

Planning Commission Staff Report

August 27, 2015

Item 4

Applicant: Brent Moser

Location: 800 South between approximately 800 and 1100 West

Prepared by: Brian Tucker

Public Hearing Item: Yes

Zone: RA-1 (TDR-R Overlay)

ATTACHMENTS

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and proposed street cross sections.
3. DRC Minutes dated 8/4/2015.

REQUEST

Consideration of a Preliminary and Final Plat approval for the Riding Subdivision Plat "A" consisting of six lots located on 800 South between 800 and 1100 West in the Residential-Agricultural (RA-1) with TDR Receiving zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 3.19 acres and is located in the RA-1 zone with the Transfer of Development Rights Receiving Overlay Zone at approximately 800 South and between 800 and 100 West. The applicant is proposing a six lot subdivision with each lot containing at least .50 acres and no less than 150' of frontage. The applicant would need to make use of 3 TDR certificates to create 6 lots that have less than 1 acre of land area. The result of this subdivision would be 5 new building lots and smaller lot for the existing home at 788 South 800 West.

A nearly identical six lot plat was approved by the Planning Commission in January of 2008 but was never recorded. As no action was taken on the plat, this approval expired after 2 years. The applicant will be required to meet the subdivision and zoning standards, including water dedication requirements as of the date of this application, June 4, 2015.

EVALUATION

General Plan: The General Plan designates the whole property as Low Density Residential, which corresponds to the RA-1 zone. The General Plan also supports the use of TDRs. The application is consistent with the General Plan.

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. The proposed lots comply with these requirements.

Master Transportation Plan/Street Design: Currently, 800 South is a narrow local access way with nearly non-existent asphalt, filled with pot holes and other roadway damage. The Mapleton City Transportation Master Plan currently indicates that 800 South will be a major local street. The applicant will be required to build 800 South along the entire frontage of the subdivision. A street cross section has been approved for 800 South for both the Diamond Back and Emerald Estates Subdivisions that measures 66' wide and includes 52' of paving, with curb, gutter and sidewalk on each side of the street. This subdivision will be required to make use of the same

cross section.

800 West will need to be widened and curb, gutter and sidewalk installed in a manner consistent with the approved 800 West cross section. Street cross sections and other construction standards have been approved by the Mapleton City Engineer and the applicant must construct the street in compliance with those standards.

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.

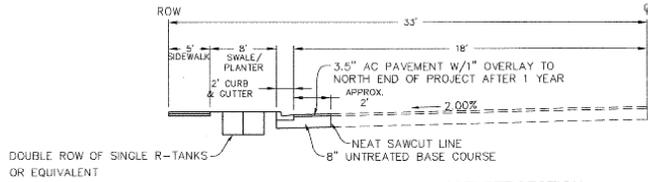
MCC Chapter 17.04.050.B outlines the review standards that shall be used by the City in making its determination on subdivision requests. These standards are shown in attachment “1”. The proposed project complies with these standards.

STAFF RECCOMENDATION

Recommend approval of the Preliminary and Final Plats for the Riding Subdivision, Plat “A”, with the attached findings and conditions to the City Council.

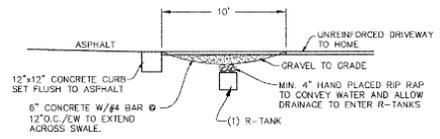
SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated August 4, 2015 shall be addressed prior to plat recording.



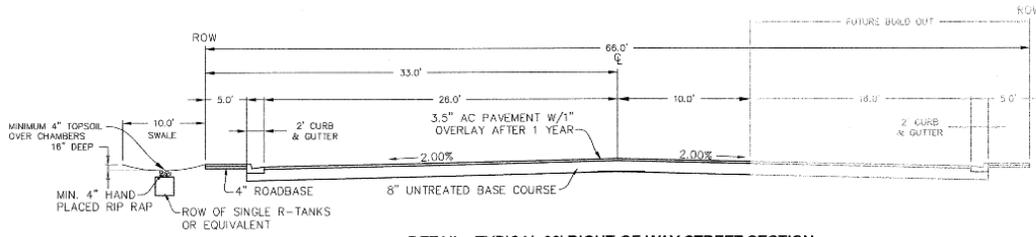
DETAIL - TYPICAL 66' RIGHT-OF-WAY STREET SECTION

-NTS-
800 WEST



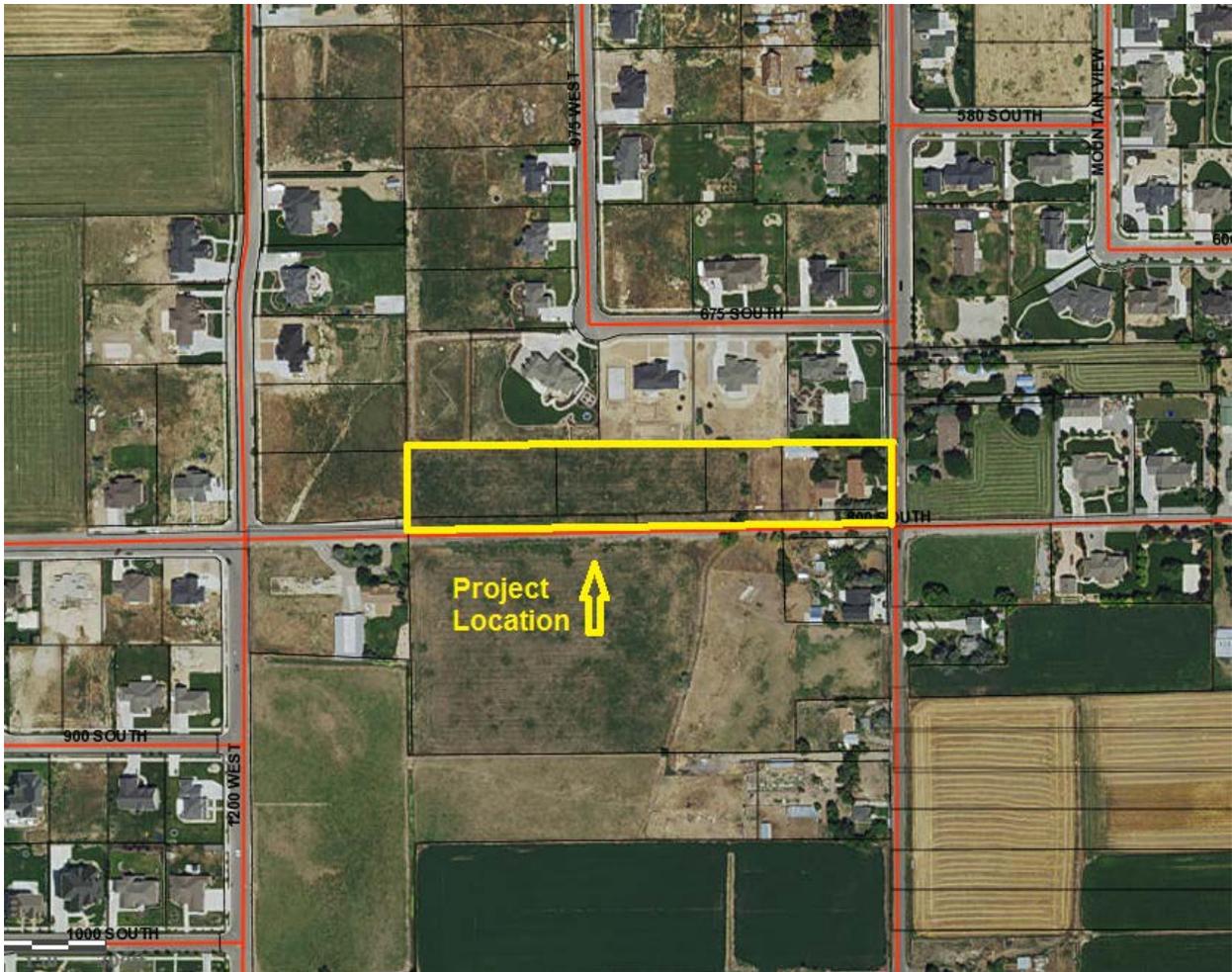
DETAIL - DRIVEWAY AT SWALE

-NTS-



DETAIL - TYPICAL 66' RIGHT-OF-WAY STREET SECTION

-NTS-
800 SOUTH





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.	✓

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

August 4, 2015 at 8:30am

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

On July 22, 2015, plans were resubmitted for the Riding Plat "A" subdivision consisting of six lots on approximately 3.19 acres, located at approximately 800 West and 800 South. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards. All items that include an * and are **bolded**, must be submitted prior to this item being scheduled for a hearing with the Planning Commission.

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 cover letter describing the project.
2. **The applicant must submit a completed "Utility Notification Form". The form is included in the subdivision application packet.***
3. **The applicant must submit proof that the taxes are current for the subject property.***
4. **The applicant must submit a preliminary title report or policy of title insurance.***
5. **The applicant must contact the Utah County Recorder to ensure that the "Riding Subdivision" is a unique subdivision name in accordance with their standards. There are three subdivisions in Utah County that use the "Riding" name.***
6. The applicant must submit proof of the ability to dedicate to Mapleton City 3 TDR Certificates prior to plat recording.
7. The applicant must submit proof of the ability to dedicate to Mapleton City 7.25 irrigation shares or water rights prior to plat recording. All irrigation shares must be dedicated from the Mapleton or Hobbie 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 submitted in July 2015:

1. The boundary description on the Final Plat does not match the measurements on the graphical representation of the lots, specifically the first call in the boundary description is S89⁰04'51"E 1666.35 but on the plat it is listed as S89⁰05'51"W 1666.35. The correct measurement must be used on both descriptions.
2. 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.
3. A street cross section that includes the existing and proposed improvements must be submitted for both 800 West and 800 South.

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: Riding Subdivision

Date: July 30, 2015

Site Grading:

1. Clearing and Grubbing will be required. 800 S is a farm lane with chipseal and no existing pavement.

Water System:

1. Show replacing existing water service with new 1" water service to lot 6 behind walk.

Secondary Water (Pressure Irrigation):

1. Show Detail and callouts for connections to new 8" pressurized irrigation mains to existing 12" PVC irrigation mains on 800 S and 800 W Streets.
2. Show Single PI Service to lot 6 behind sidewalk on 800 W.

Roadway:

1. **Show 3.5" AC Pavement on 800 W and 1" overlay on 800 W to North end of project in one year.**
2. Show trench backfill detail APWA #381

Storm Drain:

1. **Show Detail of depth of swell and cover over E Chamber Design Storm Drain system to retain a 100 yr/24 hr storm event. See NOAA's National Weather Service Hydrometeorological Design Studies Center Precipitation Frequency Data Service Data Server- http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ut**
2. **Geo-tech report will be required**
3. SWPPP and Land Disturbance permits will be required.

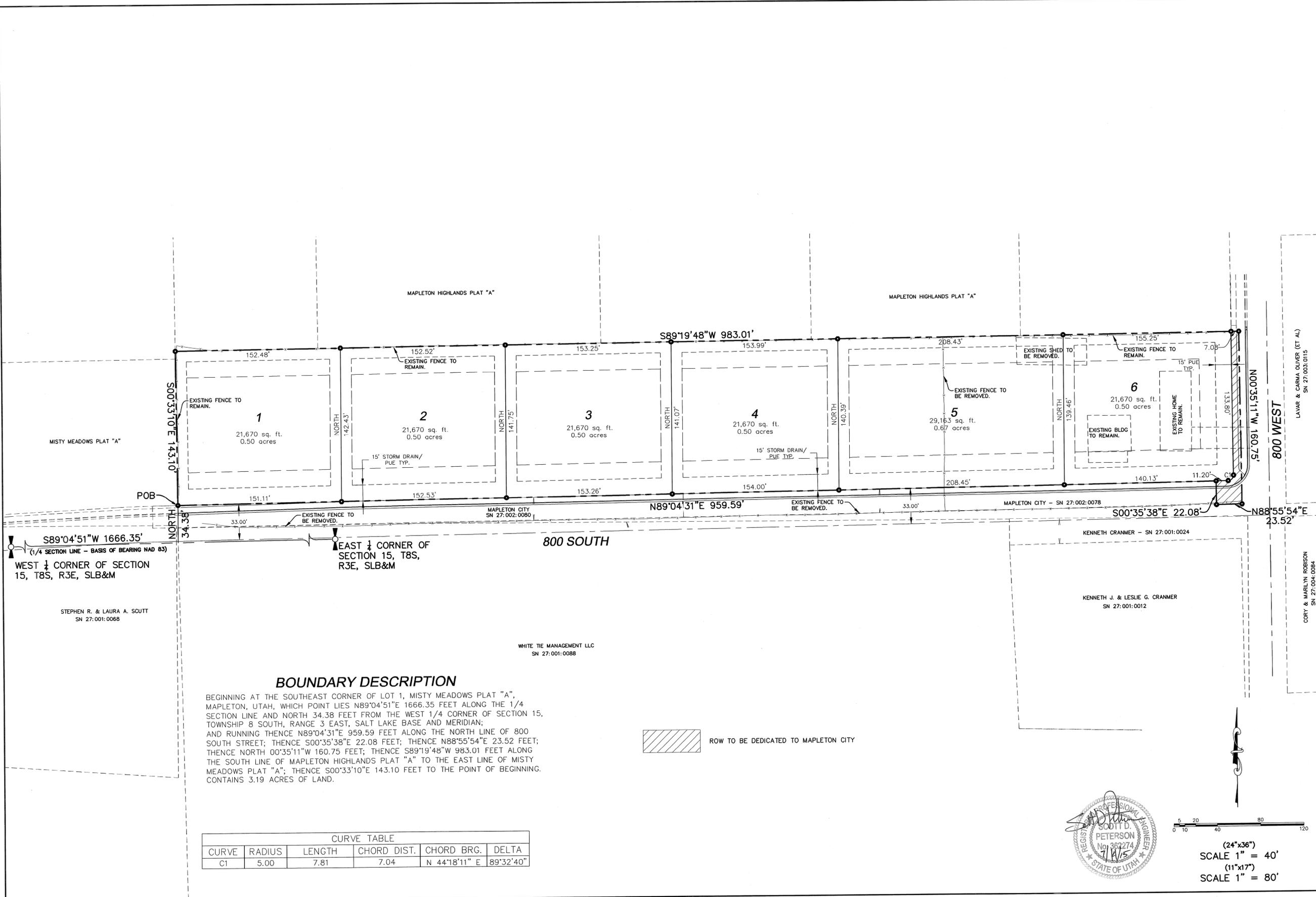
Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
2. Show concrete collars on all Sewer Manhole, Water Valves and Pressure Irrigation Valves.
3. Show water valve detail. **Irrigation** on lids of pressurized irrigation valves.
4. Mapleton/APWA standards will apply

Upon final plat approval from the Planning Commission, 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 3 TDR Certificates.
- Submittal of 7.25 acre feet of water (Mapleton Irrigation, Hobble Creek, or other thru a change application).
- Payment of engineering inspection fees (\$170 per lot).
- Payment of street light fee (\$450 per lot).
- Submit a SWPPP and Land Disturbance application and fee (\$500). Contact Scott Bird at Public Works (489-6253) to review this requirement.
- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder (\$30 per page and \$1 per lot).



BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, MISTY MEADOWS PLAT "A", MAPLETON, UTAH, WHICH POINT LIES N89°04'51"W 1666.35 FEET ALONG THE 1/4 SECTION LINE AND NORTH 34.38 FEET FROM THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°04'31"E 959.59 FEET ALONG THE NORTH LINE OF 800 SOUTH STREET; THENCE S00°35'38"E 22.08 FEET; THENCE N88°55'54"E 23.52 FEET; THENCE NORTH 00°35'11"W 160.75 FEET; THENCE S89°19'48"W 983.01 FEET ALONG THE SOUTH LINE OF MAPLETON HIGHLANDS PLAT "A" TO THE EAST LINE OF MISTY MEADOWS PLAT "A"; THENCE S00°33'10"E 143.10 FEET TO THE POINT OF BEGINNING. CONTAINS 3.19 ACRES OF LAND.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	5.00	7.81	7.04	N 44°18'11" E	89°32'40"

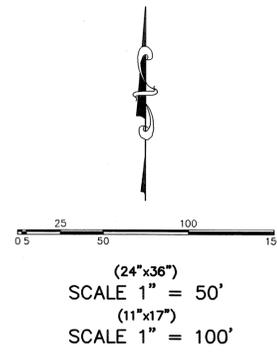
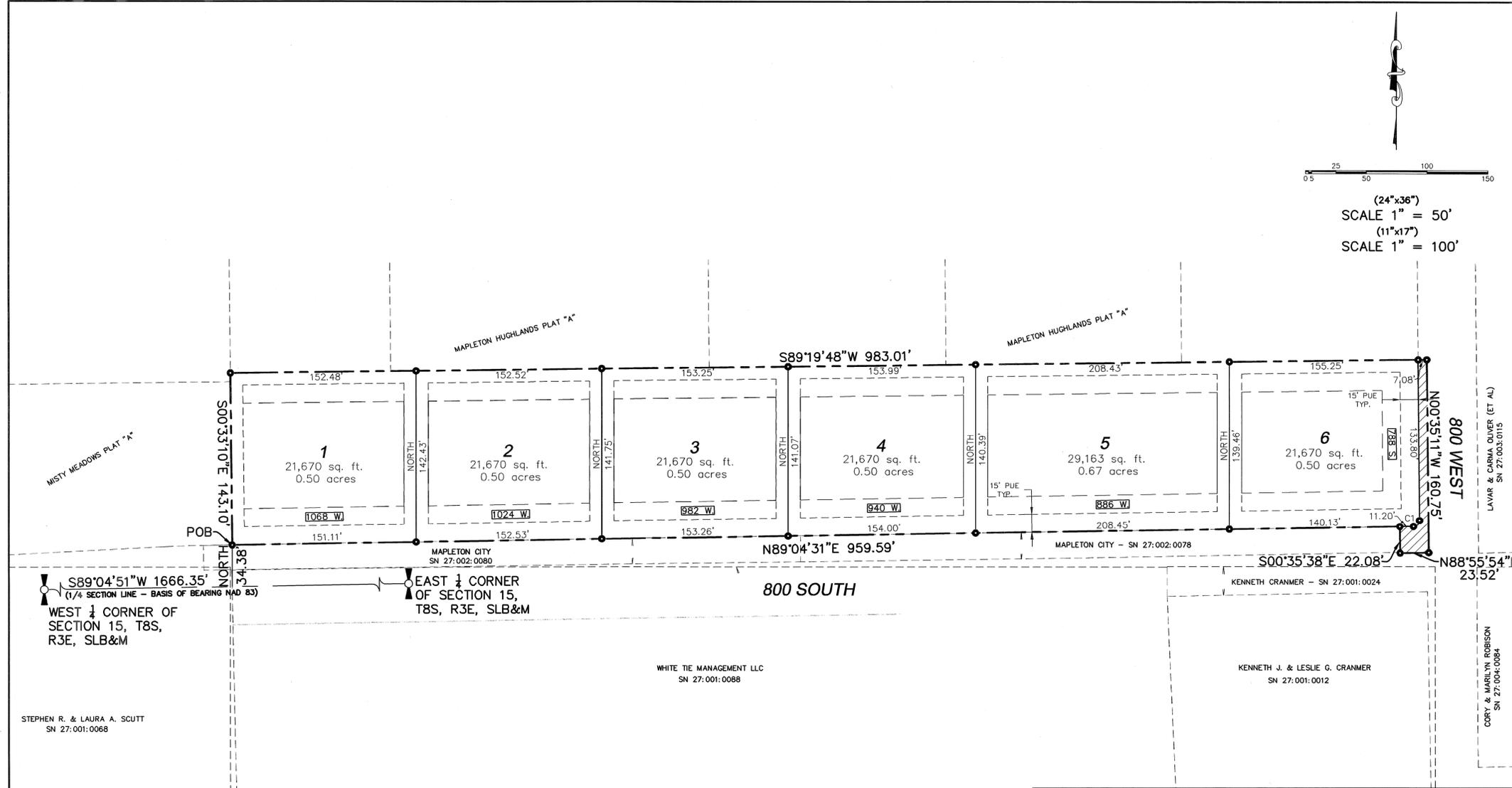
ROW TO BE DEDICATED TO MAPLETON CITY



SCALE 1" = 40'
(24"x36")
SCALE 1" = 80'
(11"x17")

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

23:24:15-059_Mcaser_Mcaser_Mcaser.dwg - PRELIMINARY - 6/29/2015 11:48:11 AM MDT



STEPHEN R. & LAURA A. SCUTT
SN 27:001:0068

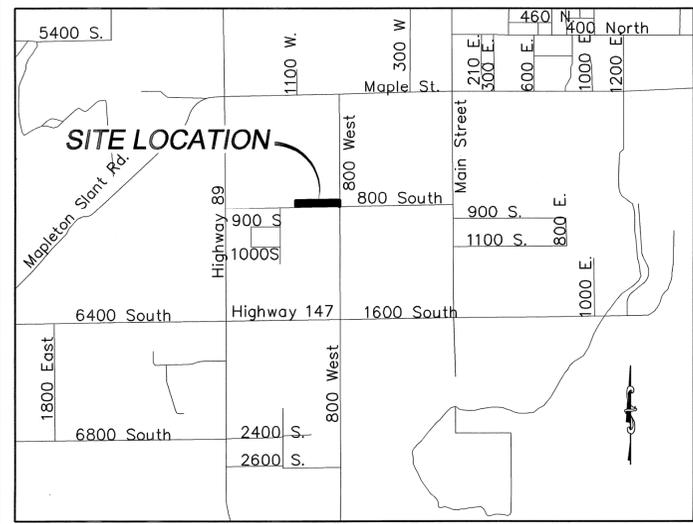
MAPLETON CITY
SN 27:002:0080

WHITE TIE MANAGEMENT LLC
SN 27:001:0088

KENNETH J. & LESLIE G. CRANMER
SN 27:001:0012

LAVAR & CARMA QUIVER (ET AL)
SN 27:003:0015

CORY & MARILYN ROBISON
SN 27:004:0084



VICINITY MAP
-NTS-

LEGEND

- CALCULATED POINT
- SET 5/8 REBAR AND CAP
- SET 1/2" PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EXISTING DEED LINE
- EXISTING STREET CENTERLINE
- PROPOSED LOT NUMBERS
- ADDRESS
- SET STREET MONUMENT
- AREA DEDICATED TO MAPLETON CITY FOR ROADWAY PURPOSES

NOTES:
1. A GEOTECHNICAL ENGINEERING INVESTIGATION DATED SEPTEMBER 18, 2015 WAS COMPLETED BY CMT ENGINEERING LABORATORIES (CMT PROJECT NO. 7048). ALL FINDINGS AND RECOMMENDATIONS OF THIS REPORT SHOULD BE FOLLOWED.
2. REFERENCE CMT ENGINEERING GEO-TECH REPORT (9-18-14) STATES-DO NOT INSTALL FLOOR SLAB BELOW EXISTING GROUND SURFACE.

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 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 _____

RIDING SUBDIVISION PLAT "A"

A SINGLE FAMILY DEVELOPMENT
MAPLETON, UTAH COUNTY, UTAH
LOCATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
CONTAINING 6 LOTS, AND 3.19 ACRES

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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 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 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

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