

Planning Commission Staff Report

December 10, 2015

Item 2

Applicant: Kim Marchbanks

Location: 530 West 2000 North

Prepared by: Brian Tucker

Public Hearing Item: Yes

Zone: RA-1

ATTACHMENTS

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and proposed street cross sections.
3. DRC Minutes dated 11/18/2015.

REQUEST

Consideration of a rezone from RA-1 to Residential-Minor Agricultural (RA-2) Zone, Preliminary and Final Plat approvals for the Marchbanks Subdivision, Plat "A", consisting of two lots, located at approximately 530 West 2000 North.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 1.186 acres and is located in the RA-1 zone at 530 West 2000 North. The applicant is proposing a 2 lot subdivision with ½ acre lots. The RA-1 zone requires 1 acre lots but lots as small as ½ acre are allowed through the TDR program. The General Plan indicates this area is appropriate for "Medium Density Residential" development, a designation that corresponds with the 1/3 acre lot RA-2 zone rather than the 1 acre lot RA-1 zone. The applicant is requesting a rezone to the RA-2 zone and approval of two ½ acre + lots. This project requires review by the Planning Commission and final approval by the City Council.

EVALUATION

General Plan: The General Plan land use designation for this property is Medium Density Residential (MDR). The MDR designation is characterized primarily by single family residences with lot sizes of 14,500 square foot or larger. The proposed project is consistent with the General Plan.

Zoning: The property is zoned RA-1, a one acre zone that allows 1/2 acre lots with TDR Certificates. The RA-2 zone, which requires a minimum lot size of 14,500 square foot with a minimum of 100 feet of frontage on a public street, is the requested zone and is consistent with the General Plan designation of "Medium Density Residential". The surrounding properties are zoned RA-2, meaning that this property is an inconsistent outlier as currently zoned. The proposed rezone is consistent with the General Plan and with surrounding development.

Street Design: The existing 2000 North Street varies in width along its mile long length and various properties may or may not have curb and gutter, depending on if they are developed and when they were developed. The City Engineer has directed the applicant to align the street widening, curb and gutter with existing improvements to the east and west, even though these improvements are not currently installed on the properties directly adjacent to the project area. Sidewalk is not being required in this instance.

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

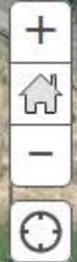
STAFF RECCOMENDATION

Recommend approval of rezone to Residential-Minor Agricultural (RA-2) Zone, Preliminary and Final Plat approvals for the Marchbanks Subdivision, Plat “A”, to the City Council with the attached findings and condition.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated November 18, 2015 shall be addressed prior to plat recording.

Attachment "1" Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓



1200 EAST

700 WEST

Subject Parcel

500 WEST

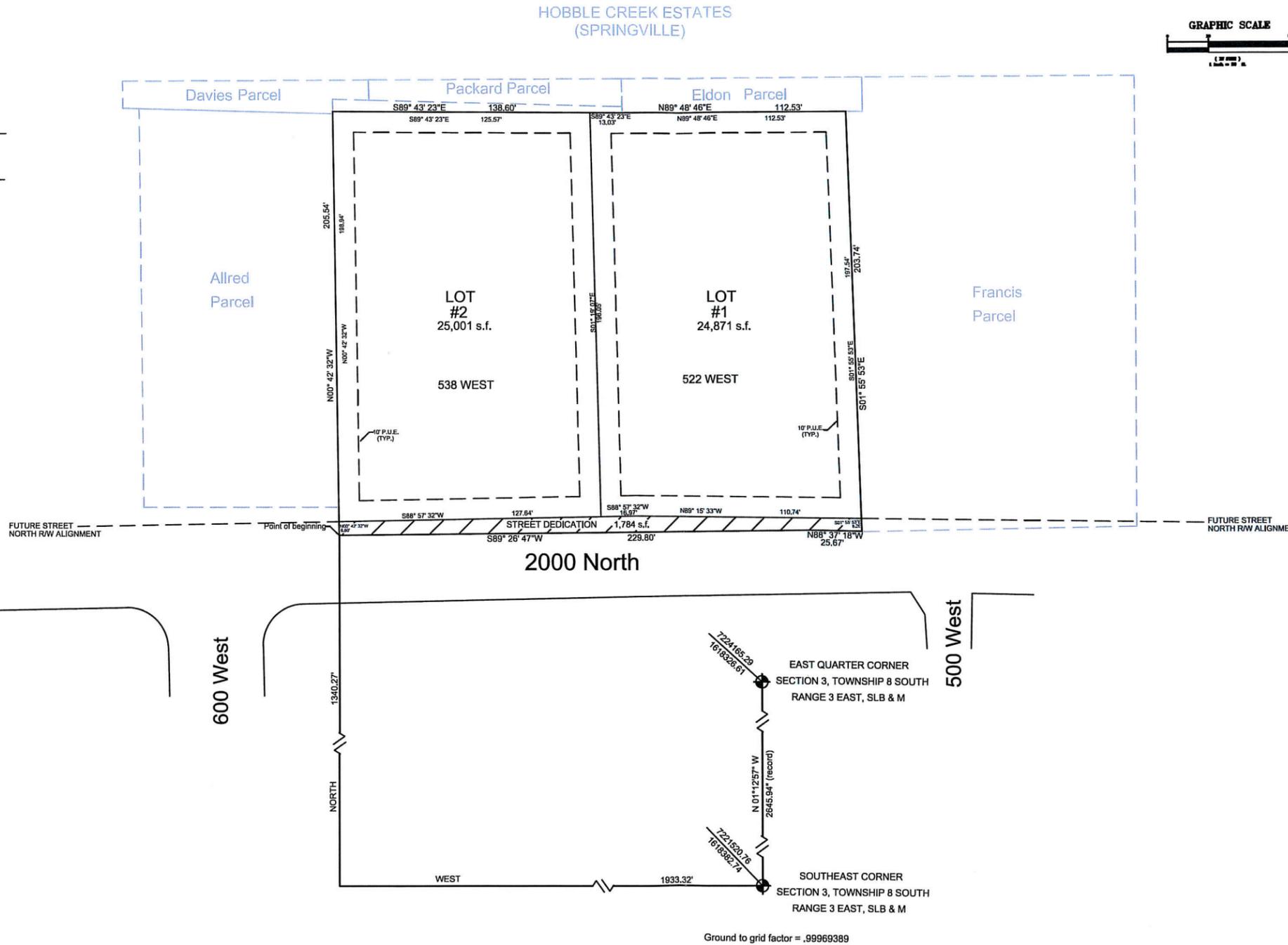


VICINITY MAP

NO SCALE



MARCHBANKS SUBDIVISION VICINITY MAP



Ground to grid factor = .99969389



SURVEYOR'S CERTIFICATE

I, DODD M. GREER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 153771, 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

BEGINNING AT A POINT WHICH IS NORTH 1340.27 FEET AND WEST 1933.32 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE

COURSE	DISTANCE	REMARKS
N 0°42'32" W	205.54'	THENCE
S 89°43'23" E	138.60'	THENCE
N 89°48'46" E	112.53'	THENCE
S 1°55'53" E	203.74'	THENCE
N 89°37'15" W	25.67'	THENCE
S 89°28'47" W	229.80'	TO THE POINT OF BEGINNING.

CONTAINING 1.186 ACRES

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE (NAD 1983)

DATE _____ SURVEYOR (SEE SEAL BELOW) _____
OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

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 DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY
 THE _____ CITY COUNCIL OF _____ MAPLETON COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

MAYOR _____ COUNCIL CHAIRMAN _____
 APPROVED - CITY ENGINEER (SEE SEAL BELOW) _____ ATTEST - CITY RECORDER (SEE SEAL BELOW) _____
COMMUNITY DEVELOPMENT DIRECTOR APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ MAPLETON _____ COMMUNITY DEVELOPMENT DIRECTOR _____ DIRECTOR _____

PLAT "A"
MARCHBANKS
 SUBDIVISION

MAPLETON CITY _____ UTAH COUNTY, UTAH
 SCALE 1" = 20 FEET

ROCKY MOUNTAIN POWER	CENTURY LINK	QUESTAR GAS	COMCAST	MAPLETON IRRIGATION
Approved and accepted subject to the following conditions. _____ POWER COMPANY APPROVAL	Approved and accepted subject to the following conditions. _____ TELEPHONE COMPANY APPROVAL	Approved and accepted subject to the following conditions. _____ GAS COMPANY APPROVAL	Approved and accepted subject to the following conditions. _____ CABLE COMPANY APPROVAL	Approved and accepted subject to the following conditions. _____ IRRIGATION COMPANY APPROVAL

SURVEYOR'S SEAL: 153771 DODD M. GREER
 NOTARY PUBLIC SEAL
 CITY-COUNTY ENGINEER SEAL
 CLERK-RECORDER SEAL

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

November 18, 2015 at 8:30am

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

On November 17, 2015 an application was re-submitted for plat approval of a two lot subdivision plat for the Marchbanks parcel, consisting of two lots with at least .50 acres at approximately 530 West and 2000 North. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards. All items that include an * and are **bolded**, must be submitted prior to this item being scheduled for a hearing with the Planning Commission.

Community Development Division

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

Email: sconroy@mapleton.org

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

Email: btucker@mapleton.org

Application Deficiencies:

1. The initial Application was for a “Single Lot (Metes & Bounds) Plat Application”, an application that has a \$150.00 fee that the applicant paid on June 30, 2015. The resubmitted application is for a 2 lot minor subdivision, the fee for which is \$350.00 + \$45.00/lot, for a total of \$440.00. With the \$150.00 credit from the fee previously paid, **the applicant must submit the remainder of the application fee in the amount of \$290.00.**
2. The applicant must submit a completed “Utility Notification Form”. The form is included in the subdivision application packet.
3. The applicant must submit a preliminary title report or policy of title insurance.
4. The applicant must submit proof of the ability to dedicate to Mapleton City 2.5 irrigation shares or water rights prior to plat recording. **The applicant has submitted a certificate in Mapleton City’s name for 2.0 acre feet but the scope of the project has changed from one lot to two, resulting in an increased water dedication requirement to 2.5 shares or acre feet.** See attached calculation worksheet. All irrigation shares must be dedicated from the Mapleton or Hobbles Creek Irrigation Company (a dedication of .45 acre feet per unit and 2.5 acre feet per irrigable acreage).
5. The applicant must submit a statement indicating the type of performance guarantee proposed to be offered as security for the construction of the required public improvements. The statement should include an indication of your intent to either install the required improvements prior to recording the subdivision plat (thereby necessitating only a 10% durability bond) or submit a performance guarantee and durability bond prior to recording the plat (thereby allowing for the plat to be recorded prior to the installation of improvements).

Comments for plans submitted in November 2015:

1. The Boundary Description does not match the call outs on the plat. Specifically the fifth call on the boundary description is N 88° 37’ 15” W 25.67’ but the same call on the plat is labeled N 88° 37’ 18” W 25.67’.

2. Signature blocks/lines are to be included for approval by the “Legislative Body” in accordance with state law and Utah County’s Requirements. Lines for signatures by the Mayor, City Engineer and City Recorder (to attest) are included. **There is no need for a “Council Chairman” signature line.**
3. Signature blocks/lines must be included for approval by the “Planning Commission” in accordance with state law and Utah County’s Requirements. Lines for signatures by the Planning Commission Chair and the Community Development Director must be included.
4. The Final Plat must include a line for each notary to **print their full name, their commission number and the words “A notary public commissioned in Utah” in the notary public signature block.** This is a precaution to prevent issues with illegible notary stamps.
5. Signature blocks/lines for Rocky Mountain Power, Century Link, Comcast, Questar Gas, and Mapleton Irrigation need to be included on the final plat. Utility Companies may require specific language be included on or near their signature lines. Contact each utility for specific requirements. **Questar Gas includes a significant amount of language in their block. If the plat does not include their language they will stamp the language onto the plat. The stamp they use is probably not well suited to plats and has a tendency to smear very easily and if it becomes illegible the Utah County Recorder will not accept the plat. I encourage you to add this language before printing the plat.**

Engineering and Public Works Division

Gary Calder, City Engineer, Email: gcalder@mapleton.org

Scott Bird, Public Works Operation Director, Email: sbird@mapleton.org

Phone (801) 489-6253, Fax (801) 489-5179

Address the following concerns in revised drawings:

Project: Marchbanks Subdivision Date: November 18, 2015

Site Grading:

1. Clearing and grubbing will be required

Roadway:

1. Road x-sections for 2000 North shall be provided. (Width, 2% cross slope, 8” road base, 3.5” asphalt).
2. Road x-section to match the width of roadway at Clyde Park

Storm Drain:

1. Storm water will need to be collected into a storm drain sump w/ inlet box.
2. Concrete collars on storm water manholes.
3. Land Disturbance permit will be required.

Miscellaneous:

1. Receive Mapleton Irrigation Company approval for work on any Mapleton Irrigation Company ditches prior to construction.
2. Mail box re-location will need to be shown
3. Power pole relocation will be required.

4. Granular borrow is required for all fill of trenches and roadways. (A-1-a, A-1-b, A-2-b and A-3)

Upon final plat approval from the Planning Commission, the following items will be required:

- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (amount to be determined by City Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- Payment of impact fees (\$4,528 per lot). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- Submittal of 2.5 acre feet of water (Mapleton Irrigation, Hobble Creek, or other thru a change application).
- Payment of engineering inspection fees (\$200 per lot).
- Payment of street light fee (\$450 per lot).
- Submit a SWPPP and Land Disturbance application and fee (\$500). Contact Scott Bird at Public Works (489-6253) to review this requirement.
- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder (\$30 per page and \$1 per lot).

Marchbank A

Lot #	Sq. Ft.		
1	25,001.00	Irrigable Acres	
2	24,871.00	(=Acres x.65)	0.74
3	0.00		
4	0.00	Outdoor Secondary Irrigation Dedication Requirement	
5	0.00	(=Irrigable Ac x 2.5 ac ft.)	1.86
6	0.00		
7	0.00	# New Units/Lots	2
8	0.00		
9	0.00	Municipal Use Dedication Requirement	
10	0.00	(=.45 per lot)	0.9
Total SF	49,872.00	<u>Total Dedication =</u>	2.76
Acres	1.14	<u>2.5 Acre Feet</u>	