

Mapleton City Council Staff Report

Meeting Date: January 20, 2015

Item:

Applicant: Cory Anderson

Location: Approximately 400 South Main Street

Prepared by: Brian Tucker, Planner

Public Hearing Item: Yes

Zone: RA-1

REQUEST

Consideration of a Resolution approving a TDR Receiving Zone Overlay and a Final Plat for the Copperhead Estates subdivision consisting of seven lots located at approximately 400 South Main Street in the Residential Agricultural (RA-1) zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 4.81 acres and is located in the RA-1 zone at approximately 400 South Main Street. The project site consists of the remainder parcel from the one lot Harvey Subdivision Plat "A" approved and recorded in 1998. The applicant is requesting approval to construct and dedicate 400 South Street and 170 East Street to provide frontage for 7 new building lots and for subdivision approval for those 7 lots.

In April of 2014 a 4 lot subdivision called the Harvey Subdivision Plat "B" was approved on this property but was never recorded. The owners of the property believe that 4 lots are not financially viable given the amount of infrastructure that would need to be constructed and have therefore proposed what they feel is a more viable alternative.

EVALUATION

General Plan Goals: The Land Use Element of the General Plan includes a number of Goals and Policies that apply to this application. The Goals and Policies most applicable to this application are as follows:

Goal #5: Encourage the transfer of TDR's off the mountainsides.

Policy A: Mapleton City has adopted a transfer of development right ordinance

Policy B: Mapleton City shall vigorously support its' TDR Ordinance

Goal #9: Encourage the cluster concept of city planning and development.

Policy D: Encourage clustered subdivisions

Policy F: **Encourage** clustering of residential units on non-environmentally sensitive portions of parcels and the use of dedications, **transfers of development rights**, and money-in-lieu of dedication **to achieve on and off-site environmental, open space, corridor and conservancy objectives.**

The proposed development furthers General Plan Goal #5 by transferring potential development from the mountainside through the Use of TDR's The proposed development furthers General Plan Goal #9 by clustering units off-site in non-environmentally sensitive areas to protect open space objectives on the foothills

General Plan Map: The General Plan indicates that this property should develop in a "low density residential" manner. The General Plan indicates that "low density residential" should consist of lots

between 1/2 and 1 acre. The characteristics of the “Low Density Residential” land use category indicated by the General Plan “include low density single family homes with ample open spaces and setback requirements meant to provide adequate spacing between dwellings, and houses of worship. A higher density than one dwelling per acre may be allowed pursuant to a development agreement or with the use of “Transferable Development Rights” (TDR’s) and zone overlay of TDR-R. In order to allow animals and residential agricultural uses on all lots, lots smaller than 21,780 square feet should not be allowed, even with TDR’s or development agreements. The preservation of animal rights and residential agriculture is appropriate, as are developments sensitive to the agricultural environment.

The proposed development is in line with the density objectives of the “low density residential” designation as lots vary from .50 to .66 acres. The sizes of the lots, along with the setback and maximum height requirements provide reasonable assurance ensure a relatively rural residential feel for potential resident along with those existing land owners. Animal rights and residential agriculture are available for every potential lot owner. Animal and agricultural rights of existing landowners are preserved by the relative lack of housing density and the opportunity for potential lot owners to conduct small scale agricultural activities that include the right to reasonable number of animals.

Master Transportation Plan/Street Design: The Mapleton City Transportation Master Plan does not indicate that a road in this location is required, however a street constructed as proposed in this subdivision application would provide access to undeveloped and underdeveloped property located to the east of the project area. The transportation map shows primary access to the area bounded more or less by Maple Street and 900 South and by Main Street and 1200 East as having future access from a future major local street off of East Maple Street. The additional access created by this previously unforeseen connection would be welcome for creating interconnectivity for this largely inaccessible area. The proposed street design is a standard design for a local access street.

Zoning: Lots located within the RA-1 zoning district with the TDR Receiving Overlay Zone have a minimum lot area requirement of 21,780 square feet and a minimum width of 100 feet as allowed by Mapleton City Code (MCC) Chapter 18.32.050. If the zoning is changed to include the TDR-Receiving Overlay the proposed lots comply with these requirements.

Rezone Review Criteria: MCC Chapter 18.12.010.B outlines the guidelines that shall be used to determine whether or not a rezone request is in the interest of the public and is consistent with the general plan. The guidelines are as follows:

1. Public purpose for the amendment in question.
2. Confirmation that the public purpose is best served by the amendment in question.
3. Compatibility of the proposed amendment with general plan policies, goals, and objectives.
4. Potential adverse effects to the city by creating "leapfrog" development or areas away from the existing "core" or center of the city.
5. Potential of the proposed amendment to hinder or obstruct attainment of the general plan's articulated policies.
6. Adverse impacts on adjacent landowners.
7. Verification of correctness in the original zoning or general plan for the area in question.
8. In cases where a conflict arises between the general plan map and general plan policies, precedence shall be given to the plan policies.

As previously stated, the staff believes that the public purpose, as outlined in the general plan is best

furthered by rezoning the property to include the TDR-R Overlay. The goals and policies of the general plan are furthered as the rezone is the second step in transferring potential development from the environmentally sensitive foothills and mountainsides into non-environmentally sensitive areas. As it is located in a large area the general plan map designates as appropriate for “low density residential” and as it is located in an area with ample public service infrastructure it is not a “leapfrog” development. While adjacent landowners may not like the idea of seven new homes, the density of the proposed subdivision is low by any reasonable definition and preserves animal and agricultural rights of both existing and future owners.

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

PLANNING COMMISSION ACTION

On January 8, 2015 the Mapleton City Planning Commission held a public hearing on the “Copperhead Estates Subdivision Plat A” application. Public comment was given concerning fears of “high density” development, the perceived incompatibility of lots as small as ½ acre with existing lots that have at least 1 acre, interaction between agricultural/livestock uses on adjoining property and the future homeowners, the potential loss of views for existing property owners, safety concerns due to the lack of sidewalks for school children and other pedestrians on Main Street, and the open irrigation ditch on the eastern edge of the property. The Planning Commission determined that the project was consistent with the general plan, zoning ordinance and subdivision ordinance and they therefore recommended that the City Council approve the “Copperhead Estates Subdivision Plat A” with the following special condition:

1. Any outstanding issues raised in the DRC minutes dated December 10, 2014 shall be addressed prior to plat recording.

STAFF RECCOMENDATION

Adopt a Resolution approving the rezone to include the TDR-R Overlay Zone Final Plat and the Final Plat of the “Copperhead Estates Subdivision Plat A” with the attached findings and condition.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated December 10, 2014 shall be addressed prior to plat recording.

ATTACHMENTS

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and proposed street cross sections.
3. DRC Minutes dated 12/10/2014.
4. Relevant Minutes from the April 2014 Planning Commission Meeting discussing the 4 lot Harvey Subdivision.

RESOLUTION NO. 2015-

CONSIDERATION OF A RESOLUTION APPROVING A TDR RECEIVING ZONE OVERLAY AND A FINAL PLAT FOR THE COPPERHEAD ESTATES SUBDIVISION CONSISTING OF SEVEN LOTS LOCATED AT APPROXIMATELY 400 SOUTH MAIN STREET IN THE RESIDENTIAL AGRICULTURAL (RA-1) ZONE.

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 rezone request; 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 Report and with the TDR ordinance of title 18.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve a TDR Receiving Overlay Zone and the Final Plat for the Copperhead Estates Plat "A" subdivision with the findings and conditions as outlined in the staff report dated January 20, 2015.

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

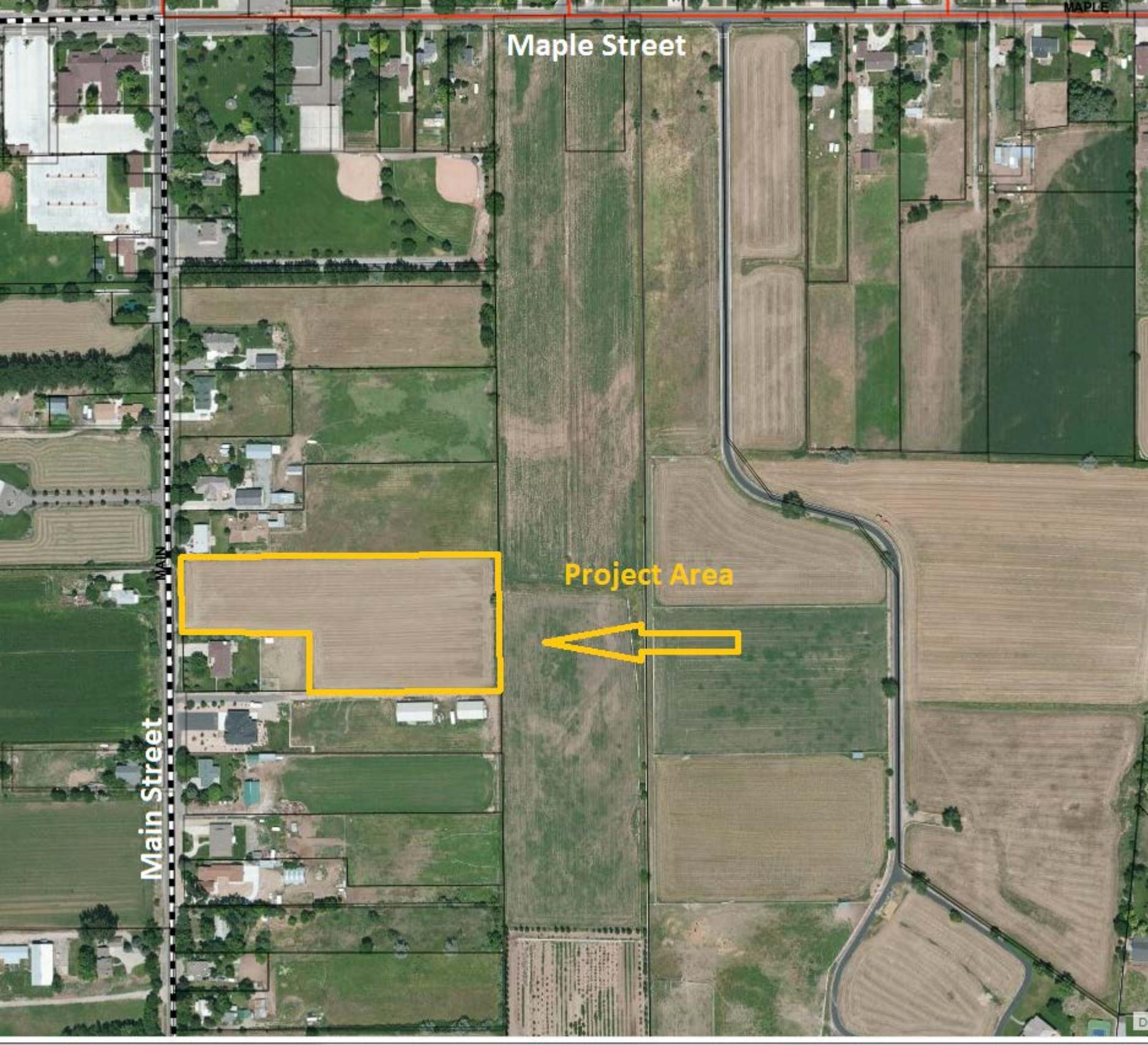
This 20th Day of January, 2015.

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.	✓



Maple Street

Main Street

Project Area

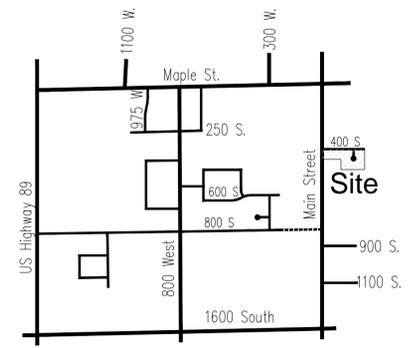
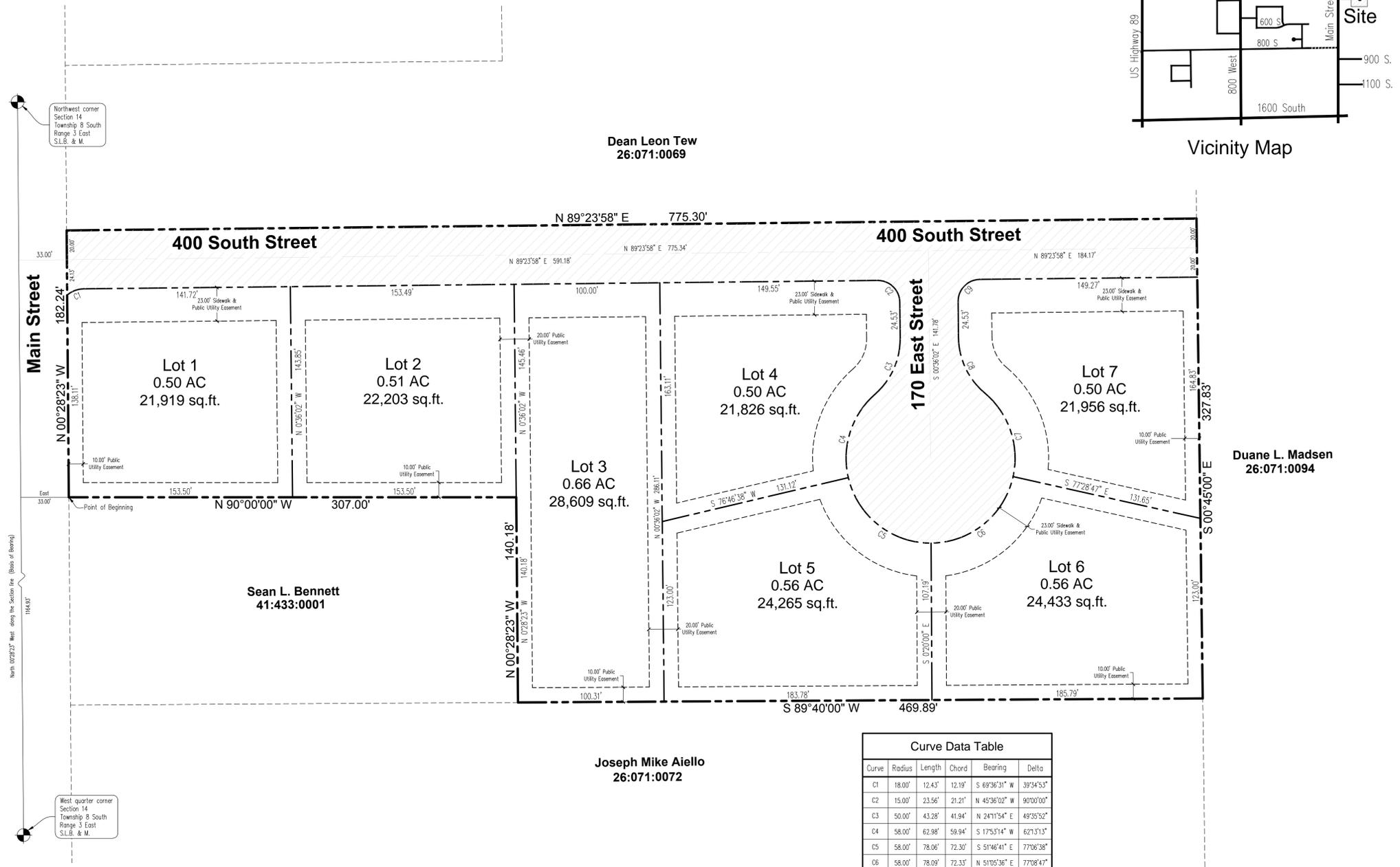
MAPLE

D





NORTH
1" = 40'



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 142089... 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 00°28'23" West along the Section line 1164.93 feet and East 33.00 feet from the West quarter corner of Section 14, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°28'23" West 182.24 feet; thence North 89°23'58" East 775.30 feet; thence South 00°45'00" East 327.83 feet; thence South 89°40'00" West 469.89 feet; thence North 00°28'23" West 140.18 feet; thence South 90°00'00" West 307.00 feet more or less to the point of beginning.

Area: 4.81 Acres

Basis of Bearing is North 00°28'23" West along the Section line from the West quarter corner to the Northwest corner of said Section 14.

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 HERETO 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 RECORDER
(See Seal Below) (See Seal Below)

Planning Commission Approval

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE _____ PLANNING COMMISSION.

COMMUNITY DEVELOPMENT DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

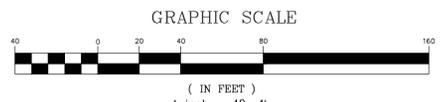
Utility Company Approvals

ROCKY MOUNTAIN POWER _____ QUESTAR _____
CENTURYLINK _____ COMCAST _____
MAPLETON IRRIGATION CO. _____

Conditions of Approval

Curve Data Table with columns: Curve, Radius, Length, Chord, Bearing, Delta. Contains 9 rows of curve data.

Area to be dedicated to Mapleton City.



Rocky Mountain Power Approved this ___ day of _____, A.D. 20____
Century Link Approved this ___ day of _____, A.D. 20____
Comcast Approved this ___ day of _____, A.D. 20____

Questar Gas Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation 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 1-800-366-6532.

Notes: This area is subject to the everyday sounds, odors, site, equipment, and all other aspects associated with an Agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.

Prepared by: Dudley and Associates, Inc. 353 East 1200 South, Orem, Utah 84058, office 801-224-1252, fax 801-224-1264

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 COUNTY OF UTAH S.S. 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 COUNTY OF UTAH S.S. 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. NOTARY PUBLIC RESIDING AT _____

CORPORATE SEAL

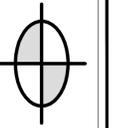
SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

PLAT " A " Copperhead Estates Mapleton Subdivision Utah County, Utah Scale: 1" = 40 Feet



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

Utah

Detail Sheet

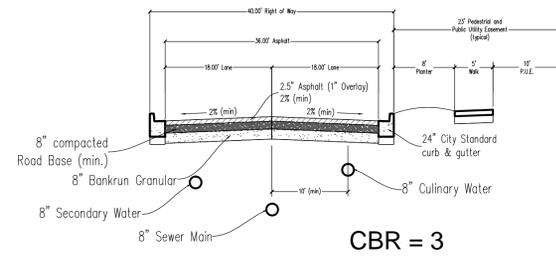
City

Revisions

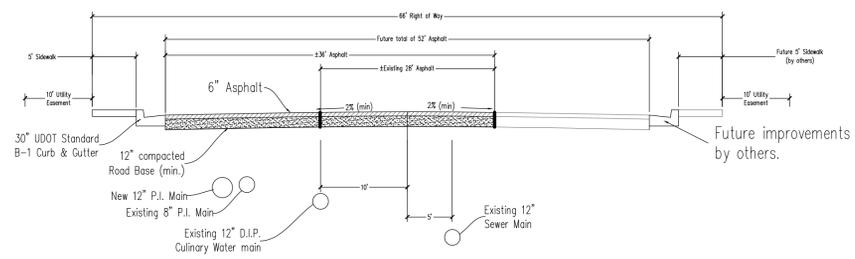
Date
11-12-2013
 Scale
not to scale
 By
TD
 Tracing No.
L - 12844

Sheet No.

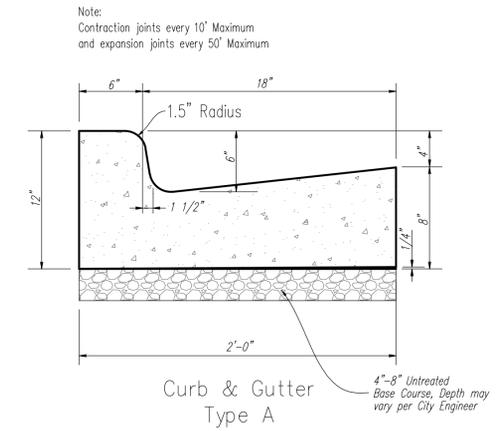
C - 6.0



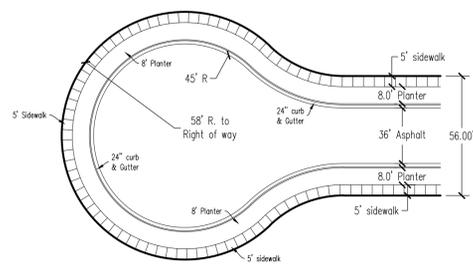
400 South Cross Section
 The Minimum street grade is to be 0.400%



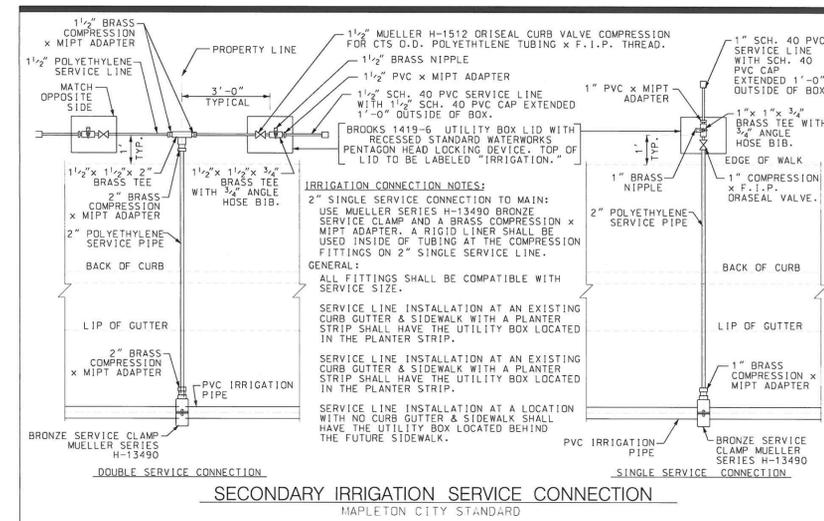
**Main Street Cross Section
 66' Collector (Traditional)**
 The Minimum street grade is to be 0.400%



**Curb & Gutter
 Type A**
 4"-8" Untreated Base Course, Depth may vary per City Engineer



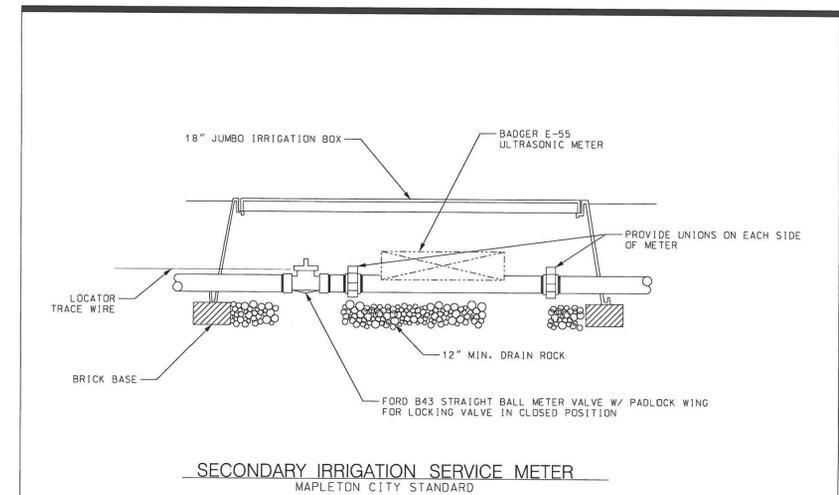
Culdesac Detail



MAPLETON CITY CORPORATION

Standard Drawing Addendum
PRESSURIZED IRRIGATION-01
 ADOPTED JULY 2010

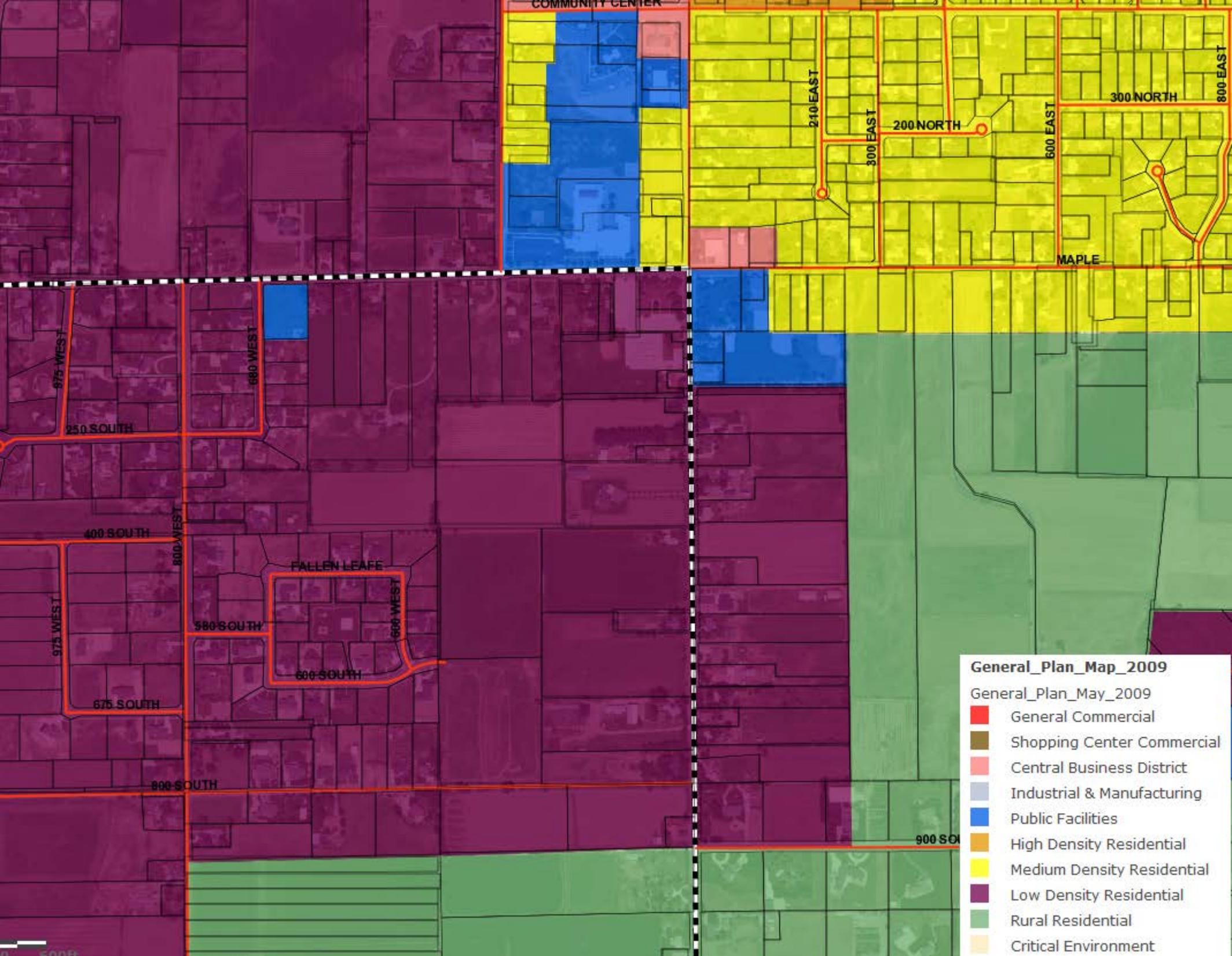
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MAPLETON CITY CORPORATION

Standard Drawing Addendum
PRESSURIZED IRRIGATION-02
 ADOPTED MAY 2013

Refer to the APWA Standards and the Mapleton City Addendum for details such as fire hydrants, sewer laterals, PI connections, Water lines, etc. Not all city details are included in this document set.



COMMUNITY CENTER

210 EAST

300 EAST

200 NORTH

600 EAST

300 NORTH

800 EAST

MAPLE

975 WEST

680 WEST

250 SOUTH

400 SOUTH

800 WEST

FALLEN LEAF

580 SOUTH

600 WEST

600 SOUTH

675 SOUTH

800 SOUTH

900 SOUTH

- General Plan Map 2009**
- General Plan May 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

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

December 10, 2014 at 8:30am

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

On or about December 5, 2014 the City received an application for the Copperhead Estates Plat "A" subdivision consisting of 7 lots, located at approximately 400 South Main Street in the RA-1 Zone. 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

Application Deficiencies:

1. The applicant must submit a completed Subdivision Application. The fees have been paid.
2. The applicant must submit a signed "Acknowledgement of Requirements" form. The form is included in the subdivision application packet.
3. The applicant must submit a signed and notarized property owner/authorized agent affidavit. The form is included in the subdivision application packet.
4. The applicant must submit a completed "Utility Notification Form". The form is included in the subdivision application packet.
5. The applicant must submit proof that the taxes are current for the subject property.
6. The applicant must submit a preliminary title report or policy of title insurance.
7. The applicant must convey to Mapleton City 9.30 irrigation shares or water rights prior to plat recording. All irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company (a dedication of .45 acre feet per unit and 2.5 acre feet per irrigable acreage).
8. The applicant must submit a statement indicating the type of performance guarantee proposed to be offered as security for the construction of the required public improvements. The statement should include an indication of your intent to either install the required improvements prior to recording the subdivision plat (thereby necessitating only a 10% durability bond) or submit a performance guarantee and durability bond prior to recording the plat (thereby allowing for the plat to be recorded prior to the installation of improvements).

Comments for plans dated December 5, 2014:

1. The Final Plat must 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.
2. Redundant "Utility Company Approval" signature lines can be removed from the plat. Rocky Mountain Power, Century Link, Comcast, Questar Gas, and Mapleton Irrigation each only need one signature line/block on the plat.

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: Copperhead Estates Date: December 18, 2014

Site Grading:

1. Clearing and Grubbing of site required.

Sewer System:

1. Label sewer main - 8" PVC SDR 35.

Water System:

1. Water Model review by RB&G (801) 374- 5771, the cost of this review is the responsibility of the developer.
2. Label water main as 8" DI class 350.

Secondary Water (Pressure Irrigation):

1. The new 12" PI water line as requested should be changed to 8" to meet master plan. This new line should be 5' minimum from existing 20" PI waterline. (Existing PI waterline is 20" not 8" as labeled).
 - a. Existing 20" PI waterline is in use, and pre-cautions should be taken.
2. Show connection from existing 20" PI waterline to new 8" PI waterline.
3. Label – Pressure Irrigation as PVC C900/905 SDR 18.
 - a. Label PI services.

Roadway:

1. Cul-de-sac R/W should be 60' radius not 58' as labeled.
2. Utility pole will need to be relocated.
3. Stop sign required at 400 North and Main

Storm Drain:

1. SWPPP will be required.
2. Geo-tech report and new storm drain calculations will be required.
3. Need storm drain inlets at NW corner of Lot # 7, and SW corner of Lot #1

Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches
2. 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.
- Submit 9.30 Mapleton Irrigation or Hobble Creek water shares. $6.15 \text{ shares } (= (3.79 \text{ acres} \times .65 = 2.46 \text{ irrigable acres}) \times (2.5 \text{ shares per irrigable acre})) + 3.15 \text{ shares } (= .45 \text{ per lot}) = 9.30$.
- Submit 4 TDR Certificates.
- Submit a SWPPP and Land Disturbance application and fee (\$500) if necessary. Contact Scott Bird at Public Works (489-6253) to review this requirement.
- 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.
- Payment of engineering inspection fees (\$200 per lot).
- Payment of street light fee (\$450 per lot).
- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder (\$30 per page and \$1 per lot).

MAPLETON CITY
PLANNING COMMISSION MINUTES
April 24, 2014

PRESIDING AND CONDUCTING: Vice-Chairman Golden Murray

Commissioners in Attendance: Justin
Schellenberg
Keith Stirling

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

Minutes Taken by: April Houser, Executive Secretary

Vice-Chairman Murray called the meeting to order at 6:34pm. Justin Schellenberg gave the invocation and Keith Stirling led the Pledge of Allegiance.

Items are not necessarily heard in the order listed below.

Alternate Commissioner Justin Schellenberg was seated as a voting member.

Item 3. Consideration of Preliminary and Final Plat approvals for the Harvey Subdivision Plat “B”, consisting of four lots located generally at 400 South Main Street in the Residential-Agricultural (RA-1) Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. This is the remaining parcel from the Harvey Subdivision Plat A. It is a rural property that is relatively flat. It is a 4.1 acre parcel and is zoned RA-1, which is a one-acre per lot zone. Each proposed lot would have in excess of the 125’ frontage requirement. The street being proposed would be a definite benefit for the City. A letter was given to the City from Mike and Jean Aiello who have cattle in this area that are held in with an electrical fence. They would propose a 6’ privacy fence be installed to keep their animals and future residents of these lots from having issues. The ditch in this area will likely be piped, but that issue will need to be addressed by Mapleton Irrigation. The City has no requirement that a fence be built. **Commissioner Schellenberg** asked if there is a concern with maintaining that the Temporary Turn Around not be landscaped in a way that would prohibit its use. Brian stated that the City has the easement in place allowing it to be used, if needed, for emergency vehicles. The City would be responsible for snow removal since this would be a city street. There will be a park strip that should be sufficient for any snow that would need to be moved off of the street. Brian stated that the Engineering would address the turn around on the construction drawings. **Commissioner Stirling** asked which way the Pressurized Irrigation was flowing in this area, and Sean stated that it flows to the north at this time. The proposed Storm Drain is a sump system, and calculations will need to be provided showing that this is sufficient. Commissioner Schellenberg felt that retention/detention basins would be more logical. The applicant will be required to get approval from UDOT in regards to tying in to Main Street.

Brent Tuttle, with Northern Engineering, stated that this property falls in place with the layout submitted back in 1998 when the Harvey A Subdivision was completed. The Geotech Report that has been done does show that a sump system would be sufficient in this area. The sections on the latest plan submittal indicate what UDOT asked the applicants to put on the drawings. The irrigation ditch will be piped.

Mapleton Irrigation will sign the plat, so doing that will show their approval on what is being required in regards to the ditch.

Vice-Chairman Murray opened the Public Hearing. **Richard Howell** stood on behalf of Mike Aiello and stated that he has had issues in the past where there was a development put in next to his animals, which is the reason he is asking that they install a privacy fence. The current ditch, as it is today, could seep into the east lots in the proposed development. For this reason they would request piping the ditch. **Shawn Bonnett** stated that he agrees with Mike Aiello. He proposes that privacy fencing be installed along the border of the development. **Debbie Harvey**, current owner of the property, stated that in 1998 this property was allowed to be in the RA-1 Zone. They have paid lots of taxes on this land, and feel this would be a nice addition to the area. She feels the ditch should be capped, but does not agree with the fencing being asked by the surrounding property owners. Mrs. Harvey stated that it should be the responsibility of the homeowners to decide if they want to install a fence around their lot. No additional comments were given and the Public Hearing was closed.

Commissioner Stirling asked if there was any fencing in the area currently. Brian stated that there is a field fence along the north. The gentleman in this area stated that there is also electrical fencing along the south of the proposed development. Mr. Howell stated that he has had water seep into his basement during wet times, but has not had a problem for several years.

Motion: Commissioner Schellenberg moved to approve the Preliminary and Final Plat for the Harvey Subdivision Plat "B", consisting of four lots located generally at 400 South Main Street in the Residential-Agricultural (RA-1) Zone, with the conditions listed below:

1. All outstanding issues raised in the Development Review Committee (DRC) minutes dated February 12, 2014 and April 8, 2014 shall be addressed prior to plat recording.
2. A letter be sent to the Irrigation Company asking that the irrigation ditch be piped, or safety fencing be installed if piping is not required, to ensure safety in the area.

Second: Commissioner Stirling

Vote: Unanimous

December 30, 2014

Mapleton City Corporation

Attn: Brian Tucker, Planning Commission

Subject: Copperhead Estates Subdivision

We own the property adjoining the proposed subdivision on the South side where we have constructed a new fence to contain our cattle in the summer months. We covered all costs and put the fence inside our property line.

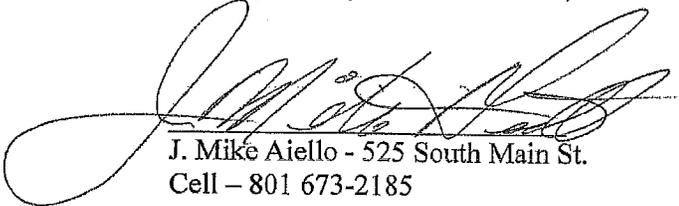
We were told that Mapleton would only allow one home per acre of ground. So we purchased our property and built our home..

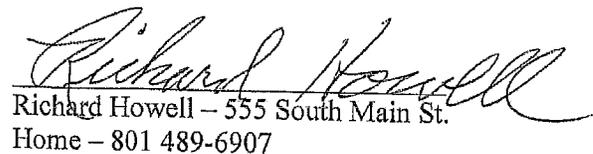
We assumed this was adhered to when the commission approved the Harvey Subdivision Plat "A" consisting of four (4) lots around April 24, 2014.

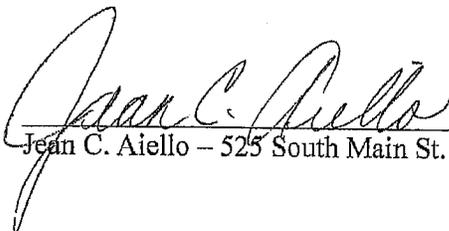
Fast forward nine (9) months, again the Harveys have requested a subdivision consisting of seven (7) lots on the same property and later on they may change their minds again and request more lots on the same property. As it stands their present request would allow one home to ½ acre. This would decrease the property value of all the good people who have property surrounding the 4.9 acres; and if they build houses below the value of our property, then that also would lower the value of our homes and impact our view of the mountains mainly Hobble Creek and Maple Canyon. We therefor request the Planning Commission not allow this and hold to the one house per acre.

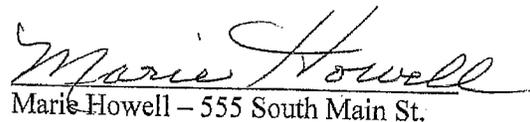
We are sending this letter on account we will be unable to attend the meeting due to being out of state until May 1, 2015.

Thank you for your consideration,


J. Mike Aiello - 525 South Main St.
Cell - 801 673-2185


Richard Howell - 555 South Main St.
Home - 801 489-6907


Jean C. Aiello - 525 South Main St.


Marie Howell - 555 South Main St.

Mapleton City Corp
125 West Community Center Way
Mapleton, UT 84664

To Whom it may concern:

My name is Patsy Heaps. I have lived and raised my family in Mapleton for the last seventeen years. I live directly across the street from proposed subdivision on main street.

I have ~~an~~^{strong} objection to development. My objection is that it changes the way I live. I chose Mapleton because it is pristine and like no other place. We don't have the same fast paced mentality of other larger towns. That has always been by design.

When I go to bed and wake up it is quiet and so peaceful. I would have chosen a larger town if I had wanted chaos and traffic, and noise. There are lots of people who choose that, but why would you want to change this lovely town we all call home.

There would be huge increase in traffic on my little country road. Figure an average of three cars per

household and that would be
thirty five cars going in or
out of that subdivision.

Develop, but respect existing
culture and way of life. Don't
change our rules and law just
for someone to make more money
by jamming more people on Mapleton
properties.

Please keep this wonderful
property to one acre lots.

Thank you so
much -

Patsy Hoops
422 So Main St

Sorry I couldn't come - I am
at work. Please don't turn my
heaven into hell!