

# City Council Staff Report

October 7, 2015

**Applicant:** Justin

Schellenberg

**Location:** 600 S Main

**Prepared by:** Sean Conroy,

Community Development

Director

**Public Hearing:** No

**Zone:** RA-1

**Attachments:**

1. Standard Findings.
2. Application  
Materials.
3. DRC Minutes.
4. Planning  
Commission  
minutes.

## REQUEST

Consideration of a Resolution approving the Final Plat for the Autumn Lane Plat “A” subdivision consisting of 10 lots located at approximately 600 South Main and the application of a Transferable Development Right Receiving Site Overlay (TDR-R).

## BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately seven acres in size and is located in the A-2 zone. The property has approximately 300 feet of frontage on Main Street on the east, and 600 South is stubbed to the property boundary on the west. The property is undeveloped and has been used for agricultural purposes.

The applicant is proposing the following:

- Apply a Transferable Development Right (TDR) Receiving Site Overlay to the property;
- Develop a 12 lot subdivision in two phases and connect 600 South eastward to Main Street;
- Plat “A” includes 10 lots and would connect with 600 South; and
- Plat “B” includes two lots that will front on Main Street. Plat “B” will be submitted for final approval at a later date.

The Planning Commission recommended approval of the project to the City Council on September 24, 2015.

## EVALUATION

**General Plan & TDR Receiving Site Overlay:** Goal #5 and associated policies of the Land Use Element of the General Plan encourage the implementation of the TDR program. 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 six TDRs to create 12 half-acre lots.

Staff is supportive of allowing the use of TDRs as the request is consistent with the General Plan and City Code.

**Zoning & Subdivision Review Criteria:** MCC Chapter 18.32.050 requires a minimum lot size of one acre and a minimum frontage of 125 feet per lot in the RA-1 zone. For lots that utilize TDRs, the minimum lot size can be reduced to a half-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 Transportation Plan encourages street connectivity and effective circulation within a subdivision. The proposed extension of 600 South to connect with Main Street will provide improved traffic circulation in the vicinity and is consistent with the goals and policies of the Transportation Plan.

**STAFF RECOMMENDATION**

Adopt the attached Resolution with the attached special condition.

**SPECIAL CONDITION**

1. All outstanding items from the DRC Comments dated 9/1/15 shall be address prior to plat recording.

## **RESOLUTION NO. 2015-**

### **A RESOLUTION APPROVING THE FINAL PLAT OF THE AUTUMN LANE PLAT "A" SUBDIVISION CONSISTING OF 10 LOTS IN THE RA-1 ZONE AND THE APPLICATION OF A TDR-R OVERLAY 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 TDR-R Overlay rezone request is 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 Autumn Lane Plat "A" subdivision with the findings and conditions as outlined in the staff report dated October 7, 2015 and the application of a TDR-R Overlay to the property described in exhibit "A".

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

This 7<sup>th</sup> Day of October, 2015.

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Brian Wall  
Mayor

ATTEST:

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

Exhibit "A"



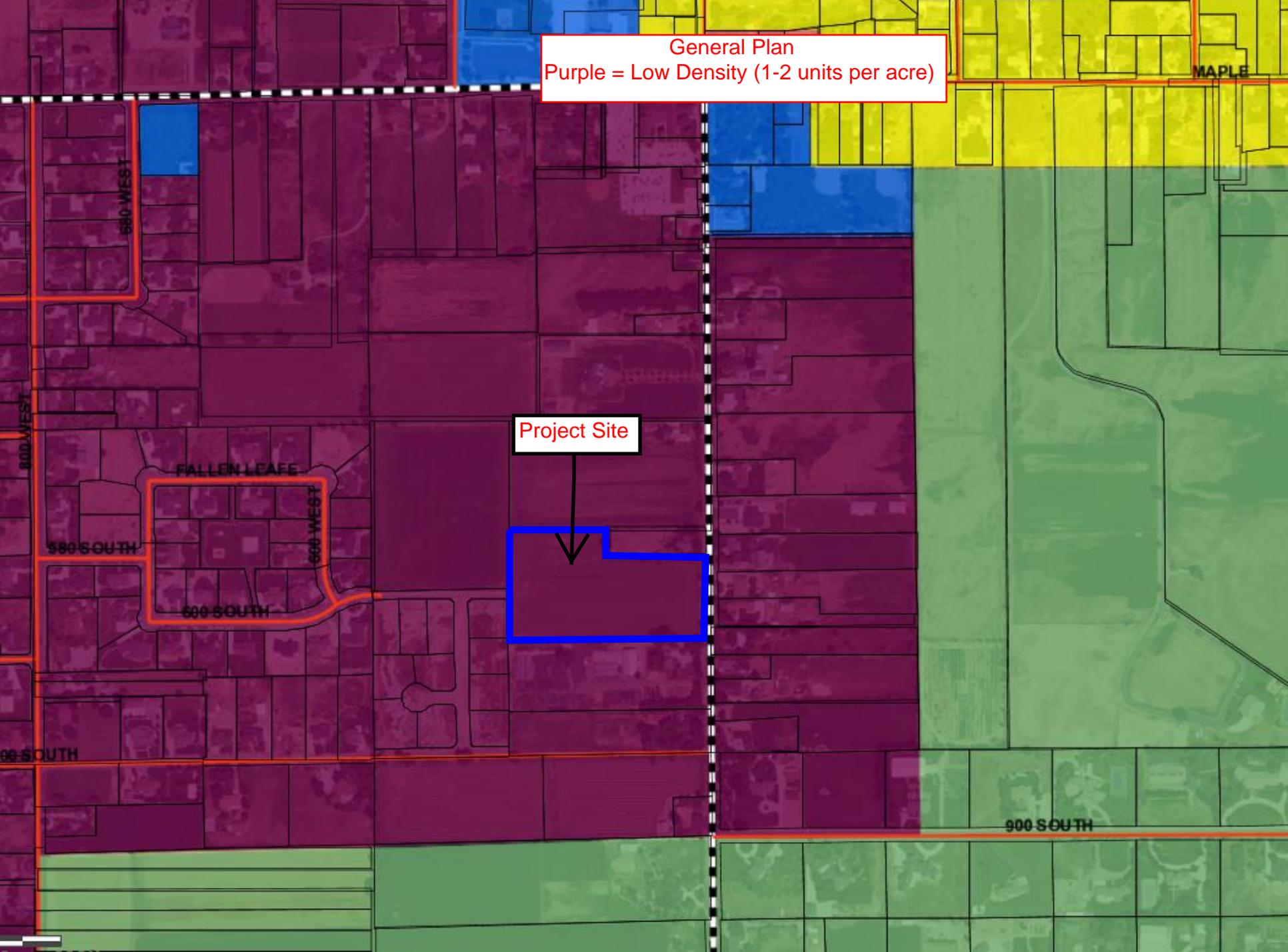
<b>Attachment "1" Findings for Decision</b>		
<b>No.</b>	<b>Findings</b>	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable 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.	✓

Attachment "2"  
Application Materials



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

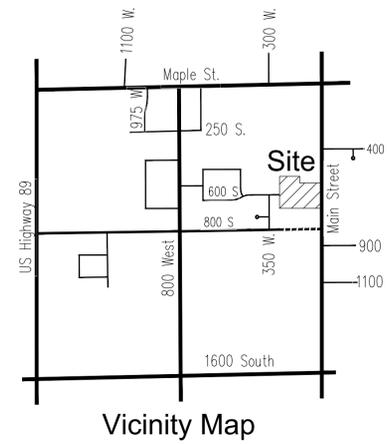
Project Site





NORTH  
1" = 40'

Michael Klauck  
27:003:0005



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147809 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located North 00°30'58" West along the Section line 445.81 feet and West 169.93 feet from the East quarter corner of Section 15, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 88°58'11" West 174.90 feet; thence South 89°34'58" West 448.29 feet more or less to Diamond Back Subdivision Plat "A", thence North 00°25'11" West partially along Diamond Back Subdivision, Plat "A", 433.70 feet; thence North 88°54'12" East 394.45 feet; thence South 01°00'05" East 108.48 feet; thence North 88°59'22" East 193.58 feet; thence South 00°25'11" West 116.45 feet; thence South 39°00'38" East 54.71 feet; thence South 00°24'24" East 170.82 feet more or less to the point of beginning.

Area: 242,917 sq.ft. or 5.58 Acres

Basis of Bearing is North 00°30'58" East along the Section line from the East quarter corner to the Northeast corner of said Section 15.

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_  
(See Seal Below)

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, 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 hereof we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

Acceptance of Legislative Body

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_ CITY RECORDER \_\_\_\_\_  
(See Seal Below) (See Seal Below)

Acknowledgement

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Expires \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
(See Seal Below)

Planning Commission Approval

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE \_\_\_\_\_ PLANNING COMMISSION.

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

Utility Company Approvals

ROCKY MOUNTAIN POWER \_\_\_\_\_ QUESTAR \_\_\_\_\_  
CENTURYLINK \_\_\_\_\_ COMCAST \_\_\_\_\_  
MAPLETON IRRIGATION CO. \_\_\_\_\_

Conditions of Approval

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLAT "A"

# Autumn Lane

Mapleton \_\_\_\_\_ Subdivision \_\_\_\_\_ Utah County, Utah  
Scale: 1" = 40 Feet

SURVEYOR'S SEAL \_\_\_\_\_ NOTARY PUBLIC SEAL \_\_\_\_\_ CITY-COUNTY ENGINEER SEAL \_\_\_\_\_ CLERK-RECORDER SEAL \_\_\_\_\_

Robert Perry  
27:003:0118

Lot 6  
0.50 AC  
21974 sq.ft.

Lot 7  
0.51 AC  
22072 sq.ft.

Lot 8  
0.51 AC  
22170 sq.ft.

Lot 9  
0.50 AC  
21780 sq.ft.

Lot 10  
0.50 AC  
21780 sq.ft.

600 South

245 W.

Lot 1  
0.50 AC  
21781 sq.ft.

211 W.

Lot 2  
0.50 AC  
21780 sq.ft.

177 W.

Lot 3  
0.50 AC  
21781 sq.ft.

143 W.

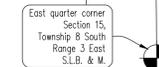
Lot 4  
0.50 AC  
21780 sq.ft.

109 W.

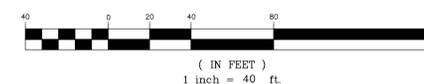
Lot 5  
0.50 AC  
21780 sq.ft.

Ross Davis  
27:003:0128

Curve	Radius	Length	Chord	Bearing	Delta
C1	354.41'	46.35'	46.31'	N 86°47'34" W	72°33'
C2	375.01'	28.83'	28.82'	N 88°19'50" W	42°41'15"
C3	395.01'	12.17'	12.17'	N 89°39'00" W	1°45'56"



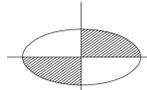
GRAPHIC SCALE



Area to be dedicated to Mapleton City.

Note: The proposed subdivision is located in a high water table area, a geo-technical report will need to be submitted which addresses storm water and ground water remediation, storage, distribution and restrictions on basement / habitable floor space. A letter report is required prior to the issuance of a building permit.

PREPARED BY



DUDLEY AND ASSOCIATES INC.

Occupancy Restriction Notice

ORDINANCE NO. \_\_\_\_\_ OF \_\_\_\_\_ UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY \_\_\_\_\_

Acknowledgement (PERSONAL)

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES : \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL)

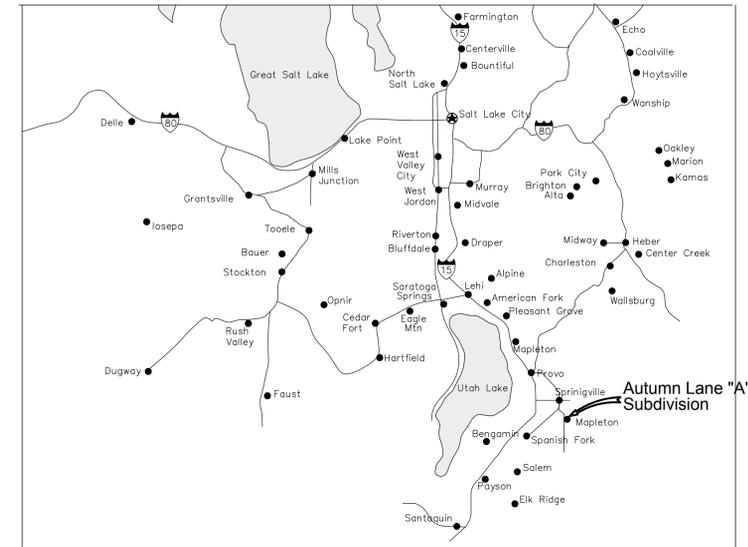
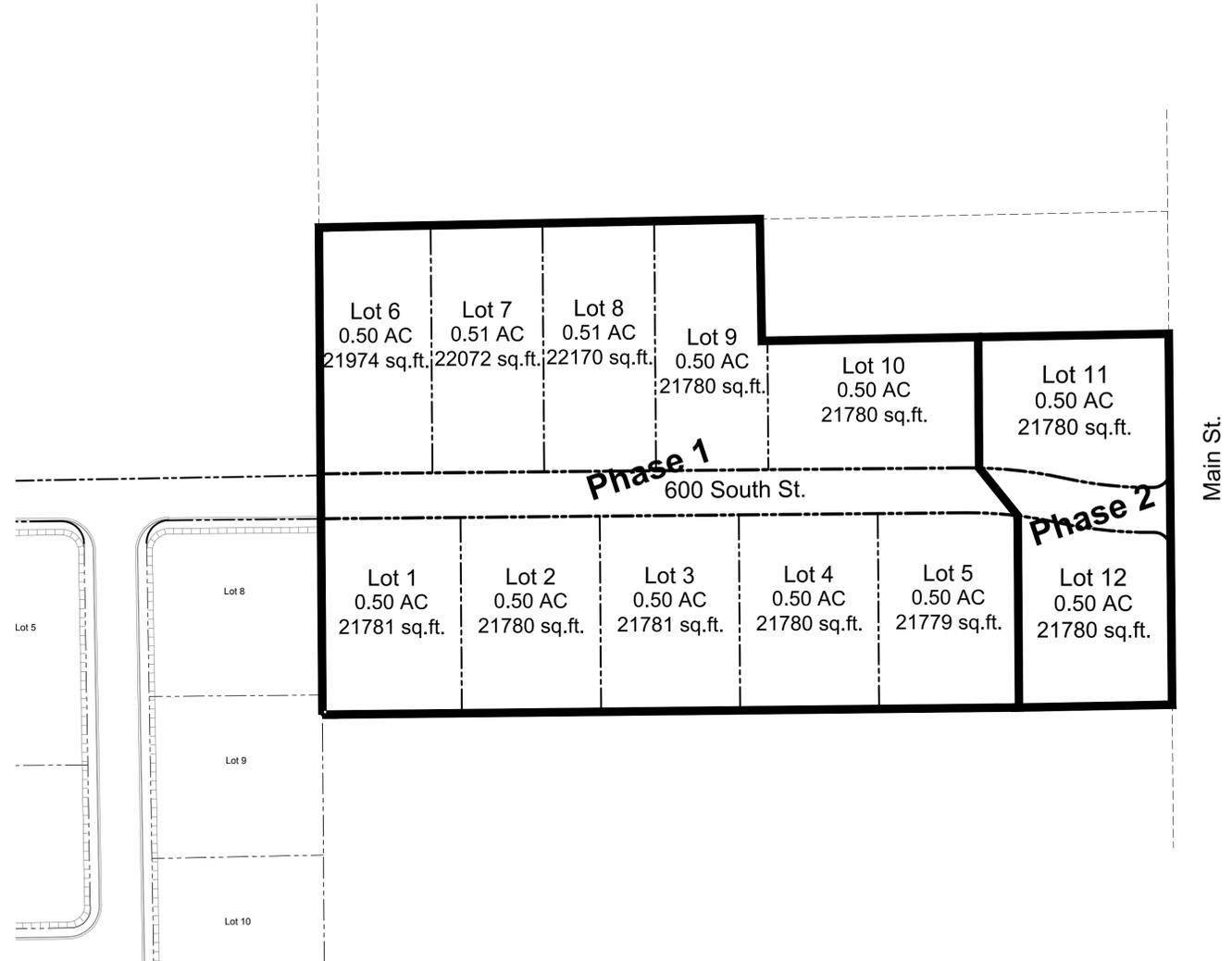
Acknowledgement (CORPORATE)

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ AND \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID \_\_\_\_\_ IS THE PRESIDENT AND HE THE SAID \_\_\_\_\_ IS THE SECRETARY OF \_\_\_\_\_ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID \_\_\_\_\_ AND \_\_\_\_\_ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ RESIDING AT \_\_\_\_\_

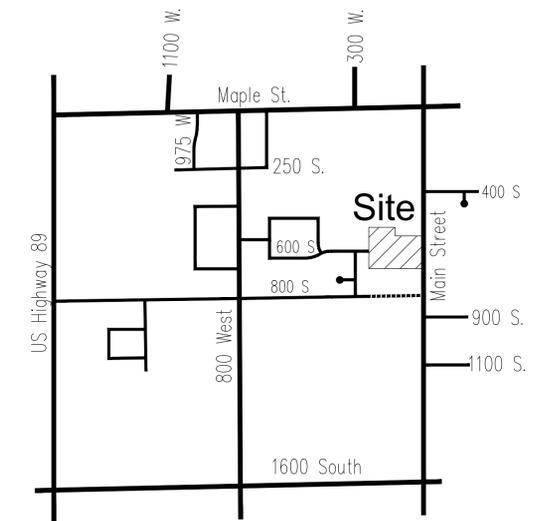
# Autumn Lane "A"

Mapleton Utah

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
	top of asphalt
	top of sidewalk
	back of top of curb
	back of top of sidewalk
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Water Valve
	Gas valve
	Water Meter
	edge of existing asphalt
	Public Utility Easement



Location Map



Vicinity Map

**City Contact List**

**City Offices**  
 125 West Community Center Way  
 Mapleton, UT 84664  
 Phone (801) 489-5655  
 Fax (801) 489-5657

**Public Works Department**  
 1405 West 1600 North  
 Mapleton, UT 84664  
 Phone (801) 489-6253  
 Fax (801) 489-5179

**Community Development Department Staff:**

Sean Conroy, Community Development Director  
 (801) 806-9101 or sconroy@mapleton.org  
 Brian Tucker, Planner  
 (801) 806-9108 or btucker@mapleton.org  
 April Couser, Executive Secretary  
 (801) 806-9109 or ahouser@mapleton.org  
 Rick Hansen, City Building Official  
 (801) 806-9110 or rhansen@mapleton.org

**Public Works Department Staff:**

Jary Calder, City Engineer/Public Works Director  
 (801) 489-6253 or jcalder@mapleton.org  
 Scott Bird, Public Works Operations Director  
 (801) 489-6253 or sbird@mapleton.org  
 Lani Bonnett, Executive Secretary  
 (801) 489-6253 or lbonnett@mapleton.org  
 Brent Seamons, Public Works Inspector  
 (801) 489-6253 or bseamons@mapleton.org  
 Brad Roundy, Public Works Superintendent  
 (801) 489-6253 or broundy@mapleton.org

**Developer:**

Justin Schellenberg  
 1255 South 1500 East  
 Mapleton, Utah 84664  
 801-787-0787

**Engineer:**

Dudley and Associates, Inc.  
 353 East 1200 South  
 Orem, Utah 84058  
 801-224-1252

**Site Data:**

Zone = PD-22  
 Total Area = 294,405 sq. ft. 6.75 acres  
 Total number of Lots = 12

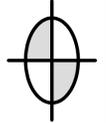
**Sheet Index**

- 1.0 Cover Sheet
- 1.1 General Notes
- 2.0 Site Plan
- 3.0 Utility Plan
- 4.0 Grading and Drainage Plan
- D-1.0-3.0 Detail Sheets

**PROPERTY DESCRIPTION**

Commencing at a point located North 00°30'58" West along the Section line 448.28 feet and West 33.00 feet from the East quarter corner of Section 15, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along an existing fence line as follows: South 88°58'11" West 311.83 feet, South 89°34'58" West 448.29 feet more or less to the Easterly boundary line of Plat "A", Diamond Back Subdivision on file and of record in the office of the Utah County Recorder, Utah County, Utah, thence North 00°25'11" West partially along said subdivision and along a fence line 433.70 feet; thence along a fence line as follows: thence North 88°54'12" East 394.45 feet, thence South 01°00'05" East 108.48 feet, thence North 88°59'22" East 364.05 feet more or less to the westerly Right of Way line of Main Street, Mapleton, Utah; thence South 00°30'58" East along said right of way 330.34 feet more or less to the point of beginning.

Area = 6.72 Acres



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

Utah

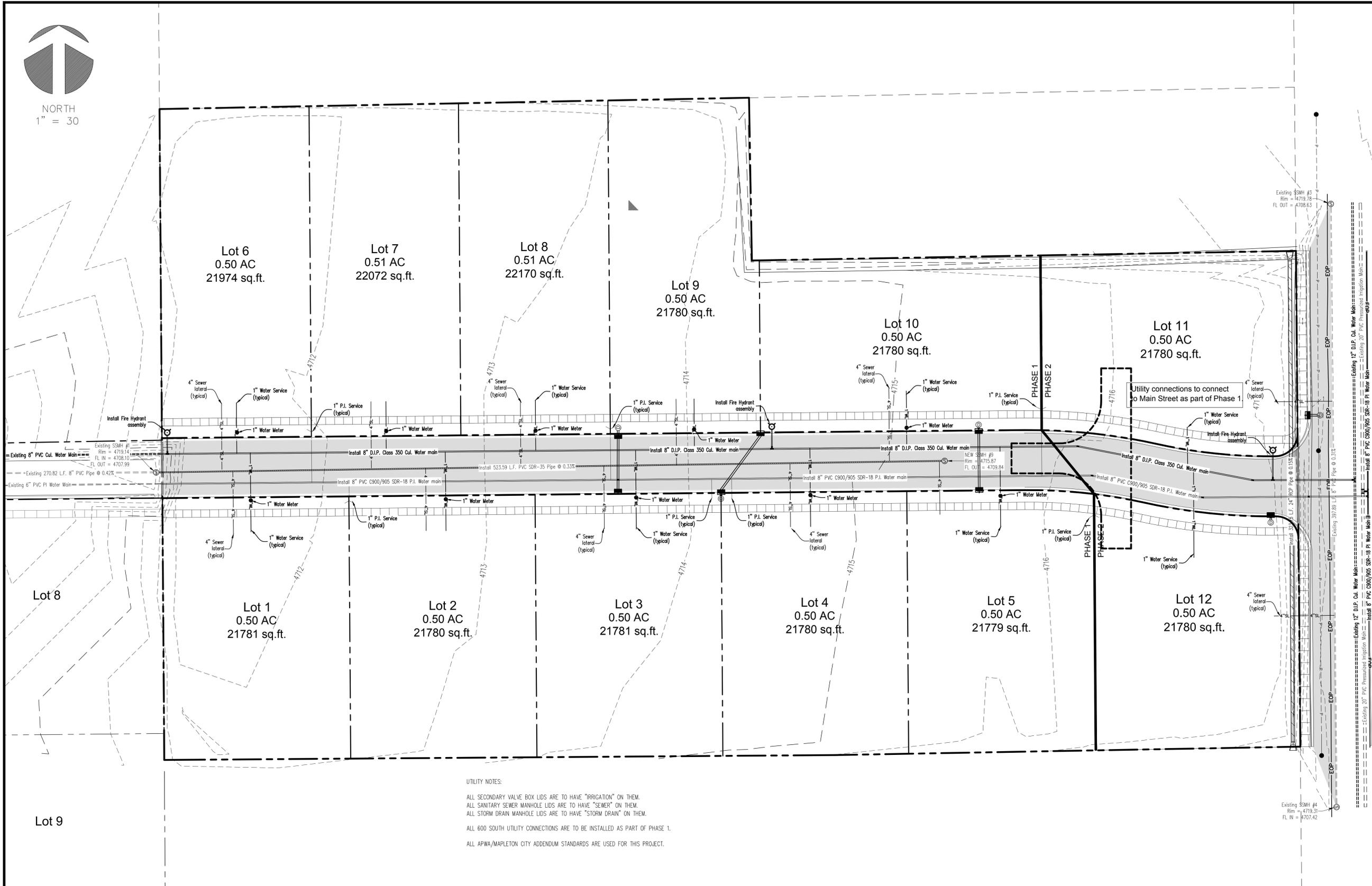
Autumn Lane "A"  
**Utility Plan**

Mapleton

Revisions

Date	5-5-2015
Scale	1" = 30'
By	TD
Tracing No.	L - 14054

Sheet No.  
**C - 3.0**



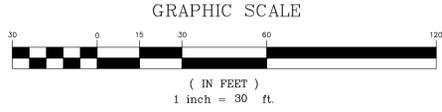
**UTILITY NOTES:**  
 ALL SECONDARY VALVE BOX LIDS ARE TO HAVE "IRRIGATION" ON THEM.  
 ALL SANITARY SEWER MANHOLE LIDS ARE TO HAVE "SEWER" ON THEM.  
 ALL STORM DRAIN MANHOLE LIDS ARE TO HAVE "STORM DRAIN" ON THEM.  
 ALL 600 SOUTH UTILITY CONNECTIONS ARE TO BE INSTALLED AS PART OF PHASE 1.  
 ALL APWA/MAPLETON CITY ADDENDUM STANDARDS ARE USED FOR THIS PROJECT.

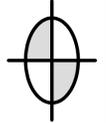
**Know what's below. 811**  
**Call 811 before you dig.**  
**BLUE STAKES OF UTAH**  
 UTILITY NOTIFICATION CENTER, INC.  
 www.bluestakes.org  
 1-800-662-4111

**CAUTION!!! Notice to contractors**  
 The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Clearing and Grubbing of Site will be required.

 Area to be dedicated to Mapleton City.





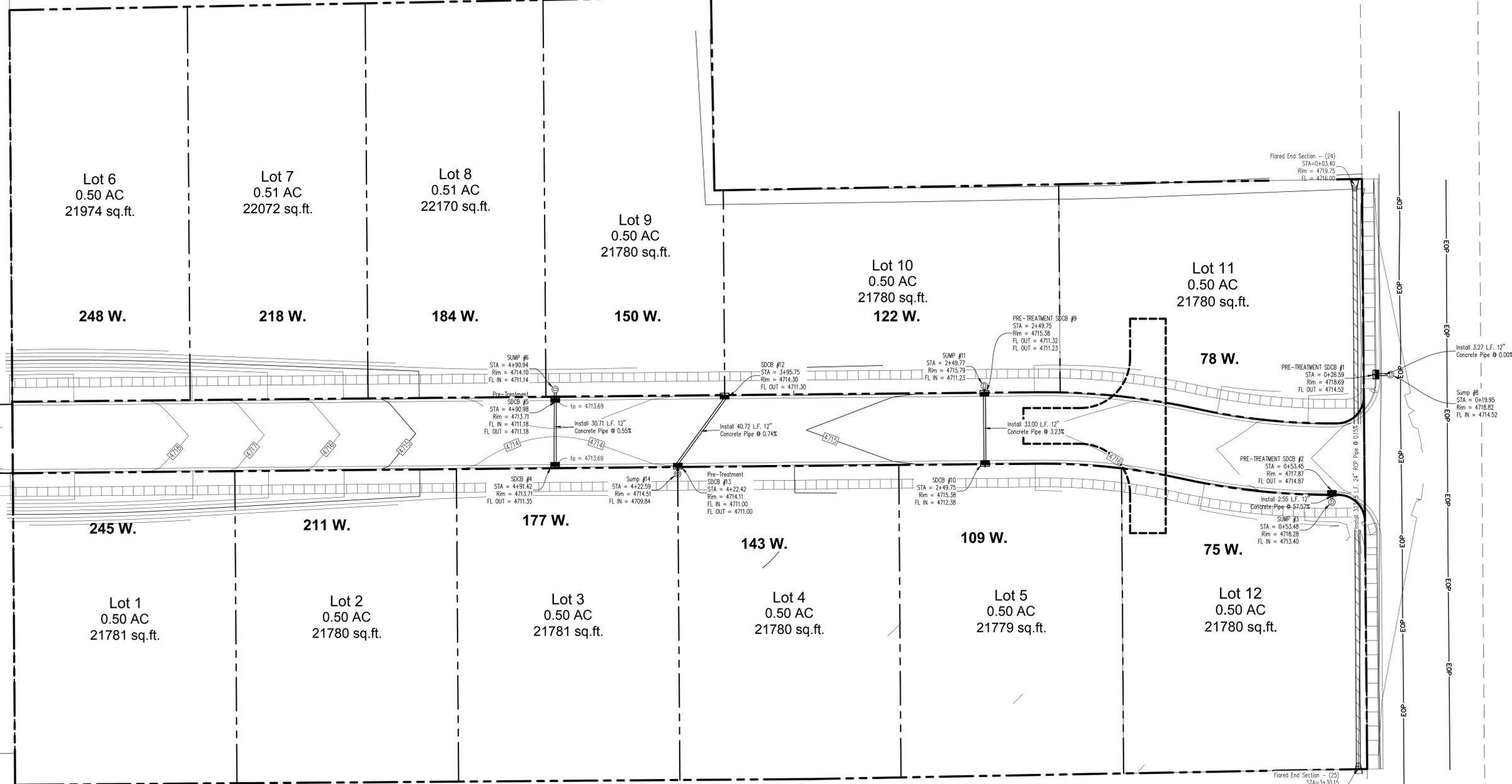
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801-224-1252

Autumn Lane "A"  
**Grading and Drainage Plan**  
Utah  
Mapleton

Revisions


Date  
5-8-2015  
Scale  
1" = 30'  
By  
TD  
Tracing No.  
L - 14054

Sheet No.  
**C - 4.0**

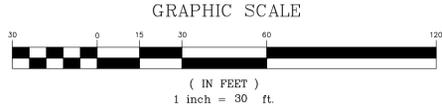


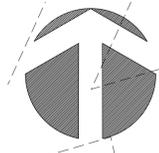
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Lot 6  
0.50 AC  
21974 sq.ft.

Lot 7  
0.51 AC  
22072 sq.ft.

Lot 8  
0.51 AC  
22170 sq.ft.

Lot 9  
0.50 AC  
21780 sq.ft.

Lot 10  
0.50 AC  
21780 sq.ft.

Lot 11  
0.50 AC  
21780 sq.ft.

Lot 1  
0.50 AC  
21781 sq.ft.

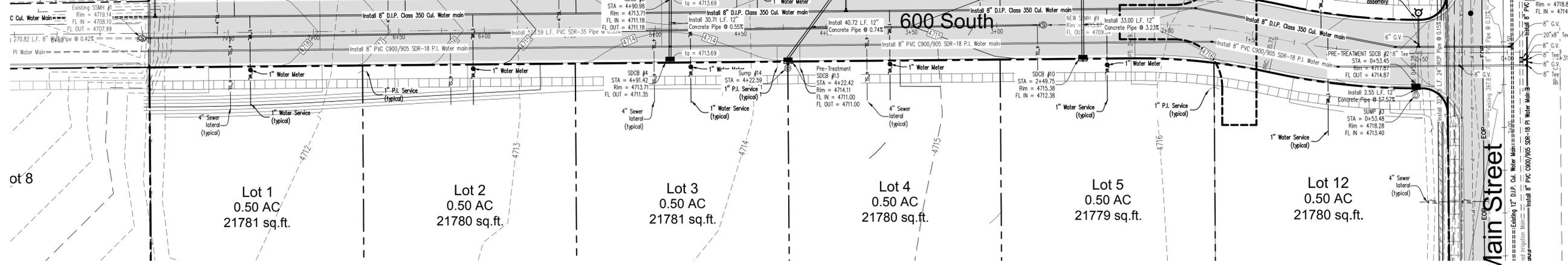
Lot 2  
0.50 AC  
21780 sq.ft.

Lot 3  
0.50 AC  
21781 sq.ft.

Lot 4  
0.50 AC  
21780 sq.ft.

Lot 5  
0.50 AC  
21779 sq.ft.

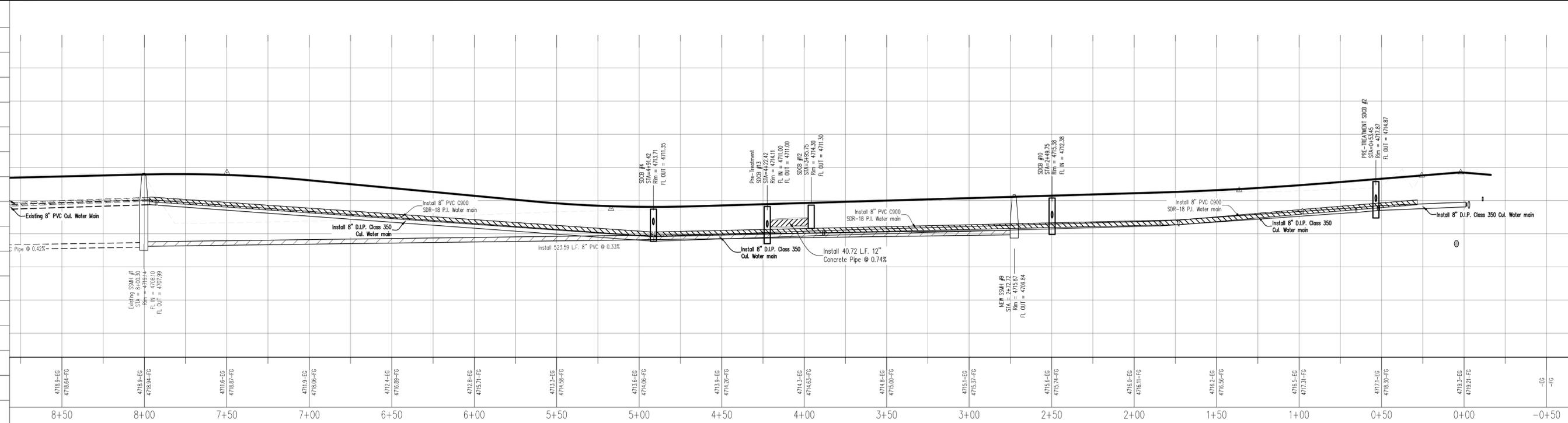
Lot 12  
0.50 AC  
21780 sq.ft.



Main Street

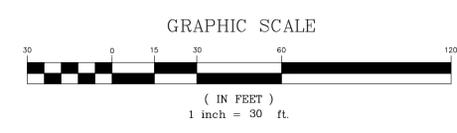
**DUDLEY AND ASSOCIATES**  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252

Autumn Lane Subdivision  
**600 South Design**  
Utah  
Mapleton



**Know what's below. Call 811 before you dig.**  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
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**CAUTION!!!** Notice to contractors  
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Revisions

No.	Description

Date  
Date  
Scale  
1" = 30'  
By  
TD  
Tracing No.  
L - 14054

Sheet No.  
**P - 1**



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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

September 1, 2015 at 8:30am

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

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On August 24, 2015 Justin Schellenberg submitted revised plans for the Autumn Lane subdivision consisting of two phases with a total of 12 lots. The application also includes a request to apply a TDR-Receiving Site overlay 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.

### 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. There is one discrepancy between the property description on the final plat and the callout on the plat (see attached). Please correct.
2. The addresses are shown on the preliminary plat. Please include them on the final plat as well.
3. Please include a signature line for the mayor, city clerk and city engineer under the "Acceptance of Legislative Body" block on the plat.
4. Please move the Century Link signature line on the plat up one space (see attached).
5. Please include a Utah County Tax Clearance indicating that the property taxes are up to date. Note, any greenbelt roll back taxes must be paid prior to plat recording.
6. Please submit a preliminary title report or policy of title insurance.
7. All boundary overlaps/gaps must be corrected prior to plat recording.
8. This project requires review by the Planning Commission and final approval by the City Council.

### Engineering and Public Works Division

Gary Calder, City Engineer, Phone (801) 489-6253, Fax (801) 489-5179

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

Scott Bird, Public Works Operation Director, Phone (801) 489-6253, Fax (801) 489-5179

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

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

**Project: Autumn Lane "A" Subdivision Revised**

**Date: August 25, 2015**

Sewer System:

1. Show install sewer as 8-inch PVC SDR-35 Pipe. Show Plan.

Water System:

1. Water Model to be reviewed by RB&G. The developer is responsible for any cost associated with this review.

#### Secondary Water (Pressure Irrigation):

1. Show connection to existing 20" PVC Pressurized Irrigation Main with 8" valve, 8"X 20" reducer, 8"X20" cross, 8" X 20" reducer, 8"valve, 8"cross and 8"valve. Show detail for this connection. Change callout on Main Street from "Install 8" DIP class 350 Cul. Water Main to "Install 8" PVC C900/905 SDR-18 PI Water main".
2. \*Change callout on Main Street to "Install 20" D.I.P Class 350 Cul Water Main to Existing 20" PVC Pressurized Irrigation Main

#### Roadway:

1. Use 66' UDOT Main Street -1600 South to Maple Street x-section for South Main ( Standard Drawing Addendum STREET – 05) not 66' Section Collector (Traditional) Standard Drawing Addendum STREET -03 to show extension of ROW improvements.
2. Show construction detail for Temporary Turnaround with at least 8" of roadbase 600 S and full width street on 600 S leg.

#### Storm Drain:

1. Inlets shall be spaced at maximum of 300' of flow. Submit amended calculations for feasibility of sumps. Plans only show 2 sumps for entire drainage for Phase 1.
2. SWPPP and Land Disturbance permits are required.

#### Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
2. Show APWA/Mapleton City Addendum Standard Drawings for project.
3. Phase 1 and 2 delineation line on Sheet C-2.0 Preliminary Plat does not match Plat for Phase 1 and Future Development.
4. APWA Standards and Drawings with Mapleton City Addendum will be used on entire project. Place on Detail Sheets.
5. Notes still reference Sections of Orem City Code.

#### **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 of 12.5 (rounded down from 12.7) acre feet of water (Mapleton Irrigation, Hobble Creek, or other thru a change application). Phase 2 will require an

additional 2.5 acre feet of water.

- 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).

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**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
September 24, 2015

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

7 **Commissioners in Attendance:** Golden Murray  
8 Justin Schellenberg  
9 Keith Stirling

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

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

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15 Chairman Lewis called the meeting to order at 6:30pm. Keith Stirling gave the invocation and  
16 Golden Murray led the Pledge of Allegiance.

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

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20 **Item 1. Planning Commission Meeting Minutes – September 10, 2015.**

21  
22 **Motion:** Commissioner Schellenberg moved to approve the September 10, 2015 Planning  
23 Commission Minutes.

24 **Second:** Commissioner Murray

25 **Vote:** Unanimous

26  
27 **Item 2. Consideration of Preliminary Plat approval for the Autumn Lane**  
28 **Subdivision Plats “A” and “B” consisting of 12 lots. Final Plat approval of**  
29 **Plat “A” consisting of 10 lots, and the application of a Transferable**  
30 **Development Receiving (TDR) Site Overlay to the property located at**  
31 **approximately 600 South Main Street. The applicant is Justin Schellenberg.**

32  
33 **Commissioner Justin Schellenberg** recused himself from this item’s discussion since he is the  
34 applicant for the proposed subdivision.

35  
36 **Sean Conroy**, Community Development Director, went over the Staff Report for those in  
37 attendance. The property is about 7 acres in size. 600 South has already been stubbed into the  
38 western border of the property. The General Plan designation allows for the use of Transferable  
39 Development Rights (TDR), which would make it possible for twelve ½ acre lots. The  
40 connection of 600 South to Main Street will take place with Phase 2. There will be a temporary  
41 turn around at the end of 600 South that will remain in place until Phase 2 is completed and the

42 street is continued through to Main Street. The application is consistent with the Subdivision,  
43 General and Transportation Master Plans. The Final Plat approval would go on to City Council  
44 along with the TDR-R Zone request. There will not be any improvements installed along Main  
45 Street until Phase 2 is completed. All improvements along 600 South through the development  
46 will be installed in Phase 1.

47  
48 **Justin Schellenberg**, the applicant, stated that staff did a great job of laying the information out.  
49 They stuck with the Master Plan when putting together a concept plan, keeping the layout similar  
50 to those around it. Phase 1 is to help with some revenue being generated that will allow them to  
51 complete the remaining Phase 2. The applicant would like to do it all at once, which they may if  
52 sales are where they need them to be. On the developer side of things, it becomes a burden with  
53 the development of streets, and Mr. Schellenberg appreciates the City allowing him to develop in  
54 phases. Justin feels it is pretty straight forward, and that they are not asking for anything  
55 outlandish.

56  
57 **Chairman Lewis** opened the Public Hearing. **Ron Fraser** asked how wide the street width is.  
58 Sean stated that it is 40' wide, like the development to the west. An asphalt width of this size  
59 does allow for on street parking. No additional comments were given and the Public Hearing  
60 was closed. **Commissioner Stirling** is appreciative of the use of TDR's for this development.

61  
62 **Motion:** Commissioner Stirling moved to:  
63 1. Approve the Preliminary Plat for the Autumn Lane Subdivision Plats  
64 "A" and "B" with the attached Development Review Committee  
65 (DRC) comments.  
66 2. Recommend approval of the Final Plat for the Autumn Lane Plat "A"  
67 to the City Council; and  
68 3. Recommend approval of the TDR-R Overlay for the project site.

69 **Second:** Commissioner Murray  
70 **Vote:** 3:0:1 with Commissioners Lewis, Murray and Stirling voting aye and  
71 Commissioner Schellenberg abstaining since he is the applicant for this item.  
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