

# City Council Staff Report

September 16, 2015

**Applicant:** Richard Walter

**Location:** 800 North 300 West

**Prepared by:** Brian Tucker

**Public Hearing Item:** Yes

**Zone:** A-2

## ATTACHMENTS

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and proposed street cross sections.
3. DRC Minutes dated 6/30/2015.

## REQUEST

Consideration of a Resolution approving the Final Plat for the Walter Farms Subdivision Plat “A” consisting of thirty one lots located at 800 North and 300 West, Rezone from A-2 to RA-1, and the application of a TDR-Receiving Site Overlay Zone.

## BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 19.17 acres and is located in the A-2 zone at 800 North 300 West. The applicant is proposing a thirty-one lot subdivision with each lot containing at least .50 acres and no less than 100’ of frontage. The applicant is proposing a rezone from the existing A-2 zoning district, a zone that requires lots to contain 2 acres of lot area and 200 feet of width/frontage to the RA-1 zone with the TDR–Receiving Overlay zone, a district that with an adequate number of TDR certificates allows lots to contain as little as .50 acres of lot area and 100’ of width/frontage. If the property were rezoned as the applicant has requested, the applicant would need to make use of 15 TDR certificates to create 30 lots that have less than 1 acre of land area required by the RA-1 zone. The result of this subdivision would be 30 lots ranging from .50 to .79 acres and one lot with 1.42 acres.

The applicant will be required to widen 800 North and 300 West and will build city streets to be used as access for the 31 lots. The new streets are 420 West, 550 West and 610 North. 550 West will be stubbed into the developable parcel to the south to provide access for future developments. It is reasonable to believe that the 550 West, which is aligned with a street of the same name in the approved Stonebridge Subdivision, will provide a through street from 800 North to the future extension of 400 North.

Storm water will be detained on site, in an area designated on lot 25. The streets within and adjacent to the subdivision will have storm water inlets that lead to pre-treatment sumps to drain the roadway of water. From the pre-treatment sumps the water will be piped (underground) to the detention site on lot 25.

## EVALUATION

**General Plan:** The General Plan indicates that this property should develop in a low density manner. The proposed ½ acre lots are very much in line with this indication. 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.

**Zoning:** The applicant is proposing that the current zoning be changed from the current A-2 zone to the RA-1 zone with the TDR-Receiving Overlay zone. This change would be consistent with the General Plan designation of this property as appropriate for ‘Low Density’ development. 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:** The Mapleton City Transportation Master Plan indicates that a minor local street traverses the center of the property from north to south and provide a continuation of local access from the developable land located north of 800 North, through the project area and eventually connecting with a future alignment and extension of 400 North. The plan also indicates that a minor local street be continued along the 600 North alignment to eventually provide a connection between 300 West and a future 800 West alignment. The adopted Transportation Master Plan requires that roads be located in accordance with the Mapleton City Master Street Plan Map.

In May 2014 the Planning Commission considered the Stonebridge Subdivision, located on property directly north of this property on the north side of 800 North. At that time the Planning Commission considered the alignment of the minor local street that would provide access from the internal street system, through the Walter Farms concept that had been the subject of an application submitted previously, but had at that time then been discussed only at the staff level, and eventually terminating at the future 400 North. At that time, given the proposed Walter Farms project and the desire of the Stonebridge applicant to realign the internal street structure from that on the adopted transportation plan, the Planning Commission approved a realignment of the street that will become 550 West to a location approximately 150-250’ west of the original alignment. The 550 West Street in this proposed subdivision would be an extension of this roadway and would line up with a 4-way intersection at 800 North. As this is a continuation of the previous amendment and in compliance with the desire to create through streets, it seems that this amendment of the Master Street Plan Map is a natural continuation of the previous alignment.

The 600 North alignment suggested by the Master Street Plan Map is problematic as a practical matter due to the location of the project area relative to the 600 South alignment and because of the location of parcels owned by other parties. In discussing the practical considerations, the Planning Staff and City Engineer have concluded that while removing the possibility of a through street or future connections would be unwise, the extension of 600 South is not possible in conjunction with this project. Staff suggests an alternate alignment that will leave open the possibility of a 600 South extension by stubbing the proposed 420 West such that a connection between these two roads is possible in the future when intervening property is developed. 610 South would be constructed as part of the subdivision to provide local access between 420 and 550 West.

**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**

Adopt the attached Resolution.

**SPECIAL CONDITION**

1. Any outstanding issues raised in the DRC minutes dated June 30, 2015 shall be addressed prior to plat recording.

## RESOLUTION NO. 2015-

**A RESOLUTION APPROVING THE FINAL PLAT FOR THE WALTER FARMS EMERALD ESTATES SUBDIVISION, PLAT "A" CONSISTING OF 31 LOTS, THE REZONE OF APPROXIMATELY 19.17 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 Walter Farms Plat "A" subdivision with the findings and conditions as outlined in the staff report dated September 2, 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 16<sup>th</sup> Day of September, 2015.

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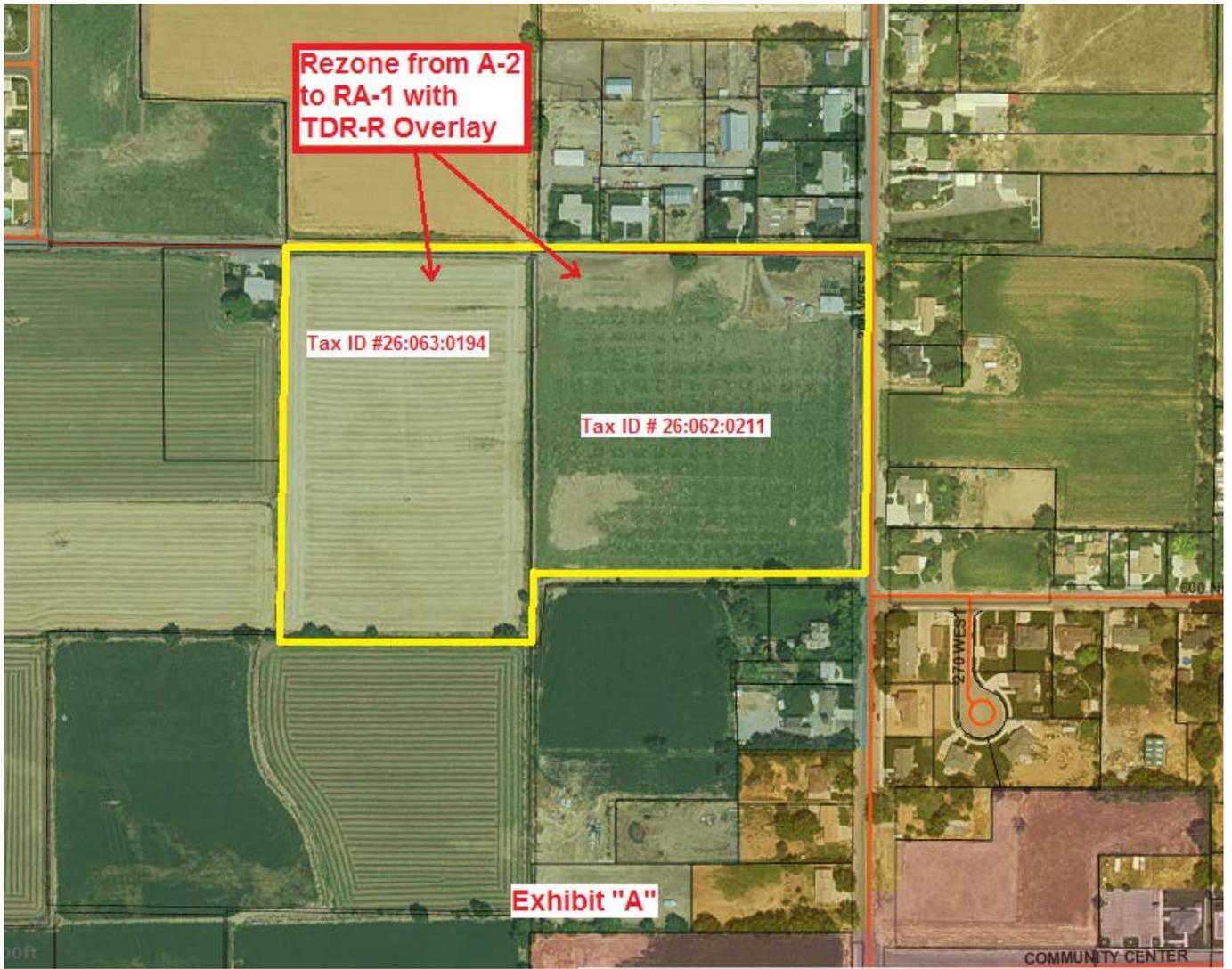
Brian Wall  
Mayor

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.	✓

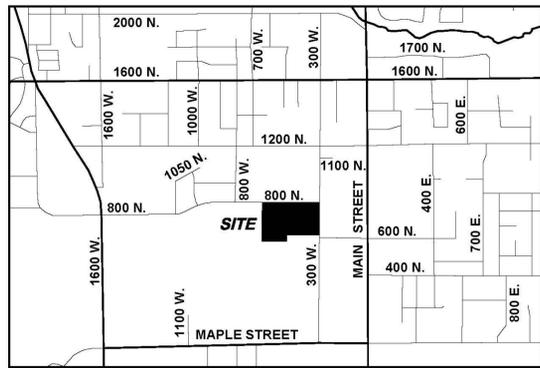
Application Materials

Subject Parcels

270 WEST







Curve Table					Curve Table					Curve Table				
Curve #	Radius	Length	Chord Direction	Chord	Curve #	Radius	Length	Chord Direction	Chord	Curve #	Radius	Length	Chord Direction	Chord
C19	20.00'	31.38'	N44° 38' 18"W	28.26'	C25	210.00'	90.28'	S34° 51' 21"W	89.59'	C31	210.00'	92.73'	N34° 31' 19"E	91.98'
C20	15.00'	23.56'	S45° 24' 27"W	21.21'	C26	170.00'	63.31'	S36° 30' 08"W	62.95'	C32	170.00'	31.84'	N41° 48' 20"E	31.80'
C21	15.00'	23.56'	N44° 35' 33"W	21.21'	C27	170.00'	75.44'	S13° 07' 13"W	74.82'	C33	15.00'	23.56'	N44° 35' 33"W	21.21'
C22	20.00'	31.36'	N45° 19' 45"E	28.25'	C28	20.00'	31.47'	S44° 40' 15"E	28.32'	C34	170.00'	106.91'	N18° 25' 24"E	105.16'
C23	15.00'	23.56'	S45° 24' 27"W	21.21'	C29	20.00'	31.36'	S45° 19' 45"W	28.25'	C35	190.00'	155.08'	N23° 47' 22"E	150.81'
C24	210.00'	81.12'	S11° 28' 26"W	80.62'	C30	210.00'	78.67'	N11° 08' 23"E	78.21'	C36	190.00'	155.08'	S23° 47' 22"W	150.81'



NE CORNER SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

Allan H. & Ila W. Pennington, Trustees of the Allan & Ila Pennington Family Trust Parcel No.: 26.062.0168

Banks Subdivision Plat A Lot 3 Denver & Sharon Green Parcel No.: 35.109.0004

Jerry K. Batley Parcel No.: 26.062.0082

R.D. McDougal, LLC Parcel No.: 26.062.0233

Earl T. Durham Parcel No.: 26.062.0062

Jodi Allen Parcel No.: 26.063.0083

The Ray and Lora Whiting Family LLC Parcel No.: 26.063.0203

Alan Wade and Donna Kathryn Tischner Parcel No.: 26.063.0170

John W. & Mary Johnson Allan Parcel No.: 26.063.0169

Jackson Hollow, Plat "A", Lot 3

ENGINEERING SURVEYING  
A.L.M. & Associates, Inc.  
801-374-5252

### 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.

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### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°03'37" EAST ALONG THE SECTION LINE 145.92 FEET WEST 989.61 FEET FROM THE EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 00°58'49" WEST 643.68 FEET ALONG A FENCE AND A FENCE LINE EXTENDED, THENCE NORTH 89°44'56" WEST 668.25 FEET ALONG A FENCE LINE, THENCE SOUTH 00°01'07" EAST 125.29 FEET, THENCE SOUTH 45°04'05" WEST 19.06 FEET, THENCE NORTH 89°50'44" WEST 500.09 FEET ALONG THE FOUND EVIDENCE OF AN OLD FIELD FENCE, THENCE NORTH 00°36'28" EAST 787.55 FEET ALONG A FENCE AND A FENCE LINE EXTENDED, THENCE SOUTH 89°32'36" EAST 1194.48 FEET ALONG A FENCE AND A FENCE LINE EXTENDED TO THE POINT OF BEGINNING.

AREA = 834,859.92 SQ.FT. / 19.166 ACRES

BASIS OF BEARING BEING NORTH 00°03'37" EAST ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION, NAD83 COORDINATE SYSTEM.

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### OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL 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 AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015.

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### 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.

A NOTARY PUBLIC COMMISSIONED IN UTAH, MY COMMISSION EXPIRES \_\_\_\_\_.

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### 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: \_\_\_\_\_

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### 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: \_\_\_\_\_

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### 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: \_\_\_\_\_

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### 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: \_\_\_\_\_

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### CenturyLink

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

CENTURY LINK REPRESENTATIVE: \_\_\_\_\_

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### QUESTAR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015, BY QUESTAR.

QUESTAR REPRESENTATIVE: \_\_\_\_\_

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## PLAT "A"

# WALTER FARMS

## SUBDIVISION

MAPLETON, UTAH COUNTY, UTAH

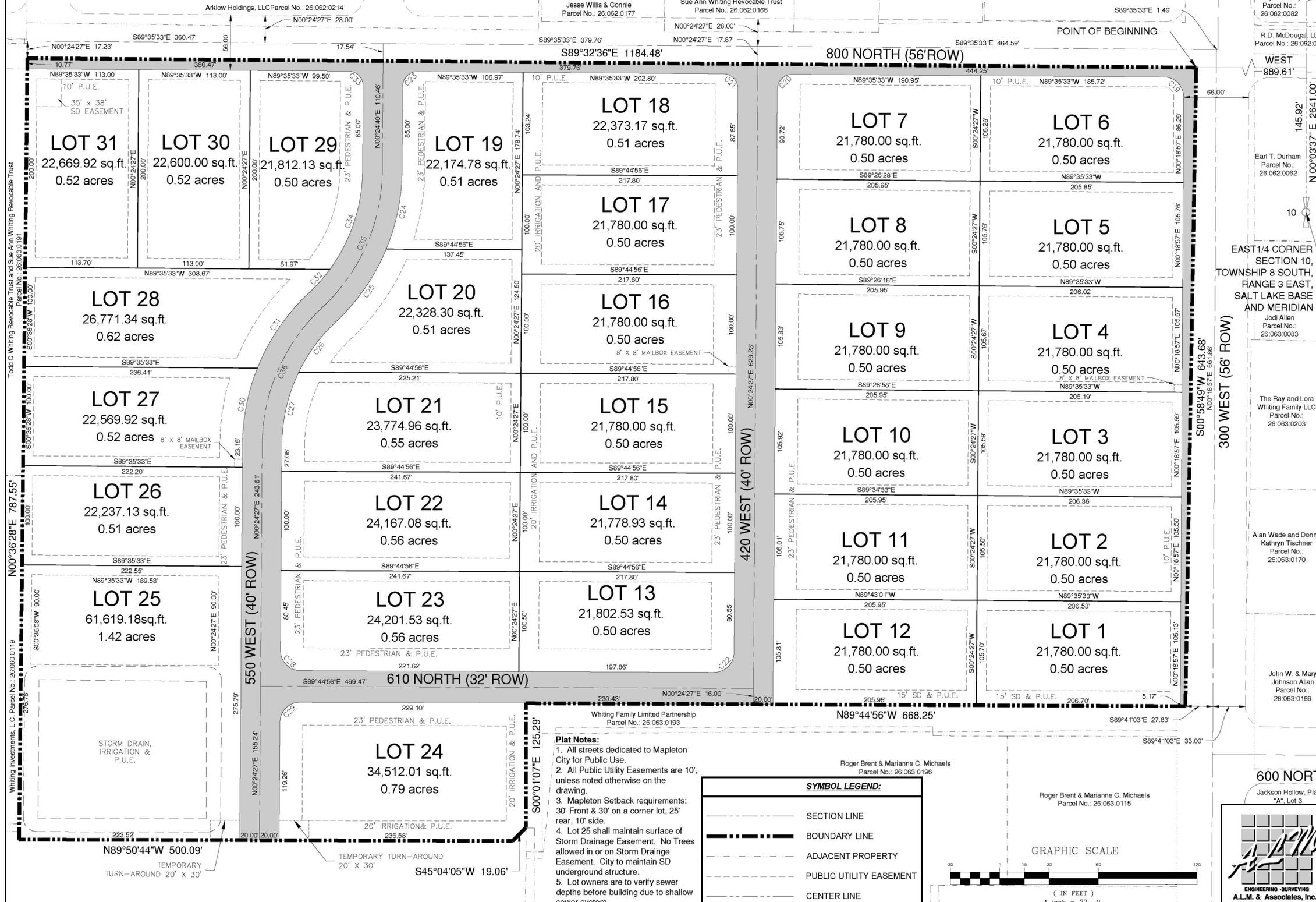
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

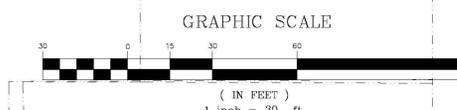
CLERK-RECORDER SEAL



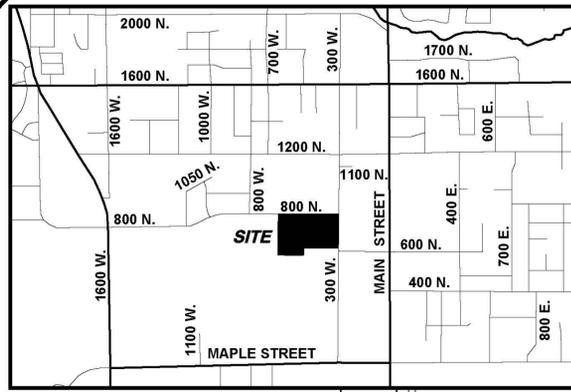
- Plat Notes:**
- All streets dedicated to Mapleton City for Public Use.
  - All Public Utility Easements are 10', unless noted otherwise on the drawing.
  - Mapleton Setback requirements: 30' Front & 30' on a corner lot, 25' rear, 10' side.
  - Lot 25 shall maintain surface of Storm Drainage Easement. No Trees allowed in or on Storm Drainage Easement. City to maintain SD underground structure.
  - Lot owners are to verify sewer depths before building due to shallow sewer system.

**SYMBOL LEGEND:**

	SECTION LINE
	BOUNDARY LINE
	ADJACENT PROPERTY
	PUBLIC UTILITY EASEMENT
	CENTER LINE



PA 1999-1361.ctbeng \3.561-Final Plat A.r8.dwg 06/12/2015



TDR Lot (.5 ac.) = 32  
 TDR's needed = 16  
 Total Lots = 32



**Owner / Developer:**  
 Walter Farms Inc  
 Richard Walter  
 6122 S. Jordan Canal Rd.  
 Taylorsville, Ut 84118

**Surveyor / Engineering / Planning:**  
 A.L.M. & Associates, Inc.  
 2230 North University Parkway, 6D  
 Provo, Utah 84604  
 801-374-6262  
 801-374-0385 fax  
 MGreenwood@ALMOnline.com

**Current Zone:**  
 A-2  
 31 TDR Lots (.5 ac. min.)  
 Total Lots = 31 (16 TDR's needed)

- Site Notes & Information:**
- All streets dedicated to Mapleton City for Public Use.
  - All Public Utility Easements are 10', unless noted otherwise on the drawing.
  - Mapleton Setback requirements: 30' Front & 30' on a corner lot, 25' rear, 10' side.
  - Clearing and grubbing of site will be required.
  - Install concrete collars on all water valves and manholes.
  - Lot 25 shall maintain surface of Storm Drainage Easement. No Trees allowed in or on Storm Drainage Easement. City to maintain SD underground structure.
  - Lot owners are to verify sewer depths before building due to shallow sewer system.

**BOUNDARY DESCRIPTION:**

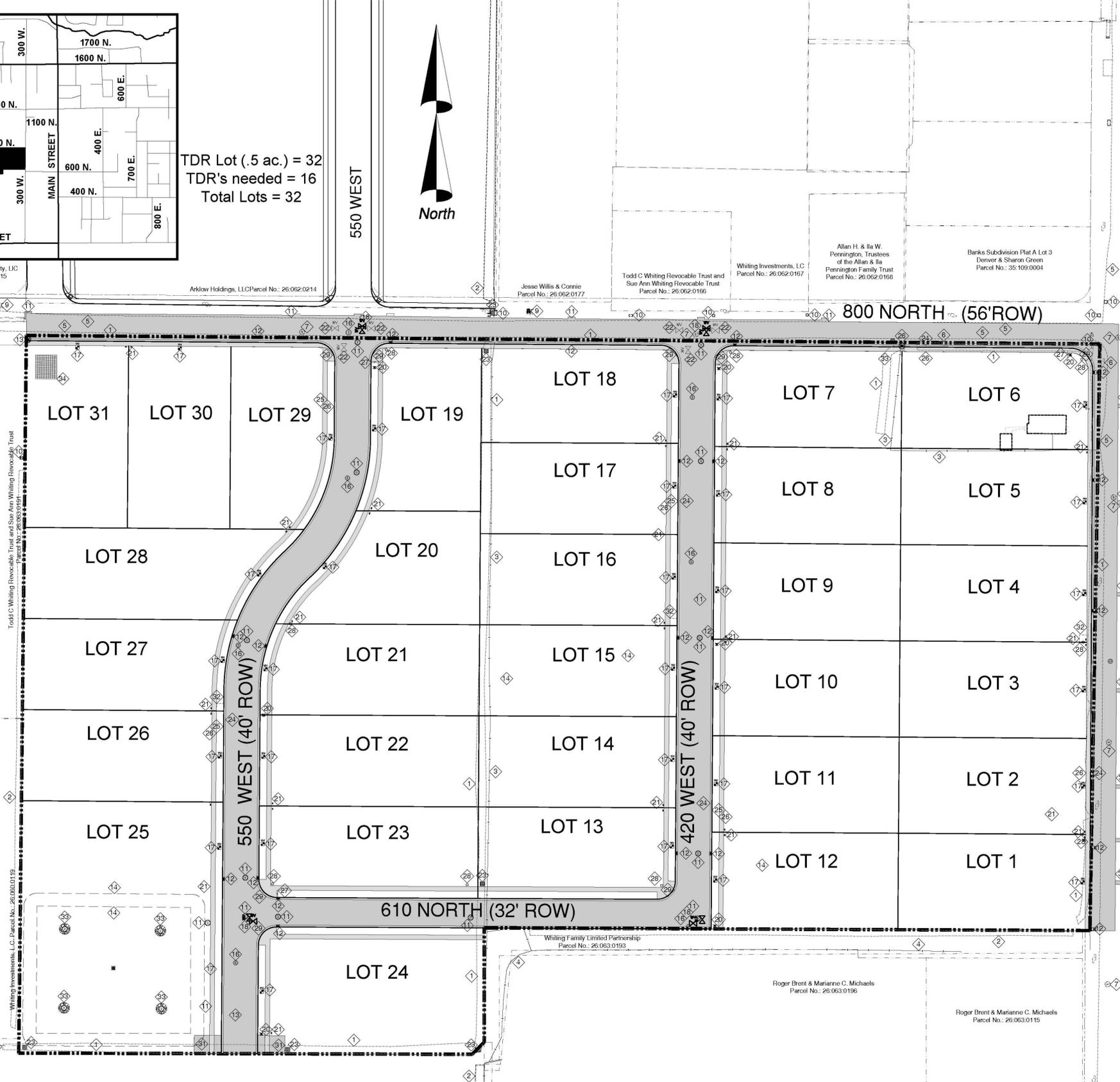
Beginning at a point located North 00°03'37" East along the section line 145.92 feet and West 989.61 feet from the East 1/4 Corner of Section 10, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 00°58'49" West 643.58 feet along a fence and a fence line extended; thence North 89°44'56" West 668.25 feet along a fence line; thence South 00°10'17" East 125.29 feet; thence South 45°04'05" West 19.06 feet; thence North 89°50'44" West 500.09 feet along the found evidence of an old field fence; thence North 00°36'28" East 787.55 feet along a fence and a fence line extended; thence South 89°32'36" East 1184.48 feet along a fence and a fence line extended to the point of beginning.

Area = 834,859.92 Sq.Ft. / 19.166 Acres

Basis of Bearing being North 00°03'37" East along the section from the East Quarter Corner to the Northeast Corner of said Section.

**SHEET INDEX**

- COVER SHEET
- PRELIMINARY PLAT
- UTILITY PLAN
- GRADING & DRAINAGE PLAN
- 300 WEST P&P
- 300 WEST P&P
- 420 WEST P&P
- 420 WEST P&P
- 550 WEST P&P
- 550 WEST P&P
- 800 NORTH P&P
- 800 NORTH P&P
- 800 NORTH P&P
- 610 NORTH P&P
- IRRIGATION P&P
- IRRIGATION P&P
- IRRIGATION P&P
- R-TANK DETAILS
- SWPPP
- SWPPP DETAILS
- CITY DETAILS
- CITY DETAILS
- CITY DETAILS
- MAPLETON IRRIGATION DETAILS
- STREET CROSS SECTIONS



**KEYED NOTES**

- EXISTING DITCH TO BE ABANDONED & COMPACTED
- EXISTING DITCH TO REMAIN
- EXISTING FENCE TO BE REMOVED
- EXISTING FENCE TO REMAIN
- EXISTING EDGE OF ASPHALT
- EXISTING POWER POLE TO BE RELOCATED
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT AND VALVE
- EXISTING IRRIGATION BOX
- INSTALL SDMH
- INSTALL SD SUMP
- INSTALL SD CURB INLET OR COMBO BOX
- INSTALL SD PRE-TREATMENT MANHOLE
- INSTALL SD RETENTION BASIN
- R-TANK SYSTEM
- INSTALL SEWER LATERAL
- INSTALL SEWER MANHOLE
- INSTALL WATER METER
- INSTALL WATER VALVE
- INSTALL WATER LATERAL
- INSTALL FIRE HYDRANT AND VALVE
- INSTALL PRESSURIZED IRRIGATION SERVICE BOX
- INSTALL PRESSURIZED IRRIGATION VALVE
- INSTALL IRRIGATION BOX
- INSTALL CURB & GUTTER
- INSTALL 8' WIDE PLANTER
- INSTALL 5' WIDE SIDEWALK
- STOP SIGN
- STREET LIGHT
- ADA RAMP
- ASPHALT CUT LINE
- ASPHALT TEMPORARY TURN AROUND
- MAILBOX EASEMENT

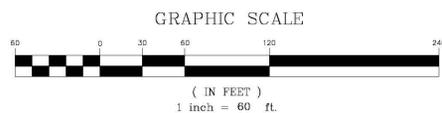
**SYMBOL LEGEND**

—	FENCE LINE
W	WATER LINE
IRR	IRRIGATION LINE
SD	STORM DRAIN LINE
---	EXISTING FEATURES
S	SANITARY SEWER LINE
PI	PRESSURE IRRIGATION
OH	OVERHEAD POWER LINE
E	UNDERGROUND POWER LINE
STOP SIGN	STOP SIGN
LIGHT POLE	LIGHT POLE
POWER POLE	POWER POLE
WATER VALVE	WATER VALVE
WATER METER	WATER METER
FIRE HYDRANT	FIRE HYDRANT
SEWER MANHOLE	SEWER MANHOLE
SD CATCH BASIN BOX	SD CATCH BASIN BOX
SD MANHOLE OR SUMP	SD MANHOLE OR SUMP
CURB INLET OR COMBO BOX	CURB INLET OR COMBO BOX
PRESS. IRR. SERVICE BOX	PRESS. IRR. SERVICE BOX
INV	INVERT OR FLOW LINE OF PIPE
BOW	BACK OF WALK
LOG	LIP OF GUTTER
TBC	TOP BACK OF CURB
SD	STORM DRAIN
RD	ROOF DRAIN
FFE	FINISH FLOOR ELEVATION
EO	EDGE OF ASPHALT
RCP	REINFORCED CONCRETE PIPE
L.F.	LINEAR FEET
NG	NATURAL GROUND
FG	FINISH GRADE

**NOTES:**

- CONTRACTOR TO BRING ALL CONCRETE IMPROVEMENTS TO CURRENT CITY STANDARDS, INCLUDING ADA RAMPS.
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES.
- CLEARING AND GRUBBING OF SITE WILL BE REQUIRED.

Whiting Family Limited Partnership  
 Parcel No.: 26.063.0115



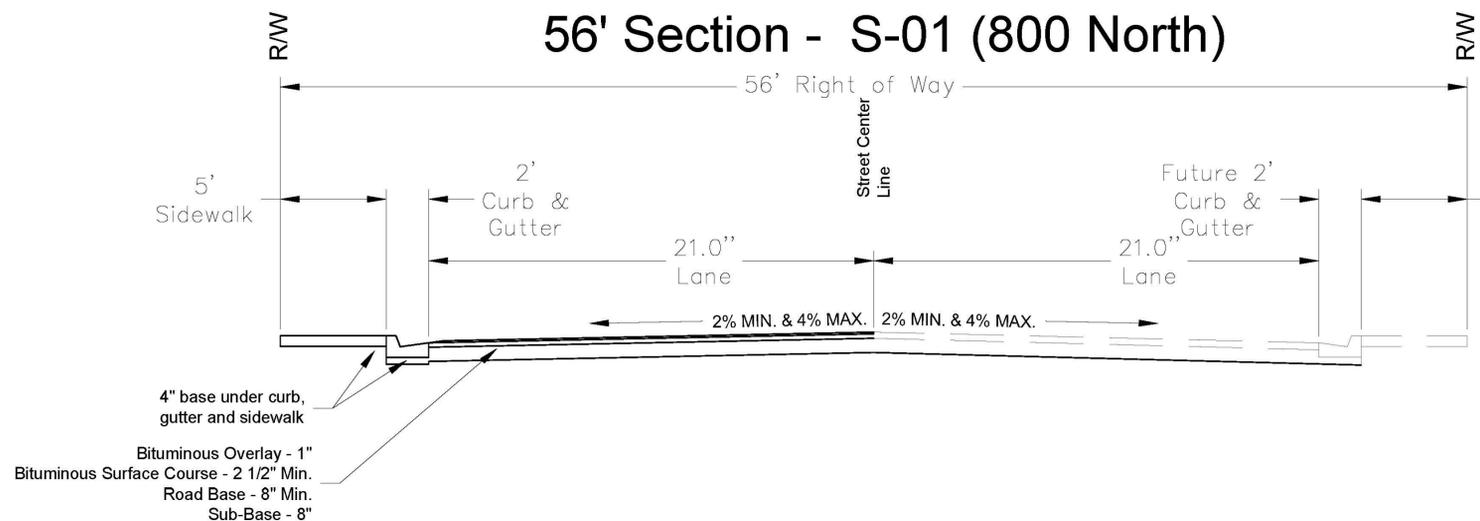
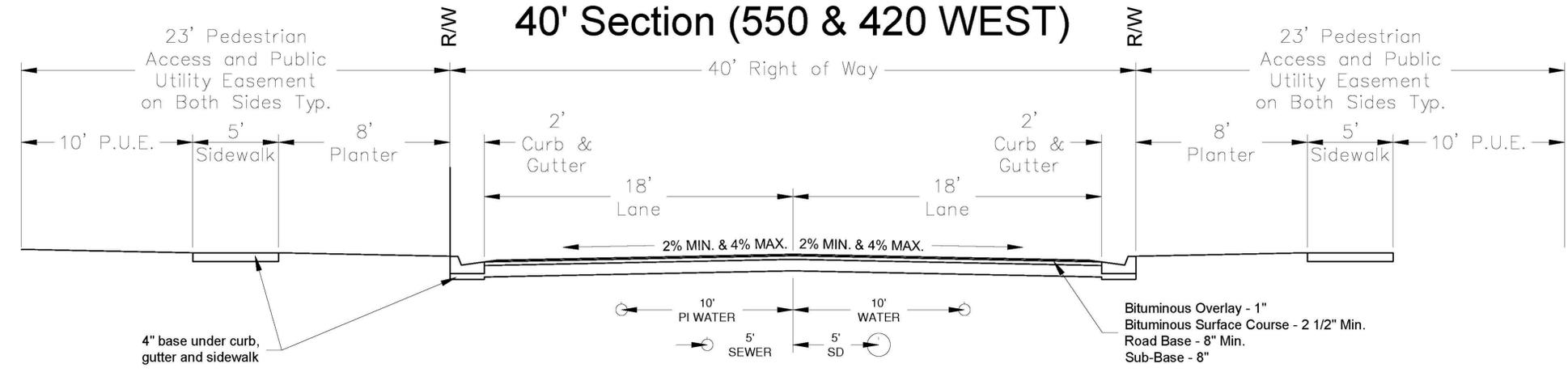
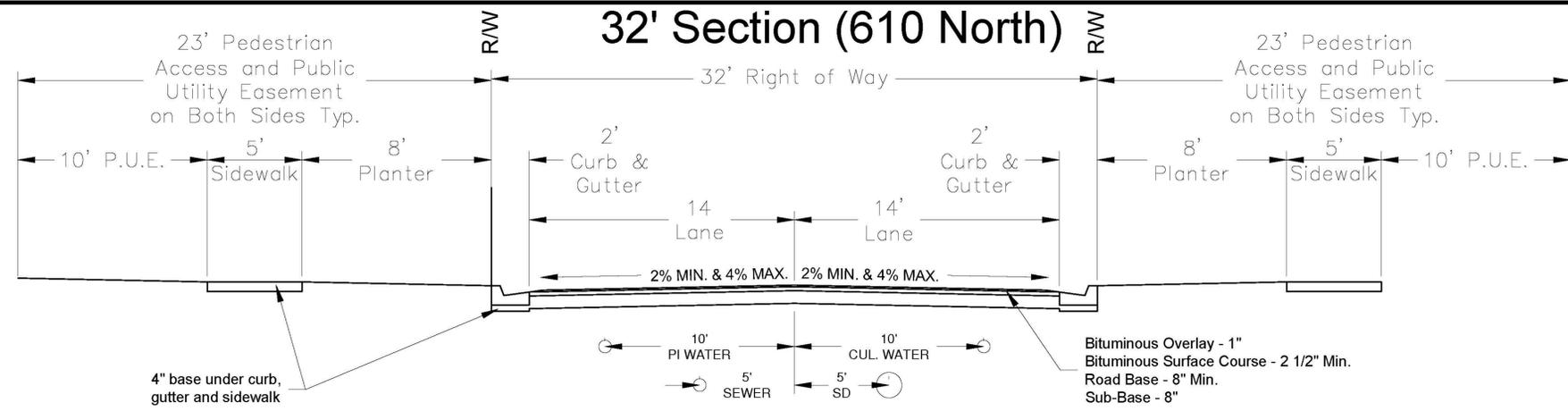
**A.L.M. & Associates, Inc.**  
 Engineering · Surveying · Development · Planning  
 2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374-6262



**WALTER FARMS PLAT "A" SUBD.**  
 RICHARD WALTER  
 COVER SHEET

No.	Revision	Date

**1**  
 OF 25 SHEETS  
 Proj # 799-1361

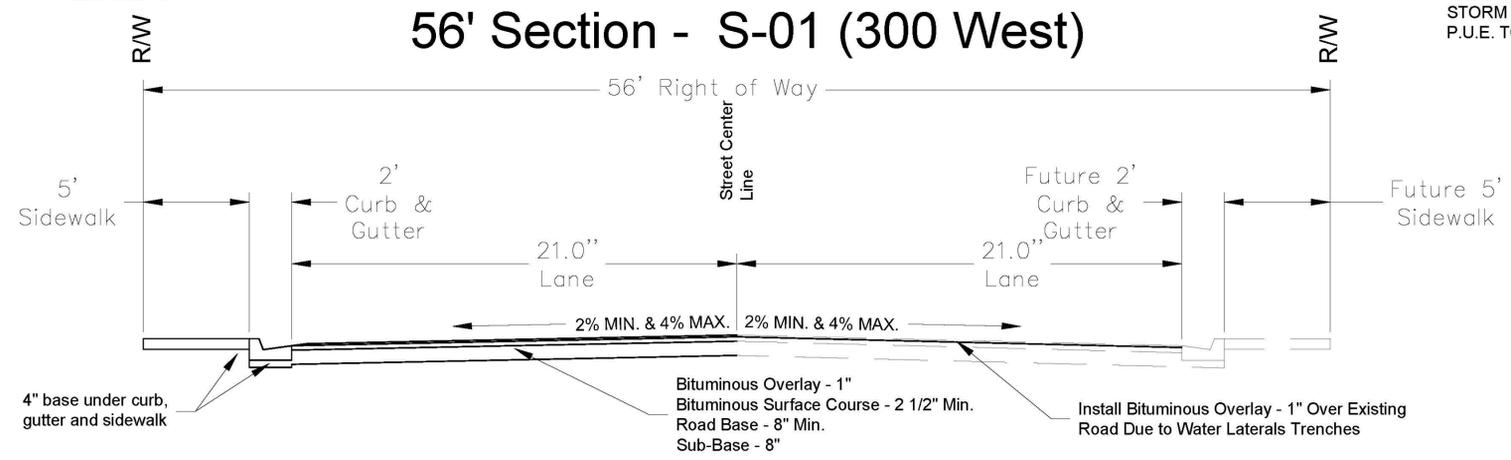


**TYPICAL STREET CROSS SECTION NOTES**

BITUMINOUS ASPHALT OVERLAY - 1"  
BITUMINOUS ASPHALT SURFACE COURSE = 2 1/2" LOCAL  
3 1/2" COLLECTOR

UNTREATED BASE COURSE = 8" MIN.  
SUB BASE = 8" MIN. AS PER CBR OF 3% OF THE GEOTECH REPORT

WATER = 10' EAST & NORTH OF CENTER LINE  
PRESS. IRR. = 10' WEST AND SOUTH OF CENTER LINE  
SEWER = 5' WEST AND SOUTH OF CENTER LINE  
STORM DRAIN = 5' EAST AND NORTH OF CENTER LINE  
P.U.E. TO BE USED BY GAS, ELECTRICAL & COMMUNICATIONS.



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

WALTER FARMS PLAT "A" SUBD.  
RICHARD WALTER  
STREET CROSS SECTIONS

No.	Revision	Date

25  
OF 25 SHEETS  
Proj # 799-1361

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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2015 at 8:30am

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

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On or about June 30, 2015 the City received revised plans for the Walter Farms Plat "A" subdivision consisting of the rezone of approximately 19 acres from A-2 to RA-1/TDR-R and for a subdivision consisting of 31 lots located at approximately 300 W and 800 N. 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](mailto:sconroy@mapleton.org)

Brian Tucker, Planner, Phone: (801) 806-9108, Fax: (801) 489-5657

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

### **Please submit revised drawings and the following corrections:**

#### Application Deficiencies:

1. The applicant must submit evidence of ability to satisfy water rights conveyance requirements with subdivision application. An irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company for each lot.
2. **\*Applicant must sign the "Acknowledgement of Requirements" included in the subdivision application packet.**
3. **\*Applicant must sign the owner/agent affidavit form included in the subdivision application packet.**
4. **\*The applicant must submit a title report, covering the property within the final plat area, to identify all interests in the property which have an effect on the title, and to establish that the land proposed for subdivision is free of boundary conflicts. The purpose of this requirement shall be to ensure that purchasers of lots will have a clear and marketable title.**
5. The applicant must submit evidence of review of the plat by the electric, gas and telephone utility providers.
6. Submit evidence of ability to meet the TDR Certificates requirements with subdivision application. 15 TDR Certificates will be needed to create the proposed 30 lots that do not meet the 1 acre requirement in the RA-1 district.

#### Comments for plans submitted June 30, 2015:

1. Please place the assigned addresses on the final plat (Final page of this document).
2. Please include a line for the 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.

## **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: Walter Farms "A"                      Date: July 15, 2015**

#### Site Grading:

1. Clearing and grubbing of site will be required

#### Sewer System:

1. Extend sewer on 550 West (Lot 25) to south property line.

#### Water System:

1. Water Model review by RB&G (801) 374- 5771, the cost of this review is the responsibility of the developer

#### Roadway:

1. Include a 1" overlay with level course on 300 West and 800 North with multiple new utility trenches.
2. Provide information on alignment of 300 West and 800 North with regards to existing and proposed concrete improvements.
  - a. (300 West may be able to shift to the east, 800 North needs to align with the west, and future improvements to north and east.)

#### Storm Drain:

1. Provide Geo-tech report and storm water calculations for a 100 year storm.
  - a. Provide basin detail such as landscape, storage capacity, basin sump detail.
2. Storm drain boxes and inlets shall be every 300' maximum (add inlets on 800 North, 610 North and 550 West)
3. Include maintenance plan of storm drain basin, which is to be recorded with the lot #25.
4. Include detail on storage basin on lot #31
5. SWPPP and land disturbance plan will be required.

#### Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches
2. Power poles will need to be removed on 800 North and 300 West.
3. Mapleton/APWA standards.
4. Granular borrow required in all trenches and fill areas.
5. Plat page shows 300 West with 66' wide R/W this should be changed to 56'.

**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.
- 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.
- Submit one water share per lot (Mapleton Irrigation or Hobble Creek shares).
- Payment of engineering inspection fees (\$170 per lot).
- Payment of street light fee (\$450 per lot).
- Submittal of 16 Transferable Development Rights (TDRs).
- 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).

**Walter Farms Assigned Addresses** (Based on 6/30/2015 Drawings)

<u>Lot #</u>	<u>Primary Address</u>	<u>Secondary Address (Corner Lots)</u>
Lot 1	627 N 300 West	NA
Lot 2	659 N 300 West	NA
Lot 3	691 N 300 West	NA
Lot 4	723 N 300 West	NA
Lot 5	755 N 300 West	NA
Lot 6	787 N 300 West	335 W 800 North
Lot 7	786 N 420 West	397 W 800 North
Lot 8	754 N 420 West	NA
Lot 9	722 N 420 West	NA
Lot 10	688 N 420 West	NA
Lot 11	656 N 420 West	NA
Lot 12	624 N 420 West	NA
Lot 13	633 N 420 West	472 W 610 North
Lot 14	655 N 420 West	NA
Lot 15	697 N 420 West	NA
Lot 16	729 N 420 West	NA
Lot 17	757 N 420 West	NA
Lot 18	789 N 420 West	469 W 800 North
Lot 19	772 N 550 West	523 W 800 North
Lot 20	738 N 550 West	NA
Lot 21	698 N 550 West	NA
Lot 22	664 N 550 West	NA
Lot 23	634 N 550 West	538 W 610 North
Lot 24	588 N 550 West	541 W 610 North
Lot 25	635 N 550 West	NA
Lot 26	667 N 550 West	NA
Lot 27	699 N 550 West	NA
Lot 28	731 N 550 West	NA
Lot 29	767 N 550 West	571 W 800 North
Lot 30	603 W 800 North	NA
Lot 31	639 W 800 North	NA

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# MAPLETON CITY

## PLANNING COMMISSION MINUTES

August 13, 2015

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16 **PRESIDING AND CONDUCTING:** Chairman Rich Lewis

17 **Commissioners in Attendance:** Golden Murray  
18 Thomas Quist (Alternate)  
19 Justin Schellenberg

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

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

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23 Chairman Lewis called the meeting to order at 6:30pm. Rich Lewis gave the invocation and  
24 Golden Murray led the Pledge of Allegiance.

25 Alternate Commissioner Thomas Quist was seated as a voting member this evening.

26 *Items are not necessarily heard in the order listed below.*

27 **Item 1. Planning Commission Meeting Minutes – July 9, 2015.**

28 **Motion:** Commissioner Murray moved to approve the July 9, 2015 Planning Commission  
29 Minutes.

30 **Second:** Commissioner Quist

31 **Vote:** Unanimous

32 **Item 2. Consideration of a Preliminary and Final Plat approval for the *Riding*  
33 *Subdivision Plat “A”* consisting of six lots located on 800 South between 800  
34 and 1100 West in the Residential-Agricultural (RA-1) with TDR-Receiving  
35 zone.**

36 TO BE CONTINUED.

37 **Motion:** Commissioner Schellenberg moved to continue this item until the August 27,  
38 2015 Planning Commission Meeting.

39 **Second:** Commissioner Murray

40 **Vote:** Unanimous

42 **Item 3. Consideration of a Final Plat approval for the *Canto Subdivision Plat “B”*, an**  
43 **amendment of the Canto Subdivision Plat “A” to include two additional lots,**  
44 **located at approximately 600 East Maple Street in the Residential-Minor**  
45 **Agricultural (RA-2) zone.**  
46

47 **Brian Tucker**, Planner, went over the Staff Report for those in attendance. Back in August  
48 2014 a 3-lot preliminary and 1-lot Final plat were approved for the Canto Subdivision. This new  
49 request will consist of 3 lots. One lot currently has a home on it, so 2 new lots will be created.  
50 All 3 of the lots meet the requirement for the RA-2 Zone. Most of the improvements will be on  
51 Maple Street.

52  
53 **Mike Klauck**, representing Kathy Zobell, stated that this is a continuation of the Canto Plat A  
54 subdivision.

55  
56 **Chairman Lewis** opened the Public Hearing. No comments were given and the Public Hearing  
57 was closed.

58  
59 **Motion:** Commissioner Murray moved to approve the Final Plat for the *Canto Subdivision*  
60 *Plat “B”*, an amendment of the Canto Subdivision Plat “A” to include two  
61 additional lots, located at approximately 600 East Maple Street in the Residential-  
62 Minor Agricultural (RA-2) zone with the attached conditions listed in the Staff  
63 Report this evening.

64 **Second:** Commissioner Quist

65 **Vote:** Unanimous  
66

67 **Item 4. Consideration of Preliminary and Final Plat approvals for the *Walter Farms***  
68 ***Subdivision Plat “A”* consisting of thirty one lots located at 800 North and 300**  
69 **West and the application of a TDR-Receiving Site Overlay Zone.**  
70

71 **Brian Tucker**, Planner, went over the Staff Report for those in attendance. The property is  
72 located on approximately 19.17 acres in size. This proposal will make use of 15 Transferable  
73 Development Right (TDR) Certificates. The General Plan in this area calls out for low density  
74 residential, which calls for lots between 1 acre in size, with ½ acre lots when applying the use of  
75 TDR’s. The proposed subdivision does require some amendments to the current Transportation  
76 Master Plan. Some of this is due to the layout of the Stonebridge Subdivision. This  
77 development would be a result of that development and the spirit of what the City was trying to  
78 achieve with street connectivity and alignment through this area of the City. Staff recommends  
79 approval of the requested rezone, and feels the minor adjustments to the Transportation Plan to  
80 be appropriate. The property owner of Lot 25 will be required to maintain the Retention Area on  
81 their lot.

82  
83 **Mark Greenwood**, applicant’s Engineer, was in attendance to answer any questions that arose.  
84 Chairman Lewis opened the Public Hearing. **Mike Cobia** was there to represent himself and  
85 Roger Michaels, who could not be in attendance this evening. He had a concern with the

86 setbacks to the Green home that is located by this property on the northwest corner of 800 North  
87 and 300 West. Mr. Cobia feels that the setbacks to these homes across the street should be  
88 addressed to ensure they can meet the setbacks when their side of 800 North is developed.  
89 **Commissioner Schellenberg** asked if the current center line on 800 North would shift when the  
90 full improvements are installed on this street. Mike also asked about the existing trail along 300  
91 West. Brian stated that the trail is currently not installed, and that the sidewalk would be taking  
92 its place. Mike Cobia felt that the sidewalk should be installed at 6' to be adequate for a trail.  
93 Roger Michaels would like a letter stating that it is the intention of the City to remove 600 North  
94 off of the Transportation Master Plan map. Brian stated that it is shown to be removed in Item 5  
95 on the agenda this evening. As proposed staff feels this layout will give Mr. Michaels the best  
96 development layout of his property. Michael Cobia feels deep sumps need to be installed instead  
97 of the current proposal. **Sean Conroy** stated that the City does have an engineer working on a  
98 City wide Storm Drain Master Plan. **Julie Hancock** lives on 300 West and feels keeping the  
99 white line on the street for pedestrians would be great, as it gives the children an idea of where  
100 they are allowed to ride their bikes, scooters, etc. No additional comments were given and the  
101 Public Hearing was closed.

102  
103 **Sean Conroy**, Community Development Director, verified that the improvements on 300 West  
104 show for a 5' sidewalk, curb and gutter. It currently does not show a Trail in this area.  
105 **Commissioner Murray** inquired if there would be room down 300 West for a bike lane. Brian  
106 stated that there will be a wide shoulder in this area, and would likely allow adequate area until  
107 such time that the full improvements have been installed all along 300 West. Mark Greenwood  
108 spoke to the alignment of 300 West. It was established off of the LDS Church that was built just  
109 north of this development. The Green's home was part of a recorded subdivision plat, which  
110 established the property lines. The 56' Right-of-Way (ROW) was taken from the recorded plat,  
111 as well as that of the Stonebridge Subdivision. There was a lot of effort put into how the Storm  
112 Drainage was going to be handled on this property. There were too many sumps required in  
113 order to handle what was needed, which resulted in the proposed retention area. This pond is  
114 designed with a possible 3' depth. The sumps being added are an additional measure being  
115 taken, and not required with the size of retention basin being installed.

116  
117 **Motion:** Commissioner Murray moved to recommend approval to the City Council for the  
118 Preliminary and Final Plat of the *Walter Farms Subdivision Plat "A"* consisting  
119 of thirty one lots located at 800 North and 300 West and the application of a  
120 TDR-Receiving Site Overly Zone with the attached findings and conditions listed  
121 in the Staff Report this evening.

122 **Second:** Commissioner Schellenberg

123 **Vote:** Unanimous

124  
125 **Item 5. Consideration of an amendment of the Master Street Plan in the Mapleton**  
126 **City Transportation Master Plan to include potential connections to 1600**  
127 **South in Springville and ultimately to Interstate 15 and minor adjustments to**  
128 **acknowledge roads that have been constructed, realigned and planned since**  
129 **the Transportation Plan was adopted on July 20, 2010.**

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**Brian Tucker**, Planner, went over the Staff Report for those in attendance. Some of the previous developments were listed in describing what types of adjustments have already been approved and constructed. Allowing for this on the Master Plan will allow Mountainland Association of Governments (MAG) to do traffic studies in these areas. Brian showed those in attendance how 600 North has been proposed to be removed from the Transportation Master Plan Map. The only changes being made, aside of the Interstate 15 connection, are those streets in developments that are already improved. Discussions have taken place with both Springville and Spanish Fork cities. As far as the City is aware, both of the cities are okay with the street alignments being proposed. Staff feels that every change being made has been discussed this evening. Most of the changes are for streets that have already been constructed or approved by both the Planning Commission and City Council. **Commissioner Schellenberg** restated the changes he feels are being proposed again for those in attendance. He felt a list should possibly be written for the City Council when this goes to them for review, so they know what changes are being proposed.

**Chairman Lewis** opened the Public Hearing. No comments were given and the Public Hearing was closed.

**Motion:** Commissioner Schellenberg moved to recommend approval to the City Council of an ordinance amending the Master Street Plan in the Mapleton City Transportation Master Plan to include potential connections to 1600 South in Springville and ultimately to Interstate 15 and minor adjustments to acknowledge roads that have been constructed, realigned and planned since the Transportation Plan was adopted on July 20, 2010.

**Second:** Commissioner Quist

**Vote:** Unanimous

**Item 6. Discussion of a request to remodel an existing single family residence located at 710 West Maple Street.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. A history of the property was given. In 2000 a modular home was constructed with a garage that has now been converted to living space. The aerial of the property was shown. The applicants would like to construct a new residence on the site. A remodel would not require a plat and improvements to be installed, but demolition would. The garage constitutes approximately 22% of the structure. The Commission is being asked to provide their feedback as to if this should be considered a remodel or demolition. **Commissioner Schellenberg** felt that requiring the property owner to retain the single car garage in order to make it qualify for a remodel instead of a demolition seemed overboard. He felt that the property owner should likely be allowed to remodel the entire home as it would be more aesthetically appealing than the current home.

173 **Mike Klauck**, representing the applicants, stated that the property owner's wanted to build a  
174 stick frame home on the property. They would like to remove the entire structure, leaving the  
175 detached garage in place. If allowed to do so they would utilize the current sewer and water  
176 connections. The owners have been sitting on their construction loan for nearly 6 weeks in  
177 anticipation that they could construct the new home on the property. Mr. Klauck feels that as a  
178 developer and builder this would enhance the city. There would be no additional impact to the  
179 current improvements in this area. The Cook's are willing to sign a waiver that they will not  
180 oppose a Special Improvement District if it ever was proposed in this area. Mike feels that  
181 improvements would cost approximately \$50,000 if they were required to be installed at this  
182 time. Commissioner Schellenberg leaned toward allowing the applicants to remodel the home  
183 with the Waiver of Protest for the possible Special Improvement District, and the required street  
184 dedication. **Chairman Lewis** agreed with this, and felt it should not be necessary for the  
185 property owner to keep the attached garage in place. The Planning Commission felt that  
186 clarification for the current ordinance should be addressed in the future. It was their  
187 interpretation that the code currently applies to new construction only where no current living  
188 facility is in place.

189  
190 **Item 7. Consideration of a request to construct a 20' x 8'8" sports court wall on a**  
191 **side yard property line at 810 North 1200 East.**

192  
193 **Sean Conroy**, Community Development Director, went over the Staff Report for those in  
194 attendance. The adjacent property owners do not have any concerns with this wall being  
195 installed therefore staff recommends approval. The Commission did not seem to have any  
196 concerns with the fence.

197  
198 **Motion:** Commissioner Quist moved to approve the request to construct a 20' x 8'8" sports  
199 court wall on a side yard property line at 810 North 1200 East.

200 **Second:** Commissioner Murray

201 **Vote:** Unanimous

202  
203 **Item 8. Adjourn.**

204  
205  
206 \_\_\_\_\_  
April Houser, Executive Secretary

\_\_\_\_\_  
Date