Required Improvements: MCC Chapter 18.84.390 indicates that no building permit for construction of a

dwelling shall be issued unless the lot is serviced by a culinary water line, a pressurized irrigation line, a sewer line and a hard surfaced road with curb, gutter and sidewalk. With regards to the curb, gutter and sidewalk requirement, MCC Chapter 18.84.390.F.1 states the following:

“An applicant may petition the planning commission to waive the requirement for curb, gutter, and/or sidewalks. However, the planning commission may only waive or modify the requirements if it is determined to more effectively achieve the policies, goals, and objectives of Mapleton City. The modifications shall be consistent with appropriate engineering measures to protect public safety.”

The applicant is requesting that the Commission waive the requirement for the installation of curb, gutter and sidewalk at this location. Staff notes that this item is a discussion item only, so any direction the Commission gives should not be construed as a final action.

Mapleton City Transportation Master Plan: In July 2010 Mapleton City adopted a Transportation Master Plan that designated 800 South as a “Major Local Road” between Main Street and Hwy 89. The Transportation Plan indicated that a 56’-66’ right of way would be appropriate. Based on this designation the City Engineer has indicated that the “66’ Section Collector (Traditional)” right of way cross section is the appropriate design for 800 South. This cross section has and will be used for future development along this corridor.

Street Design Standards:

The Street Design Standard Section of the Mapleton City Transportation Master Plan reads as follows: “As streets are planned, designed, developed, or affected by new development, the streets should be designed and improved to meet the traffic needs of the community far into the future. For example, adding, after-the-fact, the needed right-of-way width to accommodate traffic growth, sidewalks, jogging/biking paths, or even tree planter strips is almost always cost prohibitive. The result may be less than desirable conditions along those streets forever.

Based on functional classification, all new streets and existing streets that are part of a new development must be developed according to the Street Cross-Section Standards for Mapleton City based on an inventory of existing streets, traffic studies, traffic capacity, design speed, projected traffic volume, system continuity, overall safety, population counts, and projections and on other anticipated and planned growth in Mapleton. The fact that certain existing streets do not meet some of these standards should not be used to justify relaxing the standard in the future. Mapleton City is committed to planning ahead and taking advantage of lessons learned from the past.

All streets public or private shall be built to current city standards.”

Based on the designation as a “Major Local” street and the adoption of the “66’ Section Collector (Traditional)” right of way cross section for this street by the City Engineer, Staff does not support a waiver or modification of the curb, gutter and/or sidewalk requirements as they do not “more effectively achieve the policies, goals and objectives of Mapleton City”.

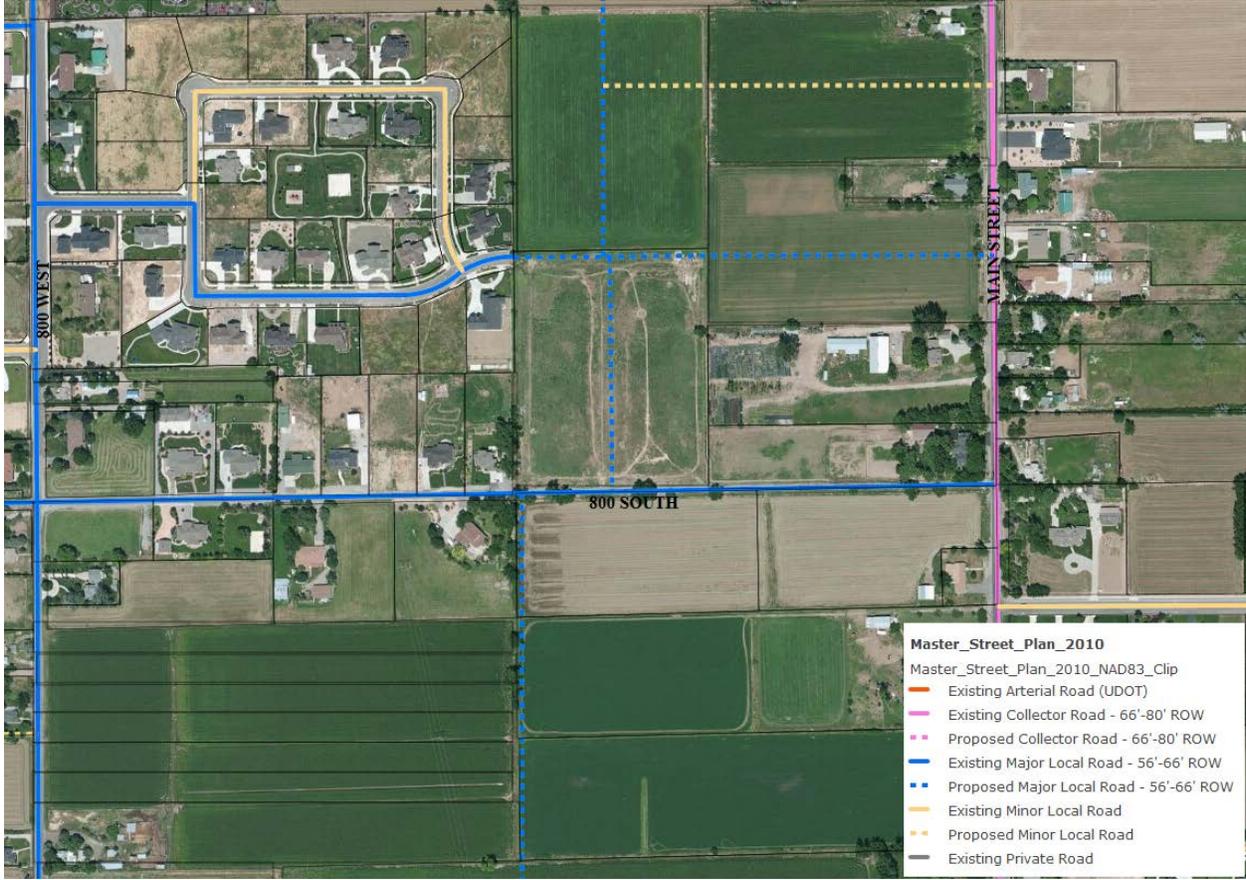
STAFF RECOMMENDATION

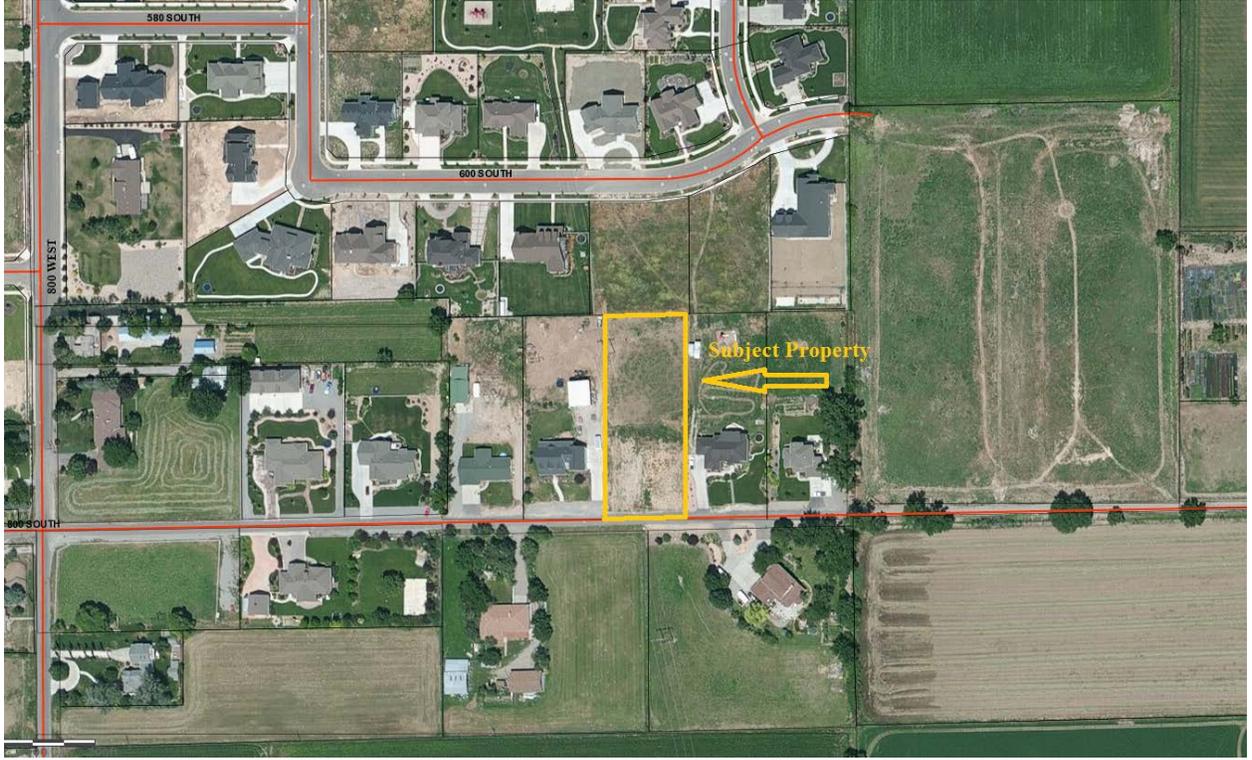
Provide direction to the applicant.

ATTACHMENTS

1. Application Materials.
2. MCC Chapter 18.84.390.



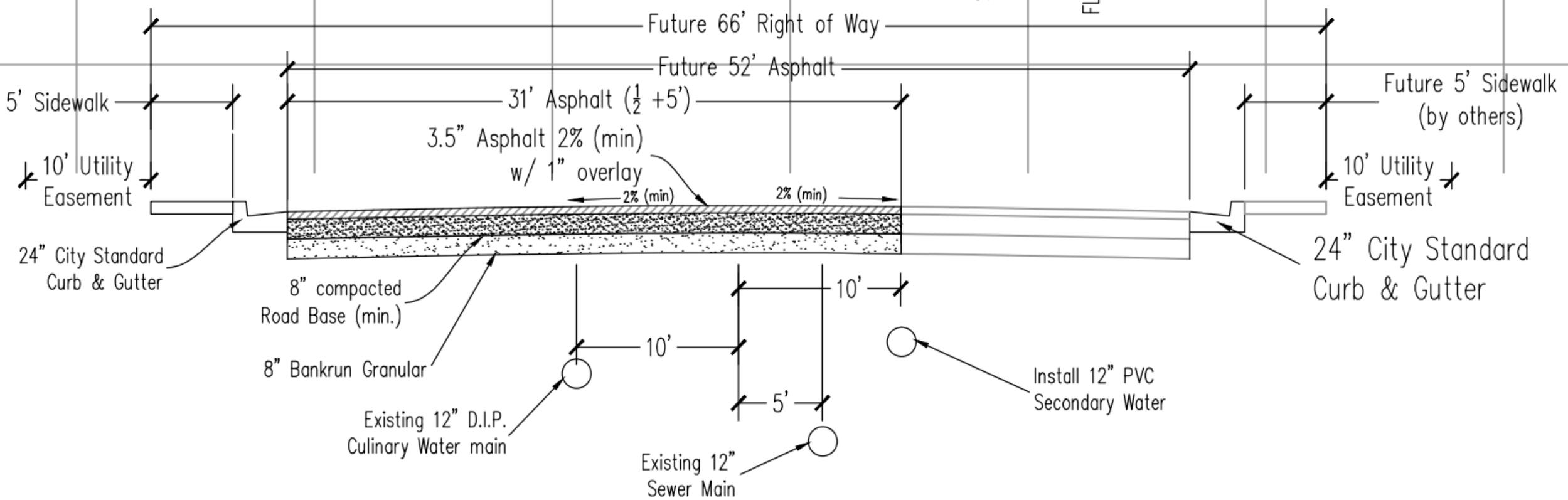




18.84.390: MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BEFORE BUILDING PERMITS MAY BE ISSUED:

No building permit for the construction of a dwelling or other structure intended for human occupancy shall be issued unless and until the lot is served by the following minimum level of improvements:

- A. A culinary water main and pressurized irrigation, which conform to city standards and extends to and across the lot. (See title 13, chapter 13.20 of this code for requirements regarding the extension of water lines to unserved lots.)
- B. A water service line and a pressurized irrigation line including the service tap, pipe and meter housing and assembly, constructed in accordance with city standards.
- C. A hard surfaced access road (city street) having a right of way width which conforms to the minimum city standard and extends to and across the lot (see title 13, chapter 13.20 of this code for requirements regarding the extension of city streets to unserved lots). In the case of a road which is part of an approved subdivision plat or road extension, a building permit may be issued with only the subbase and gravel base installed, provided that the city holds a performance guarantee for the completion of the road improvements. Paving will be required from the existing edge of pavement to any required or existing curb and gutter.
- D. A sewer main, which conforms to city standards and extends to and across the lot. (See title 13, chapter 13.20 of this code for requirements regarding the extension of sewer lines to unserved lots.)
- E. A permanent sewer service line constructed according to city standards.
- F. Curb, gutter and sidewalk as determined necessary by the city engineer.
 - 1. An applicant may petition the planning commission to waive the requirement for curb, gutter, and/or sidewalks. However, the planning commission may only waive or modify the requirements if it is determined to more effectively achieve the policies, goals, and objectives of Mapleton City. The modifications shall be consistent with appropriate engineering measures to protect public safety.
- G. A plat map has been recorded with the Utah County recorder in accordance with title 17 chapter 04.120 of this chapter.



800 South Street (see City detail "street - 03")