

# Planning Commission Staff Report

October 22, 2015

## Item 2

**Applicant:** Mesquite

Presidio, LLC

**Location:** Approx. 800 W  
& 4000 S

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

**Public Hearing:** N

**Zone:** PD-1

**Attachments:**

1. Application materials and preliminary plans.
2. Original approvals.

### REQUEST

Consideration of a request for an extension to preliminary plat approvals for the Mapleton Village and Twin Hollow subdivisions consisting of 617 units in the Planned Development (PD-1) zone.

### BACKGROUND AND PROJECT DESCRIPTION

On September 11, 2006 the City entered into a Memorandum of Understanding with Mesquite Presidio, LLC. The City agreed to annex property owned by Mesquite Presidio and to process a development application for the Mapleton Village project that would include 565 units.

After the property was annexed into the City, the applicant proceeded with preliminary plats and a request for a Planned Development zone. The Twin Hollow property was also added to the project resulting in a total of 617 units.

On December 4, 2007 the City Council approved the following:

- PD-1 zoning text for Mapleton Village and Twin Hollow properties;
- Preliminary Plat for 565 units for Mapleton Village; and
- Preliminary Plat for 52 units for Twin Hollow.

The preliminary plat approvals are valid unit December 4, 2015. The applicant also obtained final plat approvals for three phases of the Mapleton Village project on March 5, 2008. However, those approvals expired on March 5, 2011.

The applicant is now requesting that the preliminary plat approvals be extended for an additional five years.



**EVALUATION**

Due to the size of the project and the extent of improvements necessary to begin construction, the City granted preliminary plat approval that would expire in eight years rather than the typical three years for most subdivisions. Mapleton City Code (MCC) Chapter 18.78.035 indicates that the Planning Commission can grant an extension to the preliminary plats if certain conditions are met. Those conditions are outlined below followed by a brief staff response.

*A. Substantial progress is being made toward recording of the first phase; and*

Response: The applicant and the City went through extensive reviews, discussions and hearings when the project was originally proposed and approved. The biggest hurdle for development to begin is the lack of water and sewer infrastructure near the project. The City has a development agreement in place with the Ensign Bickford Company (EBCO), which owns property to the south of Mapleton Village. The development agreement obligates EBCO to install offsite water and sewer infrastructure for its development as well as to serve other properties including Mapleton Village and Twin Hollow.

The applicant has worked for many years with EBCO to try and install the necessary infrastructure. However, due to design changes, a changing housing market, overall cost and other challenges, the infrastructure has not yet been installed. The applicant has worked in good faith to make progress on the development.

*B. The preliminary plat conditions of approval are still viable based on currently applicable requirements of this code; and*

Response: The conditions imposed as part of the original approvals would still be required. Prior to construction, the applicant would be required to submit final subdivision plans to be reviewed by the Planning Commission and City Council. This would give the City the opportunity to amend the conditions, if necessary, to ensure the project was consistent with City standards.

*C. An ordinance change has not occurred or is being considered that may substantially affect the activity of the subdivision authorized by the preliminary plat approval*

Response: No changes have been made to the PD-1 zone since the time of original approval nor are any significant changes planned in the future. As mentioned in “B” above, the Planning Commission and City Council will have an opportunity to review any final plans and require additional conditions, if necessary.

In summary, staff supports granting the extension for the following reasons:

- A significant amount of time and effort from both the applicant and the City went into the project plans and the PD-1 zoning;
- The applicant has worked in good faith to move the project forward;
- Due to the size and scale of the project and the extent of infrastructure needed to begin the project, granting additional time is a reasonable request; and

- The request is consistent with MCC Chapter 18.78.035.

**STAFF RECCOMENDATION**

Grant a five year extension to the preliminary plat approvals for the Mapleton Village and Twin Hollow subdivisions as approved on December 4, 2007 with the attached special conditions.

**SPECIAL CONDITIONS**

1. The conditions imposed as part of the December 4, 2007 approvals shall continue to apply to the Mapleton Village and Twin Hollow projects.
2. During the review of any final plat application, additional conditions may be imposed to ensure that the application is consistent with the Mapleton City Code and other development standards.
3. The preliminary plat approvals shall expire on December 4, 2020 unless an extension has been granted by the Planning Commission.

September 15, 2015

Sean Conroy, AICP  
Community Development Director  
Mapleton City  
125 W Community Center Way  
Mapleton, UT 84664

Re: Mapleton Village Preliminary Plan Extension Request

Dear Sean,

As you are aware, the Preliminary Plan for the Mapleton Village project will expire at the end of the year. At this time, we respectfully request a 5 year Preliminary Plan extension from Mapleton City.

Over the past 8 years, our project has faced several challenges with the most significant ones being the housing market crash of 2007 and the ongoing discussion related to the installation and funding of the offsite sewer and water.

Please schedule our project for the next available City Council meeting to seek this extension.

Please contact me at (801) 376-9944 or Jesse Conway of LEI Consulting Engineers at 801-798-0555 with any questions.

Sincerely,



Ken Murdock,  
Mesquite Presidio, LLC

# Mapleton Village Preliminary Plan



## LEGEND

DESCRIPTION	# OF UNITS	
ATTACHED UNITS	203	
LOT - 30' WIDTH	21	
LOT - 37.5' WIDTH	28	
LOT - 45' WIDTH	24	
LOT - 50' WIDTH	13	
LOT - 70' WIDTH	18	
LOT - >70' WIDTH	9	
LOT - < .5 ACRE	127	
LOT - .5 ACRE	42	
LOT - .75 ACRE	4	
CONDO UNITS	76	

## LOT SUMMARY

VILLAGE AREA LOTS	261
ESTATE AREA LOTS	283
BENCH AREA LOTS	21
<b>TOTAL LOTS</b>	<b>565</b>



NOTE: 11X17 PRINTS ARE  
2X THE PRINTED SCALE



PRESIDIO CAPITAL



JACK JOHNSON COMPANY

Designing World Destinations

In-Person - 1777 Sun Peak Drive - Park City - Utah 84098  
Telephone - 435.645.9000 - Facsimile - 435.649.1620  
www.jackjohnson.com

DATE:	NOVEMBER 2007
DESIGNED BY:	LSB
DRAWN BY:	LSBK4
REVIEWED BY:	LCL
PROJECT:	0964.0107.00
ISSUE:	R1

REVISIONS


MAPLETON VILLAGE  
THE PREMIER FAMILY COMMUNITY

FINAL CD'S

LOT  
TYPES  
MAP

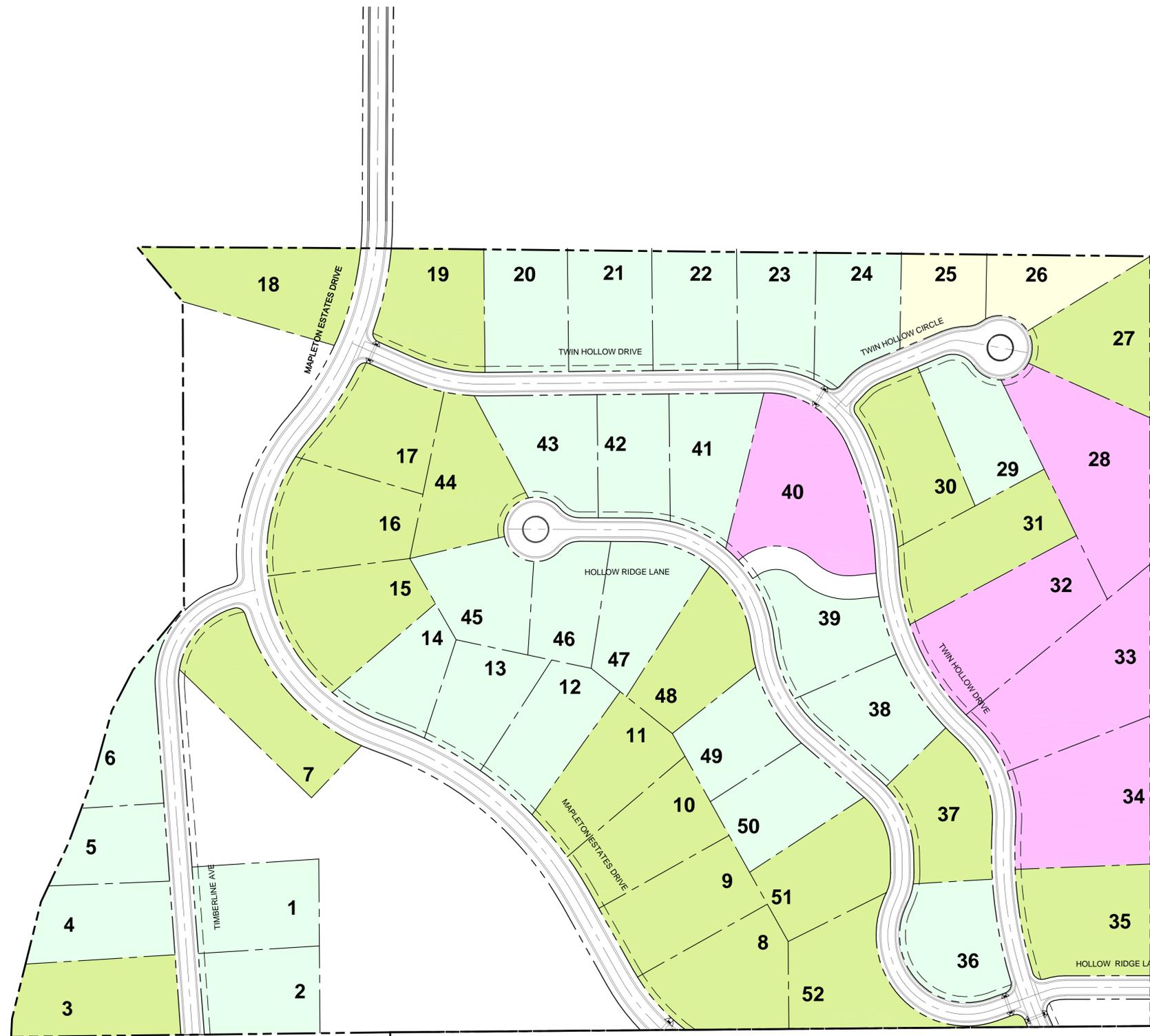
C202

# Twin Hollow Preliminary Plan

## LEGEND

DESCRIPTION	# OF LOTS	
LOT - < .5 ACRE	2	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black;"></span>
LOT - .5 - .75 ACRE	25	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ccffcc; border: 1px solid black;"></span>
LOT - .75 - 1.0 ACRE	20	<span style="display: inline-block; width: 15px; height: 10px; background-color: #99ff99; border: 1px solid black;"></span>
LOT - > 1.0 ACRE	5	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99ff; border: 1px solid black;"></span>

TOTAL LOTS            52



SCALE: 1"=100'

NOTE: 11X17 PRINTS ARE  
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DATE:	OCTOBER 2007
DESIGNED BY:	NLL
DRAWN BY:	NLL
REVIEWED BY:	LCL
PROJECT:	1032.0107.00
ISSUE:	R1

REVISIONS

**TWIN  
HOLLOW**  
 AT MAPLETON VILLAGE  
 FINAL CD'S

LOT  
TYPES  
MAP            **C202**

path: X:\1032 Twin Hollow\07-Engineering\CD'S\PHASE 1\ File name: C202-PLAN-LOT TYPE.dwg | plot date: October 10, 2007 | plotted by: hcll

## RESOLUTION NO. 2007-60

### A RESOLUTION APPROVING TWIN HOLLOW PRELIMINARY SUBDIVISION.

**WHEREAS**, the applicant has made a valid request regarding Preliminary Plat Approval in accordance with the Mapleton City Code, and;

**WHEREAS**, the Planning Commission has made a formal recommendation of approval for Preliminary Plat, and;

**WHEREAS**, the applicant has demonstrated that they meet all of the applicable code requirements.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Mapleton, Utah, that the proposed Twin Hollow Preliminary Plat be Approved, with the following conditions.

1. Meet requirements of Chapter 17.18, Trail Location and Construction Standards.
2. Trails must connect with the southern end of the property for connectivity of the Bonneville connection to Spanish Fork.
3. Show on the plat that a minimum of 35% of the site shall be preserved as permanent open space designated for public recreation and/or natural habitat.
4. Written permission from property owners must be submitted for proposed offsite roads and trails.
5. Building envelopes must be shown for each lot on the plat.
6. The typical street sections shown are not acceptable. The pavement design must be in accordance with the stricter of the Mapleton Standard and the recommendations in the geotechnical report. The Mapleton Standard pavement design requires 3.5 inches of asphalt and 8" of untreated base. The geotechnical report recommends that in areas where potentially collapsible soils are not removed completely, the pavement design consist of 3.5 inches of asphalt, 8" of base, 12" of subbase, and that the native materials below the subbase be scarified to a depth of 9", moisture prepared, and compacted. The report also recommended 24" of subbase underlying any concrete flatwork, and that the flatwork be reinforced with rebar. If all potentially collapsible soils are removed and replaced with suitable soils (as recommended in the geotechnical report), the typical Mapleton Standard designs can be used.
7. Twin Hollow offsite improvements to South Main still does not show connectivity with sewer or water. Water will require a Pressure Regulating Station to be installed before canal crossing.
8. Items 35 and 83: 8 inches of Road base under curb not shown on any of the street cross-section details



# RESOLUTION NO. 2007-61

## A RESOLUTION APPROVING MAPLETON VILLAGE PRELIMINARY SUBDIVISION.

WHEREAS, the applicant has made a valid request regarding Preliminary Plat Approval in accordance with the Mapleton City Code, and;

WHEREAS, the Planning Commission has made a formal recommendation of approval for Preliminary Plat, and;

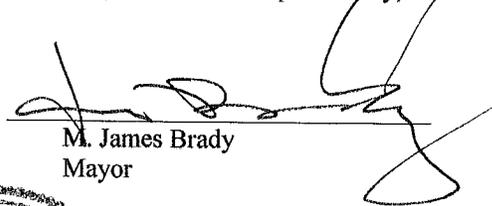
WHEREAS, the applicant has demonstrated that they meet all of the applicable code requirements.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, that the proposed Mapleton Village Preliminary Plat be Approved, with the following conditions.

1. All trails must be shown at final plat as an easement to maintain public access to include a public trail north-south along the lateral canal, as well as a section of trail connecting generally from the northern part of the Bonneville Shoreline Trail to the northern part of the lateral canal trail.
2. Meet requirements of Chapter 17.18, Trail Location and Construction Standards.
3. Trails must connect with the southern end of the property for connectivity of the Bonneville connection to Spanish Fork.
4. The parking lot being proposed on the southeast end of the property (Sheet 201) shall be paved and provide one (1) van accessible space as per the International Building Code.
5. Show on the plat that a minimum of 35% of the site shall be preserved as permanent open space designated for public recreation and/or natural habitat.
6. Written permission from property owners must be submitted for proposed offsite roads and trails.
7. Show water connection to the community building in the Village area.
8. Project road base layer and sub-base layer to back of curb.
9. Provide a drainage system to intercept flow when it hits Maple Ridge Road south of where the roadside ditch ends before it goes down onto the road and especially before it goes over any rock walls.
10. The drainage report and construction plans must explain why there are inlets on some of the lots.
11. Sumps are not acceptable in areas with collapsible soil.
12. Make sure irrigation pipe size and type is included in the legend on all sheets.

13. Once the canal is pressurized the developer will be responsible to pay for the design and installation of the pump station and PRV for pressurized irrigation.
14. Provide 4-inch water fire main to community building in Village area.
15. Show boring and sleeve details on Sheet C312 for the Mapleton Village offsite improvements.
16. Mapleton City will apply for the water system for the pressure regulated station with the State. The developer will be responsible for all submittals and changes required by the State.
17. Phasing of master plan of phases 1 thru 7 can be completed with one point of access, two points of access will be required after phase 7.

This Resolution adopted this 4<sup>th</sup> day of December 2007, by the City Council of Mapleton City, Utah.

  
M. James Brady  
Mayor

ATTEST:

  
Camille Brown  
City Recorder

