

# City Council Staff Report

April 15, 2015

**Applicant:** Colby Peterson

**Location:** Approx. 1200 W  
& 900 S

**Prepared by:** Sean Conroy,  
Community Development  
Director

**Public Hearing:** Yes

**Zone:** A-2, RA-1

**Attachments:**

1. Application materials.
2. Standard findings.
3. DRC Minutes dated 3/24/15.
4. PC Minutes dated 10/23/14.

## REQUEST

Consideration of a Resolution approving the Final Plat for the Emerald Estates Plat “A” subdivision consisting of 7 lots. The applicant is also requesting to rezone approximately 2.3 acres from Agricultural Residential (A-2) to Residential Agricultural (RA-1) and to apply a Transferable Development Right Receiving Site Overlay Zone to the property.

## BACKGROUND AND PROJECT DESCRIPTION

The subject property consists of two parcels totaling approximately 17 acres. The majority of the property is zoned RA-1, with a 2.3 acre section at the southwest corner of the property being zoned A-2. The property has frontage on 800 West, 800 South and 1200 West.

The applicant is requesting the following:

- Rezone a 2.3 acre portion of the site from A-2 to RA-1;
- Apply a TDR receiving site to the property;
- Final plat approval for phase 1 consisting of 7 lots (two ½ acre lots and five 1 acre lots);
- The use of 1 TDR;
- Sidewalk improvements on 1200 West; and
- Future phase to include 11 additional lots, three TDRs, and street improvements along 800 West and 800 South.

This project was reviewed by the Planning Commission on October 23, 2014. At that time, the subdivision was called “Friendly Cove” and included four lots on the north side of 800 South. The subdivision name has since changed, the lots on the north side of 800 South have been eliminated, and the project is now being phased.

**Rezone from A-2 to RA-1:** Mapleton City Code Chapter 18.12.010 states that for the purpose of establishing and maintaining sound, stable, and desirable development within the city, it is declared to be the public policy that zoning amendments shall not be made except to promote more fully the intent of this title and the Mapleton City General Plan, *or* to correct manifest errors.

Mapleton City Code Chapter 18.12.010.B states that the City shall determine whether a proposed zoning amendment is in the interest of the public, and is consistent with the goals and policies of the Mapleton City General Plan. The current zoning boundary splits one of the parcels between the RA-1 and the A-2 zones.

The General Plan designates the whole property as Low Density Residential, which corresponds to the RA-1 zone. Staff is supportive of the rezone request as it will avoid having the parcel divided between zoning districts and as it is consistent with the General Plan.

**TDR Receiving Site Overlay:** MCC Chapter 18.76.070 indicates that the RA-1 zone is eligible to be used as a TDR receiving site. Approving the receiving site will allow the applicant to utilize one TDR in the first phase to create two ½ acre lots, and three TDRs in the second phase to create six additional lots under an acre in size. Staff is supportive of allowing the use of TDRs as the request is consistent with City Code and will allow for a variety of lot sizes in the development.

**Subdivision Review Criteria:** MCC Chapter 18.32.050 requires a minimum lot size of 1 acre and a minimum frontage of 125 feet per lot. For lots that utilize TDRs, the minimum lot size can be reduced to ½ acre and the minimum frontage to 100 feet. The proposed lots comply with these requirements.

MCC Chapter 17.04.050.B outlines the review standards that shall be used by the City in making its determination on subdivision requests. These standards are shown in attachment “1”. The proposed project complies with these standards.

**Transportation Plan:** The City’s Master Transportation Plan and the subdivision ordinance both encourage providing stub streets to adjacent parcels. Page 6 of the Mapleton City Master Transportation Plan states:

*“When the possibility of future adjacent development exists, new development should include stub streets at logical locations that will allow adjacent properties to connect to the stub and continue the street as development occurs.”*

The Transportation Plan also encourages street connectivity and effective circulation within a subdivision. Once both phases are complete the project will include an L-shaped road that will run through the middle of the subdivision and connect 1200 West with 800 South. The applicant is also proposing a stub street to the property to the south, which will allow future connectivity to property currently undeveloped.

## **STAFF RECCOMENDATION**

Adopt the attached Resolution.

## **SPECIAL CONDITIONS**

1. All outstanding issues raised in the DRC minutes dated March 24, 2015 shall be addressed prior to plat recording.
2. A temporary turnaround shall be provided at the east end of the proposed 900 South street.

## RESOLUTION NO. 2015-

### A RESOLUTION APPROVING THE FINAL PLAT FOR THE EMERALD ESTATES PLAT "A" SUBDIVISION CONSISTING OF 7 LOTS, THE REZONE OF APPROXIMATELY 2.3 ACRES FROM AGRICULTURAL RESIDENTIAL (A-2) TO RESIDENTIAL AGRICULTURAL (RA-1), AND THE APPLICATION OF A TRANSFERABLE DEVELOPMENT RIGHT RECEIVING SITE OVERLAY ZONE TO THE PROPERTY.

**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

**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

**WHEREAS**, the RA-1 and the TDR-R Overlay rezone requests are consistent with the General Plan and with MCC Chapter 18.12.010.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Mapleton, Utah, to approve the Final Plat for the Emerald Estates Plat "A" subdivision with the findings and conditions as outlined in the staff report dated April 15, 2015, and to rezone a portion of the property from A-2 to RA-1 and to apply a TDR-R Overlay zone to the entire property as described in exhibit "A".

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

This 15<sup>th</sup> Day of April, 2015.

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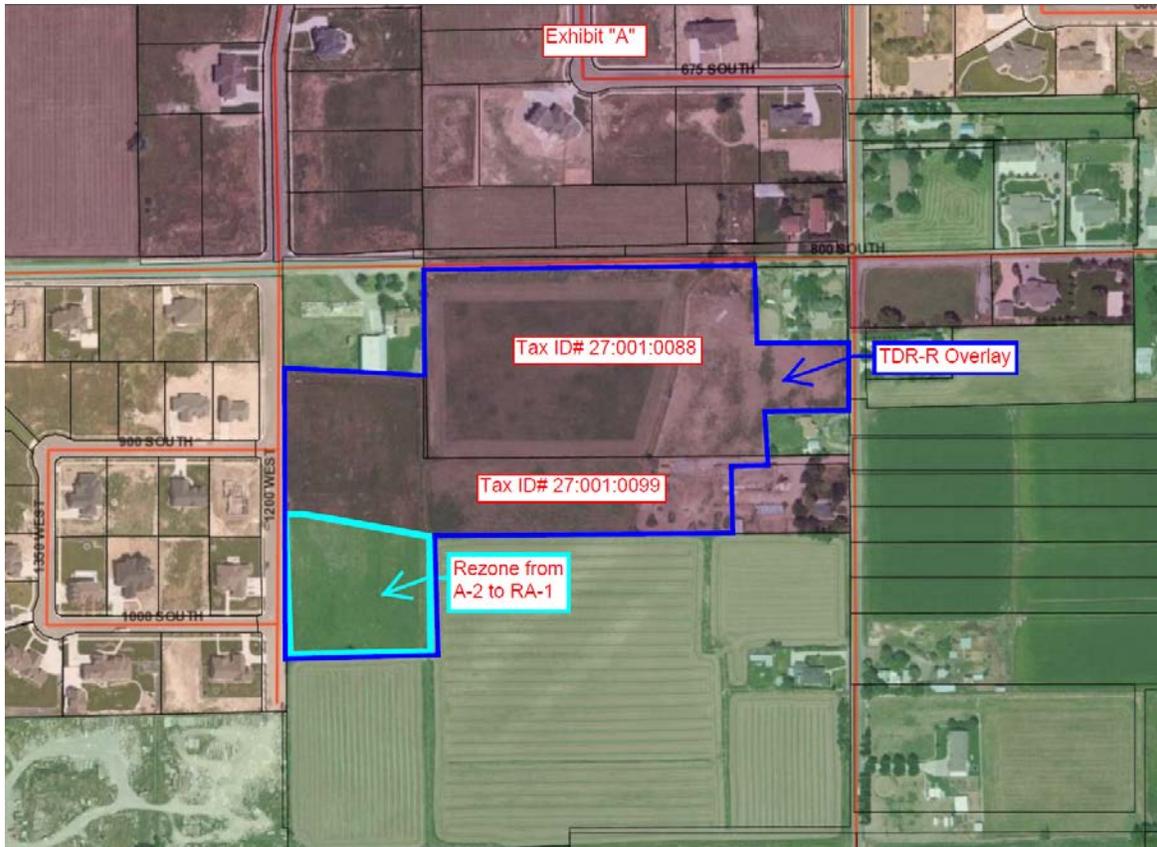
Brian Wall  
Mayor

ATTEST:

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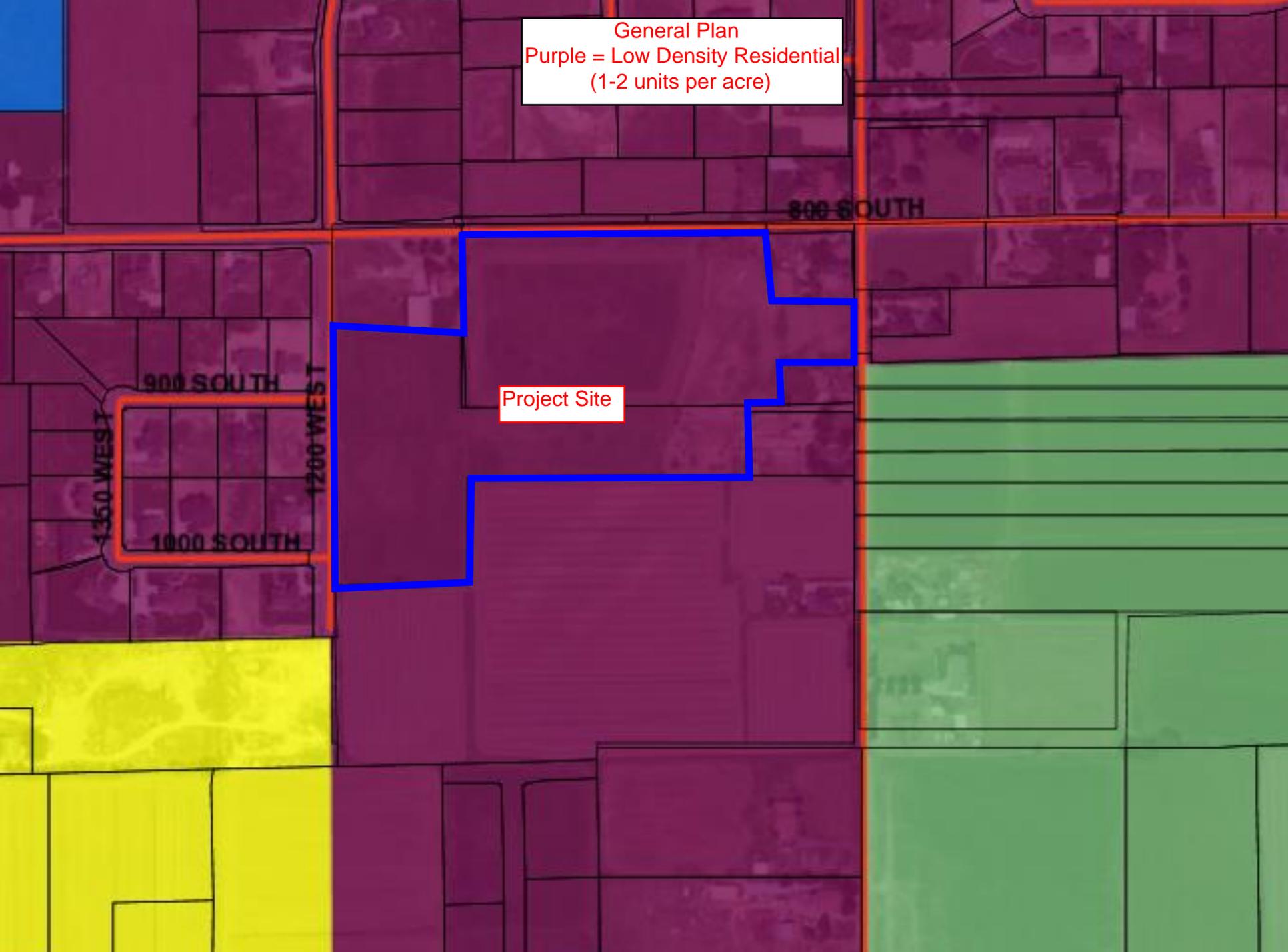
Camille Brown  
City Recorder  
**Publication Date:**  
**Effective Date:**

**EXHIBIT "A"**



| <b>Attachment "1" Findings for Decision</b> |   |   |
|---|---|---|
| <b>No.</b>                                  | <b>Findings</b>   |   |
| 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.   | ✓ |

General Plan  
Purple = Low Density Residential  
(1-2 units per acre)



Project Site

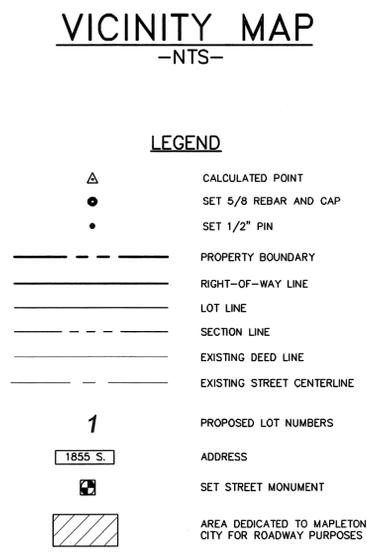
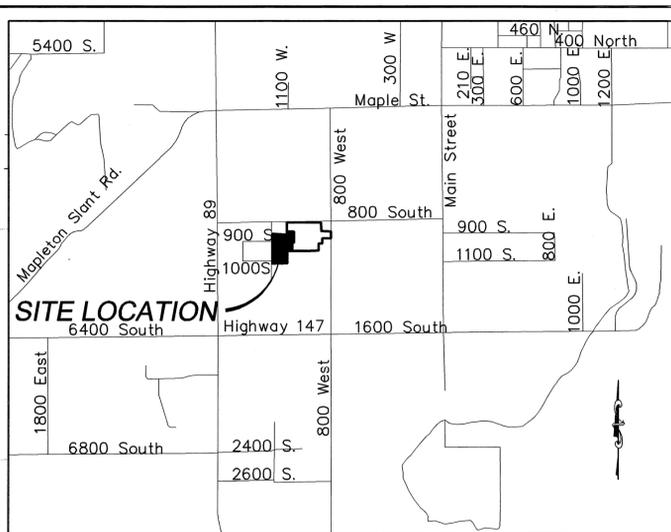
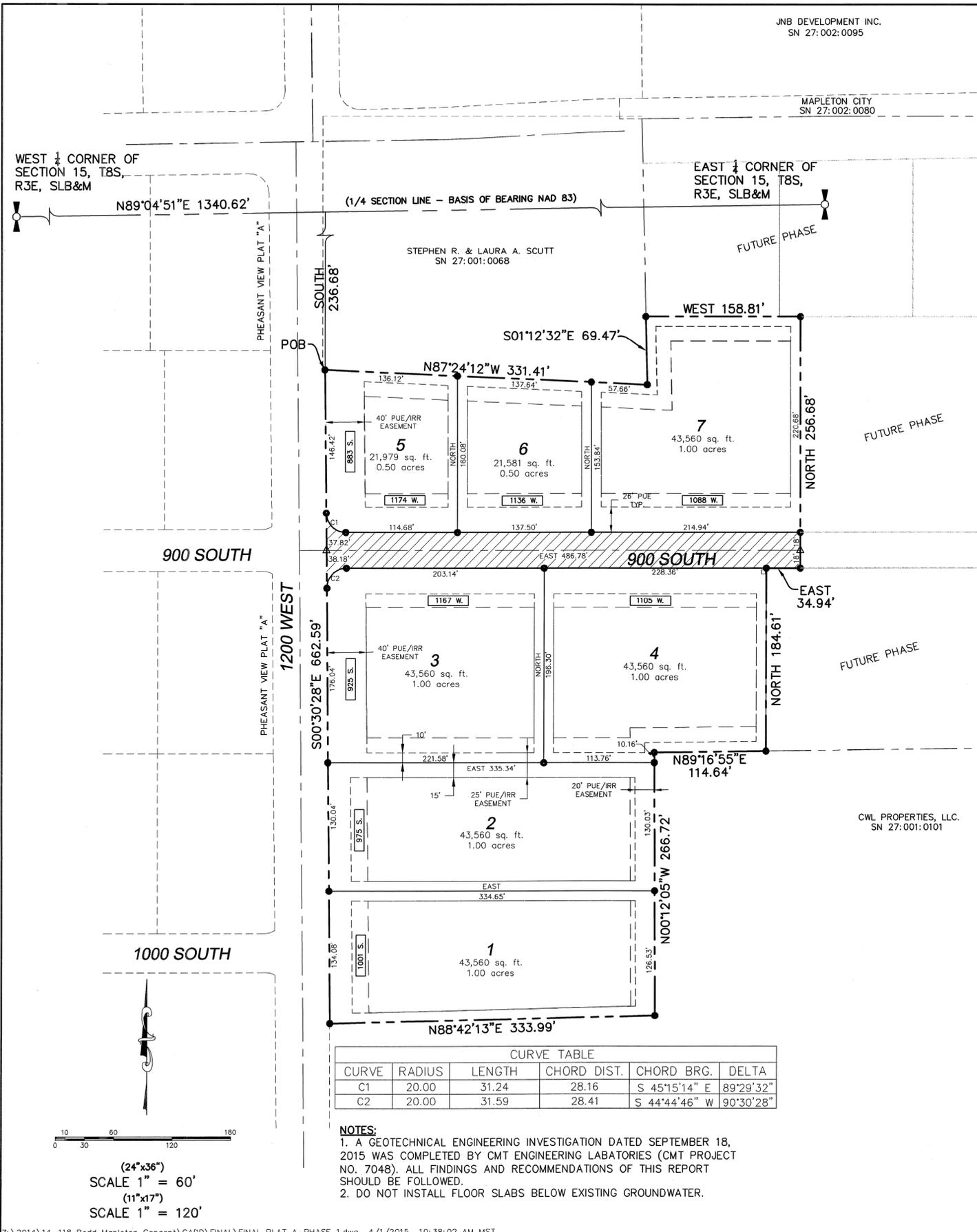
800 SOUTH

900 SOUTH

1000 SOUTH

1150 WEST

1200 WEST



**BOUNDARY DESCRIPTION**  
 BEGINNING AT A POINT WHICH LIES N89°04'51"E 1340.62 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 236.68 FEET FROM THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°30'28"E 662.59 FEET ALONG AN EXISTING FENCE LINE AGREEMENT ENTRY #121339:1998; THENCE ALONG AN EXISTING FENCE LINE AGREEMENT ENTRY #45793:1997 THE FOLLOWING (3) COURSES TO WIT: (1) N88°42'15"E 333.99 FEET; (2) N00°12'05" W 266.72 FEET; (3) N89°16'55"E 114.64 FEET; THENCE NORTH 184.61 FEET; THENCE EAST 34.94 FEET; THENCE NORTH 256.68 FEET; THENCE WEST 158.81 FEET; THENCE S01°12'32"E 69.47 FEET; THENCE N87°24'12"W 331.41 FEET TO THE POINT OF BEGINNING. CONTAINS 6.41 ACRES.

**QUESTAR GAS COMPANY**  
 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 THE 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 GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED \_\_\_\_\_  
 QUESTAR

**ACCEPTANCE BY UTILITIES**

APPROVED \_\_\_\_\_ APPROVED \_\_\_\_\_  
 ROCKY MOUNTAIN POWER CENTURYLINK

APPROVED \_\_\_\_\_ APPROVED \_\_\_\_\_  
 COMCAST MAPLETON IRRIGATION

**SURVEYORS CERTIFICATE**

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE \_\_\_\_\_

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, 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. 2015.

**ACKNOWLEDGEMENT**

STATE OF UTAH >S.S.  
 COUNTY OF UTAH >S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015  
 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 (SEAL)

**ACCEPTANCE BY LEGISLATIVE BODY**

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, 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. 2015.

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 MAYOR CLERK-RECORDER

**CITY ENGINEER APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015, BY THE MAPLETON CITY ENGINEER.

CITY ENGINEER \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015, BY THE \_\_\_\_\_ PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015, BY THE MAPLETON CITY COMMUNITY DEVELOPMENT DIRECTOR.

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

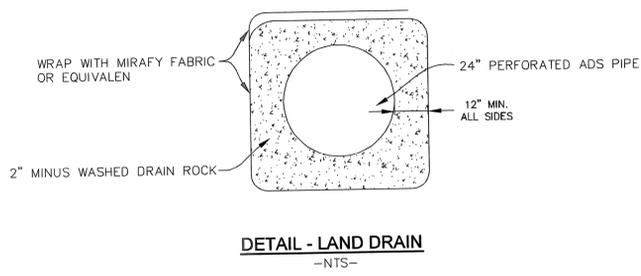
**FRIENDLY COVE PLAT "A"**

A SINGLE FAMILY DEVELOPMENT  
 MAPLETON, UTAH COUNTY, UTAH

LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN CONTAINING 7 LOTS, AND 6.41 ACRES

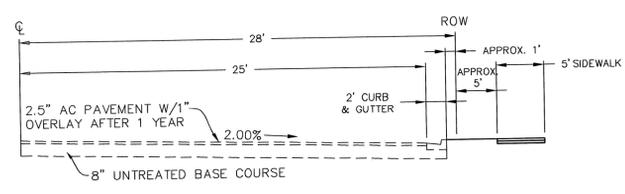
**SHEET 1 OF 2**

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

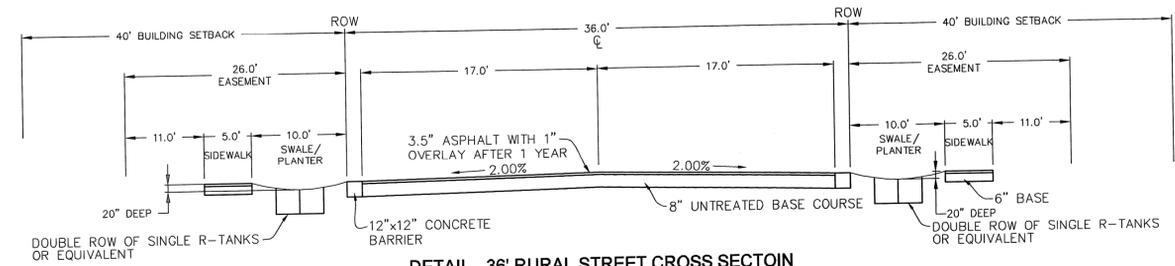


DETAIL - LAND DRAIN  
-NTS-

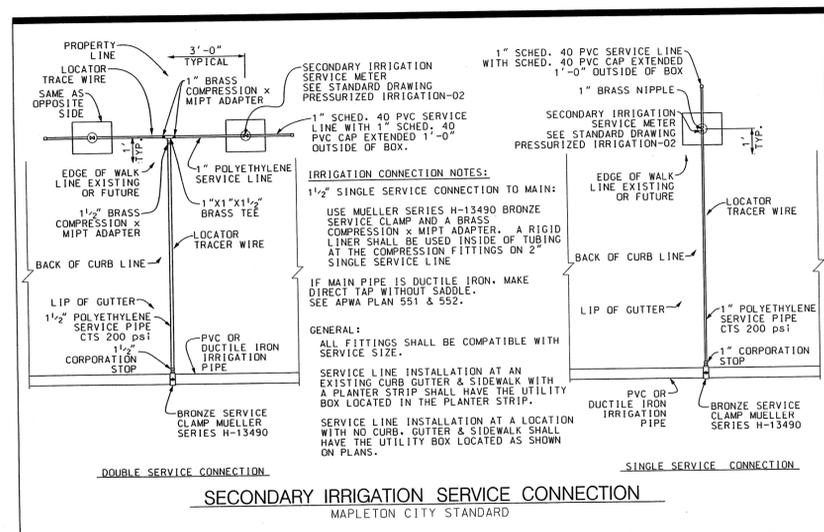
**NOTE:**  
1. ANY FILL UNDER ROAD SHALL BE GRANULAR BORROW.



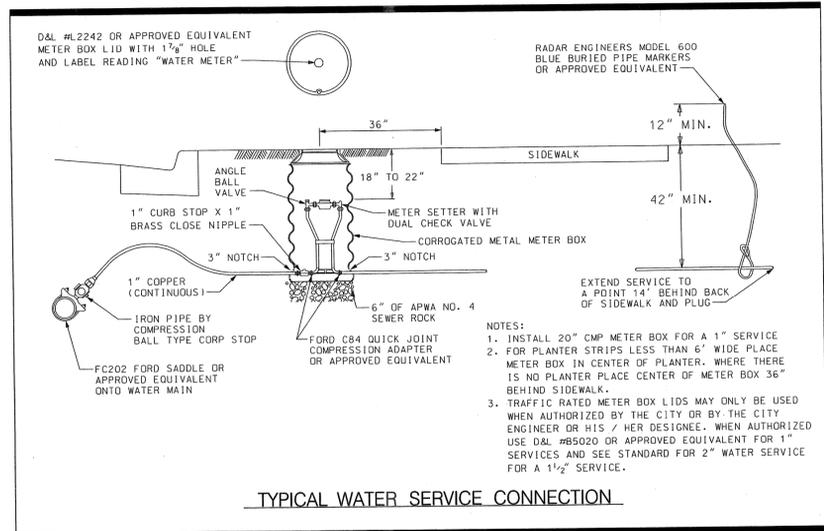
DETAIL - TYPICAL 56' RIGHT-OF-WAY STREET SECTION  
-NTS-  
1200 WEST



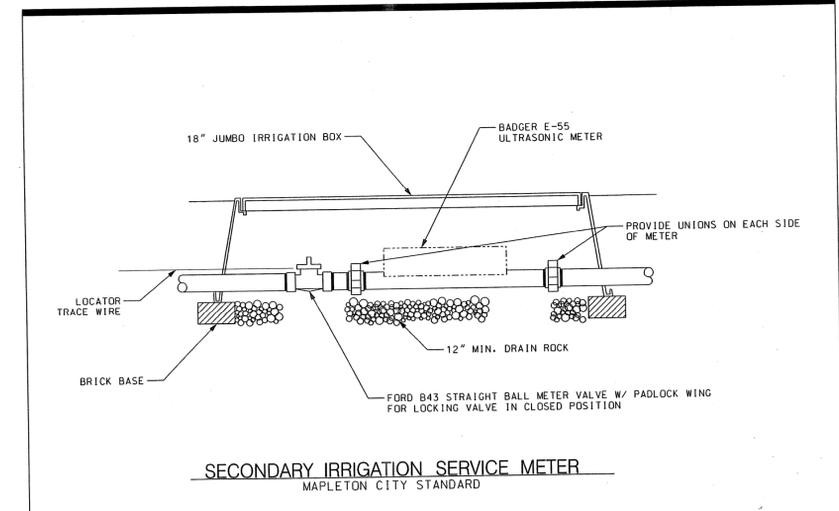
DETAIL - 36' RURAL STREET CROSS SECTION  
-NTS-  
900 SOUTH



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



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



MAPLETON CITY CORPORATION  
Standard Drawing Addendum  
PRESSURIZED IRRIGATION-02  
ADOPTED MAY 2013



SHEET NO.  
**6**

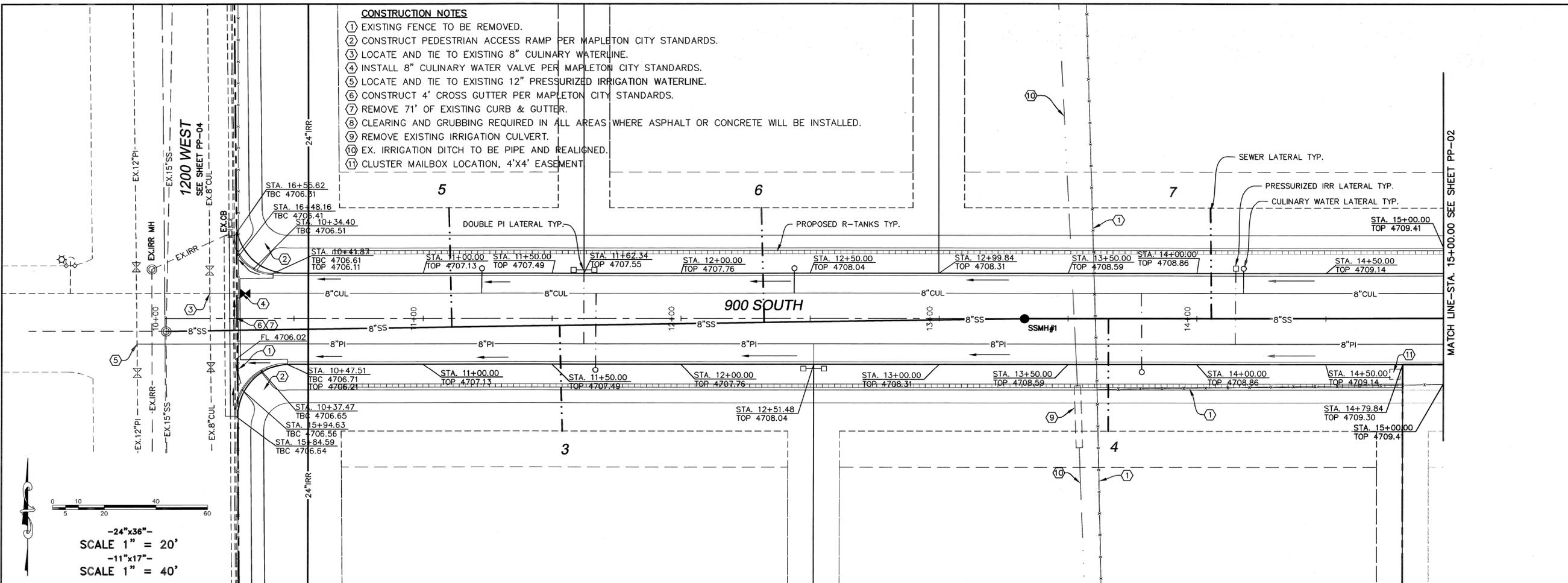
DETAIL SHEET  
APRIL 2015  
MAPLETON, UTAH  
COUNTY, UTAH

EMERALD ESTATES-PHASE 1  
A SINGLE FAMILY DEVELOPMENT  
ATLAS  
ENGINEERING  
L.L.C.  
PHONE: 801-655-0566  
FAX: 801-655-0109  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

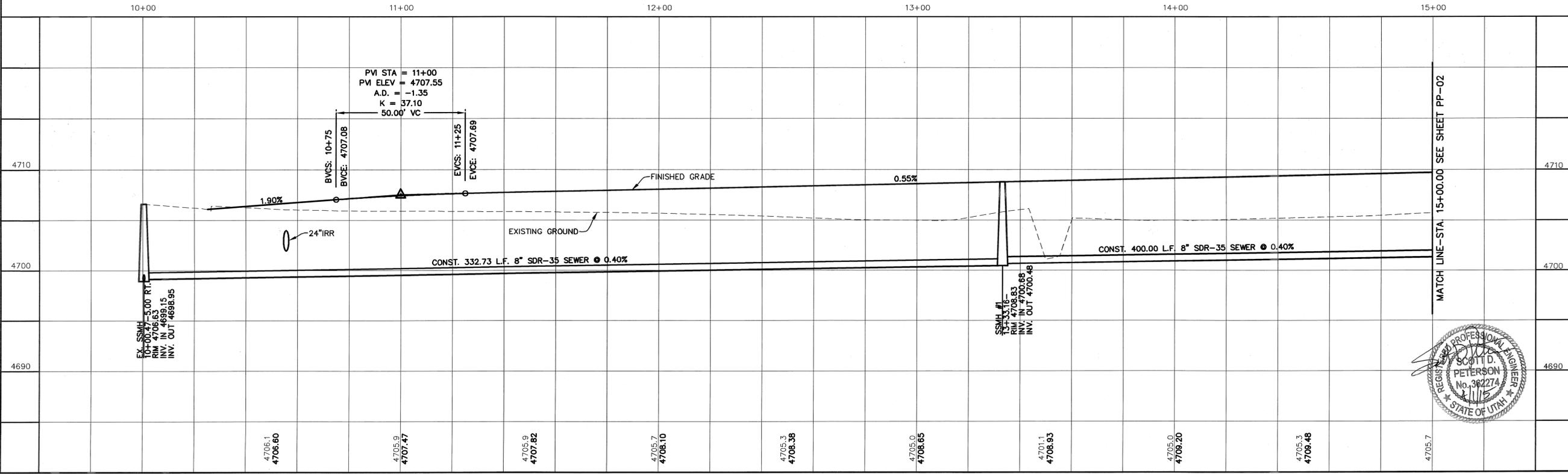
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- CONSTRUCTION NOTES**
- ① EXISTING FENCE TO BE REMOVED.
  - ② CONSTRUCT PEDESTRIAN ACCESS RAMP PER MAPLETON CITY STANDARDS.
  - ③ LOCATE AND TIE TO EXISTING 8" CULINARY WATERLINE.
  - ④ INSTALL 8" CULINARY WATER VALVE PER MAPLETON CITY STANDARDS.
  - ⑤ LOCATE AND TIE TO EXISTING 12" PRESSURIZED IRRIGATION WATERLINE.
  - ⑥ CONSTRUCT 4' CROSS GUTTER PER MAPLETON CITY STANDARDS.
  - ⑦ REMOVE 71' OF EXISTING CURB & GUTTER.
  - ⑧ CLEARING AND GRUBBING REQUIRED IN ALL AREAS WHERE ASPHALT OR CONCRETE WILL BE INSTALLED.
  - ⑨ REMOVE EXISTING IRRIGATION CULVERT.
  - ⑩ EX. IRRIGATION DITCH TO BE PIPE AND REALIGNED.
  - ⑪ CLUSTER MAILBOX LOCATION, 4'X4' EASEMENT



-24"x36"-  
 SCALE 1" = 20'  
 -11"x17"-  
 SCALE 1" = 40'



**EMERALD ESTATES-PHASE 1**

**ATLAS ENGINEERING L.L.C.**  
 PHONE: 801-655-0566  
 FAX: 801-655-0109  
 65 WEST 200 NORTH #2  
 SPANISH FORK, UT 84660

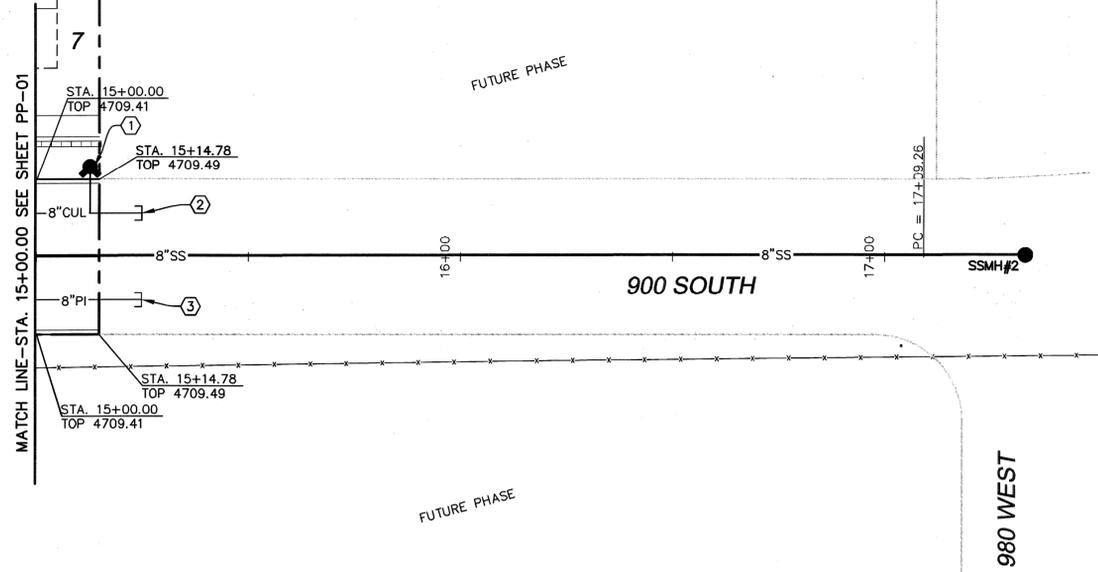
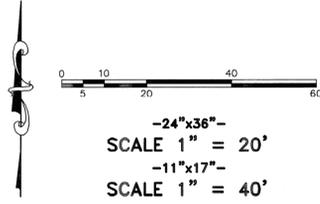
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 STA. 10+00.00 TO STA. 15+00.00

SPANISH FORK, UTAH

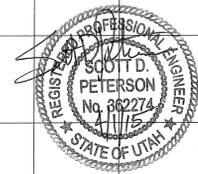
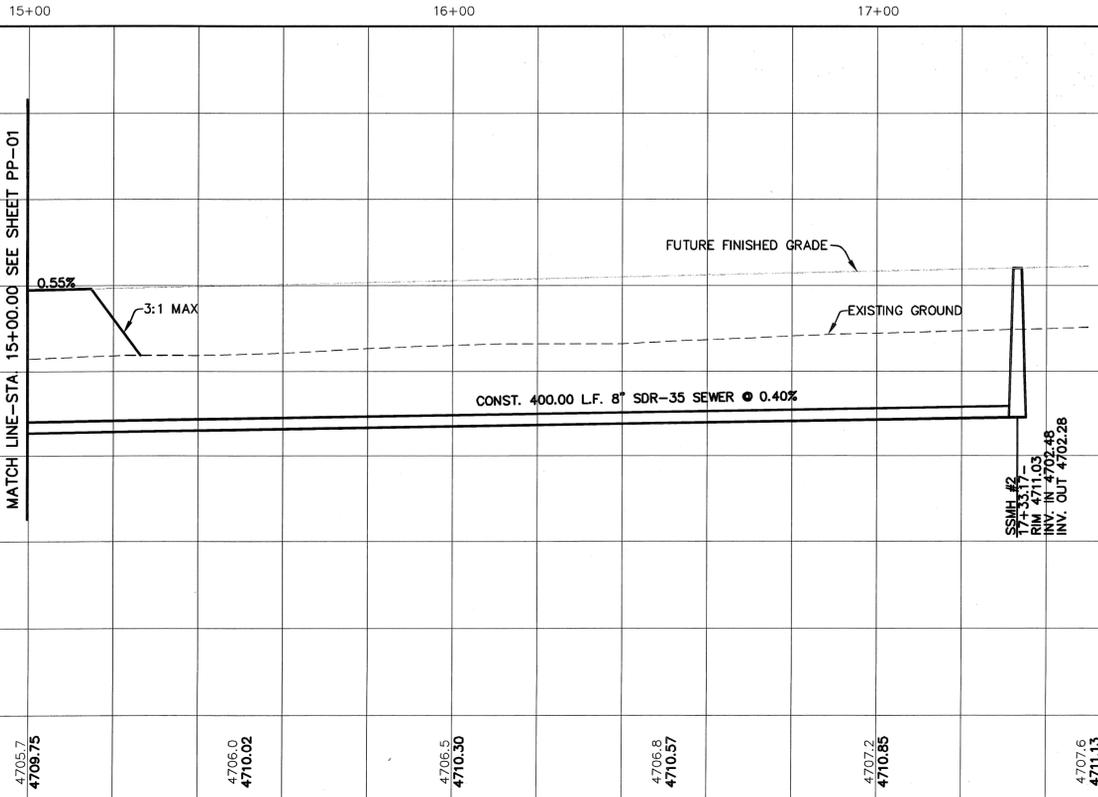
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**PP-01**

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- CONSTRUCTION NOTES**
- ① INSTALL FIRE HYDRANT PER MAPLETON CITY STANDARDS.
  - ② CAP/PLUG & MARK TO SURFACE PROPOSED 8" CULINARY WATERLINE PER MAPLETON CITY STANDARDS.
  - ③ CAP/PLUG & MARK TO SURFACE PROPOSED 8" PI WATERLINE PER MAPLETON CITY STANDARDS.
  - ④ CLEARING AND GRUBBING REQUIRED IN ALL AREAS WHERE ASPHALT OR CONCRETE WILL BE INSTALLED.

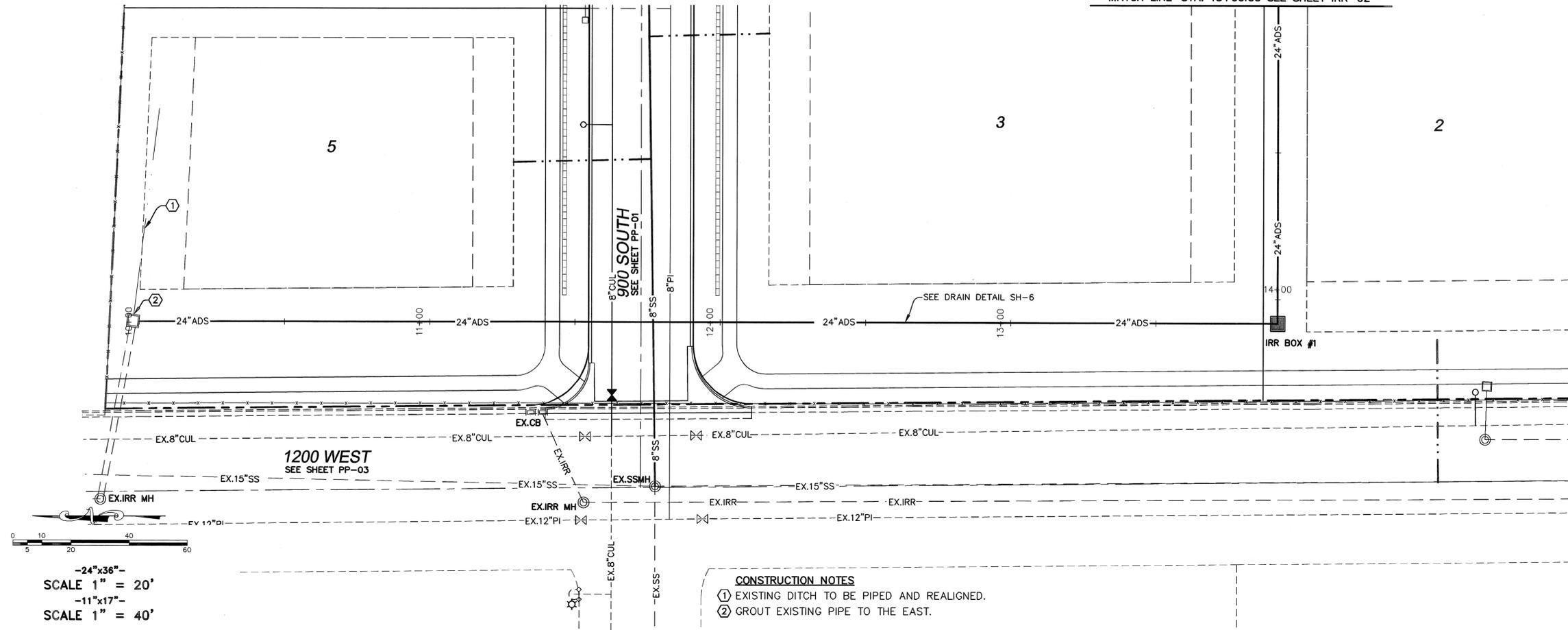


**EMERALD ESTATES-PHASE 1**  
**ATLAS ENGINEERING L.L.C.**  
 PHONE: 801-655-0566  
 FAX: 801-655-0109  
 95 WEST 200 NORTH #2  
 SPANISH FORK, UT 84660

**900 SOUTH**  
 STA. 15+00.00 TO STA. 17+50.00  
 SPANISH FORK, UTAH

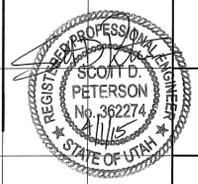
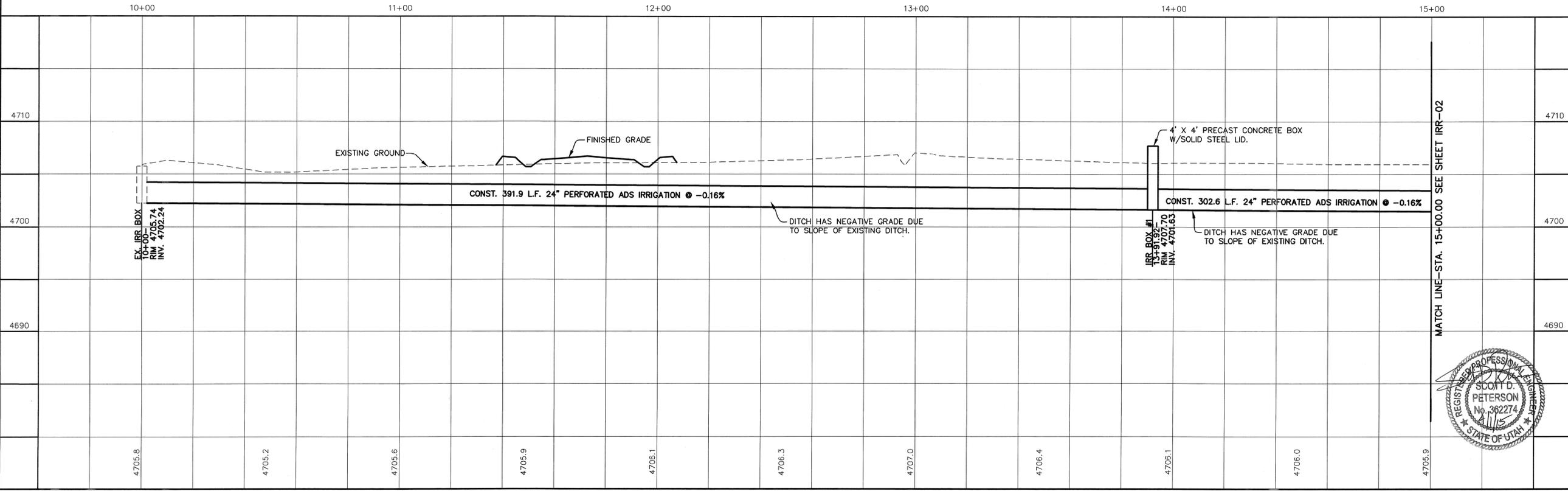
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SHEET NO.  
**PP-02**



-24"x36"-  
 SCALE 1" = 20'  
 -11"x17"-  
 SCALE 1" = 40'

- CONSTRUCTION NOTES**
- ① EXISTING DITCH TO BE PIPED AND REALIGNED.
  - ② GROUT EXISTING PIPE TO THE EAST.



**EMERALD ESTATES-PHASE 1**



PHONE: 801-655-0566  
 FAX: 801-655-0106  
 95 WEST 200 NORTH #2  
 SPANISH FORK, UT 84660

IRRIGATION  
 STA. 10+00.00 TO STA. 15+00.00

SPANISH FORK, UTAH

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SHEET NO.

**IRR-01**

MATCH LINE—STA. 15+00.00 SEE SHEET IRR-02

MATCH LINE—STA. 15+00.00 SEE SHEET IRR-02

DATE PLOTTED: 11/14/2013 7:28:50 AM MST

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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

March 24, 2015 at 8:30am

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

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On March 6, 2015 Atlas Engineering submitted a revised application for the Friendly Cove Plat "A" subdivision consisting of 18 lots. The applicant is also requesting approval of the rezone of approximately 2.33 acres from A-2 to RA-1 and to apply a TDR-R to the property.

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. Items shown in \* and bolded must be submitted prior to your next hearing.

### Community Development Division

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

Email: [sconroy@mapleton.org](mailto:sconroy@mapleton.org)

Please submit revised drawings and the following corrections:

1. The Planning Commission recommended approval of the project on 10-23-15. The project now requires final approval from the City Council.
2. Staff would prefer the final plat information to be included all on one sheet if possible.
3. **\*Pay application fees.**
4. **\*The revised drawings shall include one 24" x 36" set, one three 11" x 17" sets and one CD that contains the PDF drawings. If you choose to submit the project in phases, please include a full set of plans for each phase.**
5. **\*Include the addresses on the final plat** (see attached).
6. **\*There are a few errors between the boundary description and the callouts on the plat. Please correct** (see attached).
7. Provide a tax clearance form from Utah County indicating that all taxes are up to date. Any greenbelt back taxes shall be paid prior to plat recording.
8. Provide a preliminary title report or policy of title insurance.
9. A small sliver of property near the southeast corner of the property is not included in the plat. This piece will need to be deeded to a neighboring property prior plat recording.
10. 8 acre feet of water will be required for indoor use and 24 acre feet for outdoor use, for a total water dedication requirement of 32 acre feet prior to plat recording (see attached for summary of water conveyance requirements).
11. A reimbursement amount of \$103,171.62 is required for improvements installed along 1200 West by a previous developer. This may either be paid at plat recording or on a per lot basis when permits are issued for lots 10-13 (\$25,792.91 per lot).

### Engineering and Public Works Division

Gary Calder, City Engineer, Email: [gcalder@mapleton.org](mailto:gcalder@mapleton.org)

Scott Bird, Public Works Operation Director, Email: [sbird@mapleton.org](mailto:sbird@mapleton.org)

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

**Address the following concerns in revised drawings:**

**Project: Friendly Cove**

**Date: March 24, 2015**

Site Grading:

1. Clearing and grubbing will be required. As per the geotechnical report-remove surface soils 1-2.5 feet (topsoil) prior to any roadway construction.

Sewer System:

1. Existing sewer on 800 South shall be labeled as 15" not 8" as shown. (PP-01/02)

Water System:

1. New water line shall be 8" D.I. class 350.
2. Fire Hydrant to be placed at 980 West (south boundary)

Secondary Water (Pressure Irrigation):

1. Pressure irrigation laterals can be changed to double boxes to save number of connections where possible.

Roadway:

1. **\*Show proposed 800 South alignments with existing 800 South Alignment east of 800 West (Show projected centerlines).**
2. **\*Road x-sections for 800 West shall show no swale but match x-sections to the north.**
3. Include note on street x-sections that any fill under road shall be granular borrow.
4. Remove pipe from roadway page PP-02 note #9.
5. Any roadway cuts shall be typical t-trench repairs APWA #255. (800 and 1200 West)

Storm Drain:

1. Boxes/Sumps/R-tanks (inlets 200' spacing max)
2. Storm water on 900 South cannot drain into the 1200 West storm drain system (Private).
3. Storm drain plan and calculations (March 2015) shall include the west 5 acres. This area was not included in the Pheasant View Subdivision as stated.
4. Define R-tank capacity/long term maintenance/cleaning and show R-tank specifications and design with landscaping and planter design.
5. Design storm drain sumps/basins for 100 year storm, include calculations.
4. SWPPP and Land Disturbance permit will be required.
  - a. Maintenance plan will be required and recorded for all storm drain basin systems.

Miscellaneous:

1. Receive Mapleton Irrigation Company approval for work on any Mapleton Irrigation Company ditches prior to construction.
2. Show irrigation drain pipe on 800 South, this pipe may need to be relocated.
3. Land Drain Pipe-show profile and elevations of pipe, include trash rack at entrance.
  - a. Land Drain detail show thickness of washed drain rock.
4. Cluster mail box easement location will need to be shown.
5. Concrete collars on all water valves and manholes.

6. Granular borrow is required for all fill of trenches and roadways. ( A-1-a, A-1-b, A-2-b and A-3) as per geo-tech report.
7. Mapleton/APWA standards will apply.

**Upon final plat approval from the 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.
- Submittal of 32 acre feet of water shares/rights.
- Submittal of 4 TDRs.
- Payment of engineering inspection fees (\$170 per lot).
- Payment of street light fee (\$450 per lot).
- Payment of reimbursement fees.
- 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).

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
October 23, 2014

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**PRESIDING AND CONDUCTING:** Chairman Rich Lewis

**Commissioners in Attendance:** Golden Murray  
Justin Schellenberg  
Keith Stirling

**Staff in Attendance:** Sean Conroy, Community Development Director

**Minutes Taken by:** April Houser, Executive Secretary

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Chairman Lewis called the meeting to order at 6:30pm. Keith Stirling gave the invocation and Golden Murray 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 this evening.

**Item 3.** Consideration of Preliminary and Final Plat approval for the Friendly Cove Plat “A” Subdivision consisting of 20 lots. The applicant is also requesting to rezone approximately 2.3 acres from Agricultural Residential (A-2) to Residential Agricultural (RA-1) and to apply a Transferable Development Right Receiving Site Overlay Zone to the property.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This project consists of 4 parcels and has frontage onto 3 streets, which are 800 West, 800 South and 1200 West. The proposal to rezone the small section to 1 acre is consistent with the General Plan for this area. There are 8 lots that are approximately 1/2 acre in size, with the remaining 12 lots being 1 acre or larger. This does require approval by the City Council, so the Commission is a recommending body this evening. Commissioner Schellenberg had a concern with the privacy fence along the back of lots 5 and 6. Sean stated that the current ordinance would prohibit this from happening, but if the Commission felt it necessary they could have a note on the plat as well as list it in the Conditions of Approval in their recommendation.

Colby Petersen, applicant, does not have an issue with Commissioner Schellenberg's concern with the fencing on lots 5 and 6. They plan to bring the elevation up 4 to 5 feet from the native soils. It will essentially be brought up similar to other developments in this area. They will have retention tanks throughout the development and in the park strip swell areas. All water will be retained on site.

Chairman Lewis opened the Public Hearing. Ron Jensen has a concern with the water table in this area. His property has flooded three times this year. He wants the City to make sure these issues are addressed before the development is approved. Bob Livingston lives in the Pheasant View subdivision to the west. He had questions about how they were going to handle their drainage. Sean stated that it will be maintained on each lot. This development will need to handle their own drainage, and will not be able to drain into the surrounding developments. Ken Jensen asked how 800 South was going to be improved.

Sean stated that the area of their development along 800 South will be improved, but the remaining improvements will come as development takes place. Mr. Jensen is concerned with some sections not being improved due to the lots that are already developed and built upon. Sean stated that Staff does review the reports and plans, and must approve them, prior to any subdivisions be recorded. No additional comments were given and the Public Hearing was closed.

**Motion:** Commissioner Schellenberg moved to approve the Preliminary Plat and recommend Final Plat approval to the City Council for the Friendly Cove Plat "A" Subdivision consisting of 20 lots. The applicant is also requesting to rezone approximately 2.3 acres from Agricultural Residential (A-2) to Residential Agricultural (RA-1) and to apply a Transferable Development Right Receiving Site Overlay Zone to the property, with the condition that all outstanding issues raised in the Development Review Committee (DRC) minutes dated October 20, 2014 shall be addressed prior to plat recording.

**Second:** Commissioner Murray

**Vote:** Unanimous