

Planning Commission Staff Report

September 10, 2015

Item 2

Applicant: Larry & Glenda Bringhurst

Location: 323 East 1200 North

Prepared by: Brian Tucker

Public Hearing Item: Yes

Zone: RA-2

ATTACHMENTS

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and proposed street cross sections.
3. DRC Minutes dated 8/5/2015.

REQUEST

Consideration of a Preliminary and Final Plat approval for the Bringhurst Subdivision Plat "A" consisting of one lot, located at 323 East 1200 North Residential-Minor Agricultural (RA-2) zone.

BACKGROUND AND PROJECT DESCRIPTION

The parent parcel for the proposed subdivision is a 1.11 acre parcel located on the north side of 1200 North between the home at 291 E and the home at 405 East. The parcel is a remainder parcel from the Orchard Pointe Subdivision Plat "B", recorded in 2004. The applicant has submitted a plat for one subdivision as well as a development plan for the remaining property. The applicant is not asking for approval of the development plan, it's purpose is to account for the remainder of the parent parcel in a way that illustrates that the property can be developed as a future phase and that the future extension of 400 East is not affected by the proposed lot.

The applicant is proposing one subdivision lot that is 100' wide, approximately 146' deep, with .34 acres (14,617.77 sf). The curb, gutter, sidewalk and other improvements are existing. The applicant will only be required to replace any damaged improvements and install service lines for the home.

EVALUATION

General Plan: The General Plan indicates that this property should develop as medium density residential. The proposed lot is in line with this indication. The characteristics of the "Medium Density Residential" land use category indicated by the General Plan shall have a minimum lot size of 14,500 square feet.

Zoning: Lots located within the RA-2 zoning district zone have a minimum lot area requirement of 14,500 sf and a minimum width of 100 feet as allowed by Mapleton City Code (MCC) Chapter 18.36.060. The proposed lots comply with these requirements.

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

STAFF RECCOMENDATION

Approve the Preliminary and Final Plats for the "Bringhurst Subdivision, Plat "A", with the attached findings and conditions.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated August 5, 2015 shall be addressed prior to plat recording.

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 11, 2015 at 8:30am

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

On August 5, 2015 a 1 Lot Plat application and plans were submitted for the Bringhurst Subdivision, Plat "A" consisting of 1 lot located at 323 East 1200 North. 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 are required prior to any public hearings.**

Community Development Division

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

Email: sconroy@mapleton.org

Brian Tucker, Planner, Phone: (801) 806-9108

Email: btucker@mapleton.org

Please submit revised drawings and the following corrections:

Application Deficiencies:

1. The applicant must submit a completed "Utility Notification Form". The form is included in the subdivision application packet.
2. The applicant must submit proof of the ability to dedicate to Mapleton City 1 irrigation share or water right 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).
3. 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 August 5, 2015:

1. The signature blocks for "Acceptance by the Legislative Body" and "Planning Commission Approval" can be removed from the plat and Replaced with a "Community Development Director Approval" signature block that includes signature lines for the Community Development Director, the City Engineer and the City Recorder.
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. The Final Plat must include a 10' PUE along the north, south, east and west property lines.
4. Signature blocks/lines for Rocky Mountain Power, Century Link, Comcast, Questar Gas, and Mapleton Irrigation need to be included on the final plat. These utility/service providers/infrastructure owners may have requirements for their respective signatures.

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: Bringhurst Subdivision Plat A

Date: August 13, 2015

Water System:

1. Show on plans a 1" water service to be installed to lot behind walk.

Secondary Water (Pressure Irrigation):

1. Show on plans a 1" pressurized irrigation service to be installed behind sidewalk.

Sewer:

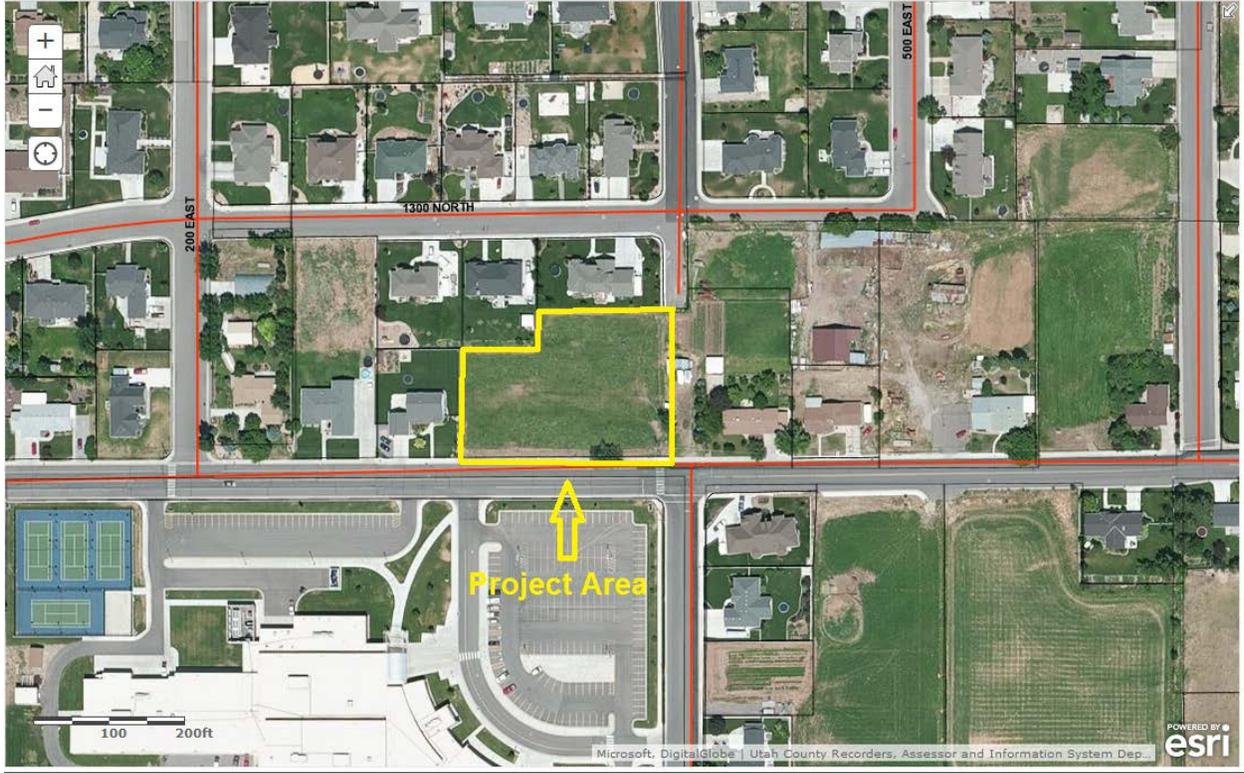
1. Show on plans 4" sewer later to be installed behind the sidewalk.

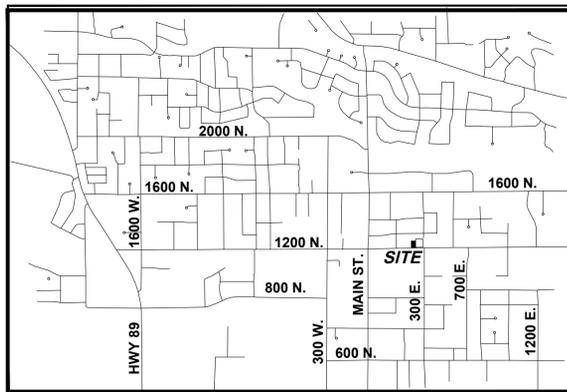
Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
2. Show on plat 10' PUE around all sides of lot 1.
3. Show on plans to remove and replace any broken or damaged curb and sidewalk.
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 1 acre feet of water (Mapleton Irrigation, Hobble Creek, or other thru a change application).
- Payment of engineering inspection fees (\$200 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).





1300 NORTH STREET

ORCHARD POINTE PLAT "B", LOT 7
 PARCEL NO.: 48:317:0007
 366 E 1300 N

JOHN LEWIS & DIANA BLY
 BLEGGI AS TRUSTEES OF
 THE JOHN LEWIS BLEGGI
 AND DIANA BLY BLEGGI
 FAMILY TRUST
 PARCEL NO.: 26:065:0195

400 E. STREET



North Quarter Corner
 Section 11
 Township 8 South,
 Range 3 East,
 Salt Lake Base and Meridian
 Found Monument

BASIS OF BEARING SECTION LINE
 N89°28'52"E 2641.70' (RECORDED)
 N89°28'52"E 2641.62' (MEASURED)

Northwest Corner
 Section 11 Township 8 South,
 Range 3 East,
 Salt Lake Base and Meridian
 Found Monument

ORCHARD POINTE PLAT "B", LOT 9
 PARCEL NO.: 48:317:0009
 292 E 1300 N

ORCHARD POINTE PLAT "B", LOT 8
 PARCEL NO.: 48:317:0008
 324 E 1300 N

ORCHARD POINTE PLAT "B", LOT 10
 PARCEL NO.: 48:317:0010
 291 E 1200 N

LOT 1
 14,617.77 SQ.FT.
 0.34 ACRES
 323 EAST 1200 NORTH

LARRY D. & GLENDA B. BRINGHURST,
 TRUSTEE OF THE GLENDA L.
 BRINGHURST REVOCABLE TRUST
 PARCEL NO.: 26:065:0164
 405 E 1200 N

LARRY D. & GLENDA B. BRINGHURST,
 TRUSTEE OF THE GLENDA L.
 BRINGHURST REVOCABLE TRUST
 PARCEL NO.: 26:065:0194
 405 E 1200 N

1200 NORTH STREET

MAPLETON JR HIGH PLAT "A", LOT 1
 PARCEL NO.: 46:677:0001
 1115 N 400 E

400 E. STREET

SURVEYOR'S CERTIFICATE

I, SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 312775 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 THE SOUTHEAST CORNER OF LOT 10 OF THE ORCHARD POINTE PLAT "B" SUBDIVISION, SAID POINT BEING NORTH 00°03'41" EAST ALONG THE SECTION LINE 32.55 FEET AND EAST 1022.83 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°00'47" EAST ALONG THE EASTERLY BOUNDARY OF SAID LOT 10 145.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE NORTH 89°29'48" EAST ALONG THE SOUTHERLY BOUNDARY OF LOT 8 OF SAID SUBDIVISION 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 8 OF SAID SUBDIVISION; THENCE SOUTH 00°00'47" WEST 146.43 FEET TO THE NORTHERLY RIGHT OF WAY OF 1200 NORTH STREET; THENCE SOUTH 89°46'33" WEST ALONG THE NORTHERLY RIGHT OF WAY OF 1200 NORTH STREET 100.00 TO THE POINT OF BEGINNING.

AREA = 14,617.77 SQ.FT. / 0.34 ACRES

THE SURVEY WAS BEGUN AT THE NORTHWEST CORNER OF THE SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, THE BASIS OF BEARING BEING NORTH 89°28'52" EAST FROM THE NORTHWEST TO THE NORTH 1/4 CORNER OF SAID SECTION.

SURVEYOR - SEAN A. FERNANDEZ JULY 13, 2015
 DATE

OWNER'S CERTIFICATE

KNOW BY ALL MEN BY THESE PRESENT THAT WE THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, 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 HERE UNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2015.

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
 COUNTY OF UTAH }

ON THIS _____ DAY OF _____, A.D. 2015 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF MAPLETON, COUNTY OF UTAH, 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 _____, A.D. 2015.

MAYOR: _____ ATTEST CITY RECORDER: _____

MAPLETON ENGINEER APPROVAL

I, _____ OF THE CITY OF MAPLETON HAS REVIEWED TO FORGOING PLAT AND LEGAL DESCRIPTION AND FOUND THEM TO BE CORRECT AND DO HEREBY GIVE APPROVAL OF SAID PLAT ON THIS _____ DAY OF _____, A.D. 2015.

MAPLETON ENGINEER: _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2015, BY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION: _____

PLANNING DIRECTOR APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2015, BY PLANNING DIRECTOR.

PLANNING DIRECTOR: _____

MAPLETON IRRIGATION COMPANY

APPROVED THIS _____ DAY OF _____, A.D. 2015, BY MAPLETON IRRIGATION COMPANY.

MAPLETON IRRIGATION COMPANY REPRESENTATIVE: _____

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, A.D. 2015, BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER REPRESENTATIVE: _____

COMCAST

APPROVED THIS _____ DAY OF _____, A.D. 2015, BY COMCAST.

COMCAST REPRESENTATIVE: _____

CENTURY LINK

APPROVED THIS _____ DAY OF _____, A.D. 2015, BY CENTURY LINK.

CENTURYLINK REPRESENTATIVE: _____

QUESTAR

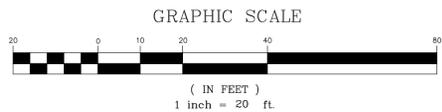
APPROVED THIS _____ DAY OF _____, A.D. 2015, BY QUESTAR.

QUESTAR REPRESENTATIVE: _____

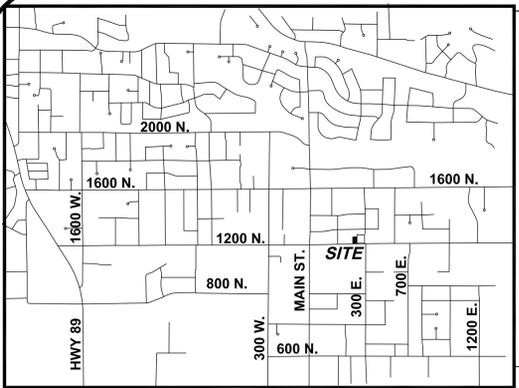
**PLAT "A"
 BRINGHURST
 SUBDIVISION**

MAPLETON, UTAH COUNTY, UTAH SCALE: 1" = 20 FEET

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



BRINGHURST PLAT "B" FUTURE DEVELOPMENT PLAN



EXISTING 1300 NORTH STREET (50' ROW)

FUTURE 1300 NORTH STREET

ORCHARD POINTE PLAT "B", LOT 7
PARCEL NO.: 48:317:0007
366 E 1300 N

JOHN LEWIS & DIANA BLY
BLEGGI AS TRUSTEES OF
THE JOHN LEWIS BLEGGI
AND DIANA BLY BLEGGI
FAMILY TRUST
PARCEL NO.: 26:065:0195

ORCHARD POINTE PLAT "B", LOT 9
PARCEL NO.: 48:317:0009
292 E 1300 N

ORCHARD POINTE PLAT "B", LOT 8
PARCEL NO.: 48:317:0008
324 E 1300 N

FUTURE LOT 2
16,699.12 SQ.FT.
0.383 ACRES

1251 NORTH 400 EAST

ORCHARD POINTE PLAT "B", LOT 10
PARCEL NO.: 48:317:0010
291 E 1200 N

LOT 1
14,617.77 SQ.FT.
0.34 ACRES

323 EAST 1200 NORTH

LARRY D. & GLENDA B. BRINGHURST,
TRUSTEE OF THE GLENDA L.
BRINGHURST REVOCABLE TRUST
PARCEL NO.: 26:065:0164
405 E 1200 N

FUTURE LOT 1
16,600.69 SQ.FT.
0.381 ACRES

1219 NORTH 400 EAST

LARRY D. & GLENDA B. BRINGHURST,
TRUSTEE OF THE GLENDA L.
BRINGHURST REVOCABLE TRUST
PARCEL NO.: 26:065:0194
405 E 1200 N

EXISTING 1/2 400 E. STREET

FUTURE 400 E. STREET (56' ROW)

EXISTING 1200 NORTH STREET (56' ROW)

400 E.

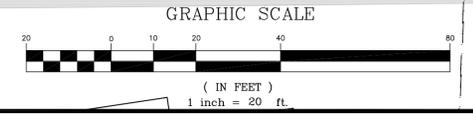


A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374-6262

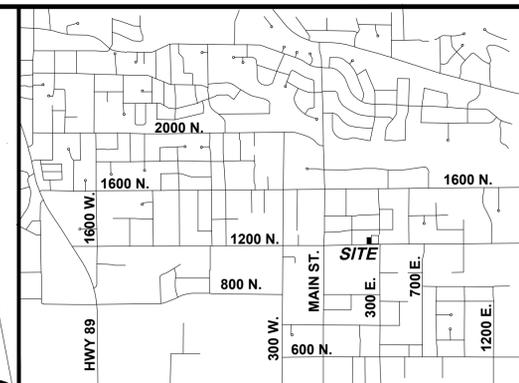
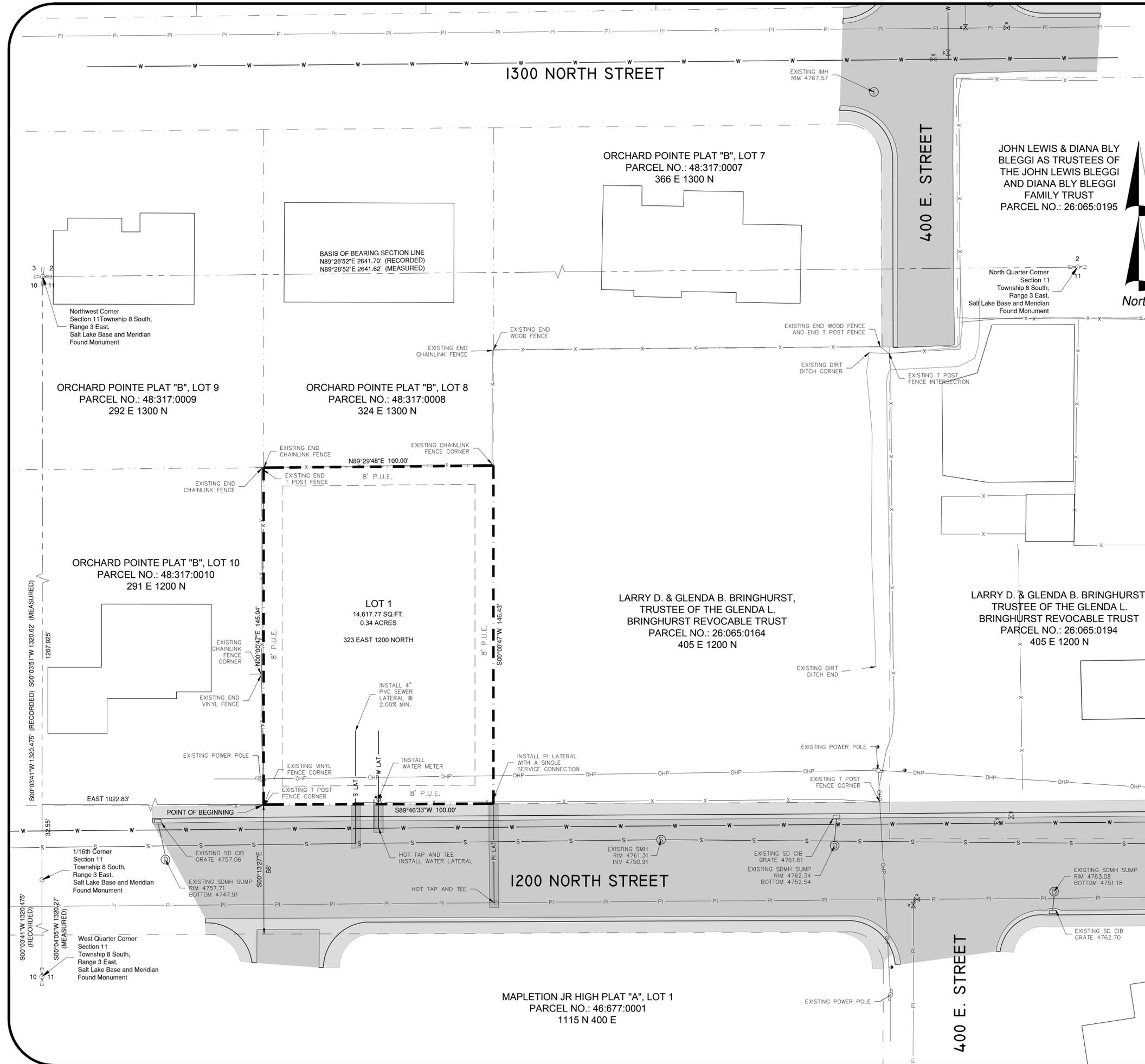
BRINGHURST PLAT "A", LOT 1
LARRY D. & GLENDA B. BRINGHURST
Future Development Plan

No.	Revision	Date

1
OF 1 SHEETS
Proj# 950-1780



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BRINGHURST PLAT "B"
PRELIMINARY SITE PLANS
Located in the Northwest
Quarter of Section 11,
Township 8 South, Range 3 East,
Salt Lake Base and Meridian
323 E. 1200 N., Mapleton, Utah

SITE INFORMATION:

Owner: Larry D. & Glenda B. Bringhurst, trustee of the Glenda L. Bringhurst Revocable Trust
Address: 323 East 1200 North, Mapleton, Utah

Area = 14,617.77 sq.ft. / 0.34 acres

Current Zone: RA-2 = Residential-Minor Agricultural

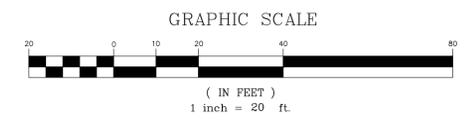
Lot Size: 14,500 sq.ft. min.
Lot Width: 100.00' min.
Setbacks: 30' Front and 25' Rear and 10' side min.
Building Height: Not to exceed two (2) stories with a maximum of forty feet (40').

BOUNDARY DESCRIPTION :

Commencing at the Southeast corner of Lot 10 of the Orchard Pointe Plat "B" Subdivision, said point being North 00°03'41" East along the section line 32.55 feet and East 1022.83 feet from the Southwest Corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°00'47" East along the easterly boundary of said Lot 10 145.94 feet to the Northeast corner of said Lot 10; thence North 89°29'48" East along the southerly boundary of Lot 8 of said subdivision 100.00 feet to the Southeast corner of Lot 8 of said subdivision; thence South 00°00'47" West 146.43 feet to the northerly Right of Way of 1200 North Street; thence South 89°46'33" West along the Northerly Right of Way of 1200 North Street 100.00 to the point of beginning.

Area = 14,617.77 sq.ft. / 0.34 acres

The survey was begun at the Northwest Corner of the Section 11, Township 8 South, Range 3 East, Salt Lake Base and Meridian. The Basis of Bearing being North 89°28'52" East from the Northwest to the North 1/4 Corner of said Section.



A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374-6262

BRINGHURST PLAT "A", LOT 1
LARRY D. & GLENDA B. BRINGHURST
Preliminary Site Plans

No.	Revision	Date

1
OF 1 SHEETS
Proj # 950-1780

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