

City Council Staff Report

January 6, 2016

Applicant: David Simpson

Location: 559 West 800 South

Prepared by: Brian Tucker, Planner

Public Hearing Item: Yes

Zone: A-2

ATTACHMENTS

1. Findings for Decision.
2. Application materials.
3. DRC Minutes dated 11/19/2015.
4. PC Minutes.

REQUEST

Consideration of a Resolution approving the rezone from A-2 to the Residential-Agricultural (RA-1) Zone and the Final Plat for the Osborne Subdivision, Plat “A”, consisting of two lots located at 559 West 800 South.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 2.51 acres and is located in the A-2 zone at 559 West 800 South. The property is currently developed with a single family residence that was built in approximately 1979. The applicant is proposing the following:

- Rezone the property from A-2 to RA-1. This would allow lots as small as one acre.
- Approval of a two lot subdivision. The existing residence will be left on a 1.25 acre lot and a new 1.17 acre lot will be created.
- Road improvements will be installed along the 800 South frontage.

EVALUATION

General Plan: The General Plan land use designation for this property is Low Density Residential (LDR). The LDR designation is characterized primarily by single family residences with lot sizes of 1 acre or larger. The proposed project is consistent with the General Plan.

Zoning: The property is currently zoned A-2, which requires a minimum of two acres per lot. The applicant is requesting that the property be rezoned to RA-1, consistent with the General Plan, to allow the creation of two one acre lots.

The surrounding properties are mostly zoned A-2, although the majority of the homes on the north side of 800 South in this area are on one acre lots. Also, every subdivision located north and west of this subdivision within ½ mile consist of lot sizes that on average are 1 acre or smaller. Staff supports the requested rezone.

Street Design: The existing 800 South in this area is a narrow, unevenly paved rural access road. The Master Street Plan has identified this as a future “Major Local Road”. Accordingly, the applicant will be required to install curb, gutter and sidewalk in front of both lots, as well as to widen the street on the south side of the road adjacent to the project area consistent with other approved development on 800 South.

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

Adopt the attached Resolution with the attached special condition.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated November 19, 2015 shall be addressed prior to plat recording.

RESOLUTION NO. 2016-

A RESOLUTION APPROVING A REZONE FROM A-2 TO THE RESIDENTIAL-AGRICULTURAL (RA-1) ZONE, PRELIMINARY AND FINAL PLAT APPROVALS FOR THE OSBORNE SUBDIVISION, PLAT “A”, CONSISTING OF TWO LOTS LOCATED AT 559 WEST 800 SOUTH.

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 requested rezone is consistent with the General Plan land use designation for this property.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the Final Plat for the Osborne Plat “A” subdivision with the findings and conditions as outlined in the staff report dated January 6, 2015 and the rezone of the property as described in exhibit “A” from A-2 to RA-1.

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

This 6th Day of January, 2016.

Brian Wall
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"

Utah County Parcel #27:004:0026

COM N 0 DEG 22' 0" W 2300.97 FT & N 88 DEG 35' 0" E 660.14 FT FR S 1/4 COR. SEC. 15, T8S, R3E, SLB&M.; N 0 DEG 22' 0" W 327.2 FT; N 88 DEG 45' 0" E 334.51 FT; S 0 DEG 26' 0" E 326.22 FT; S 88 DEG 35' 0" W 334.89 FT TO BEG. AREA 2.510 AC.

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.	✓

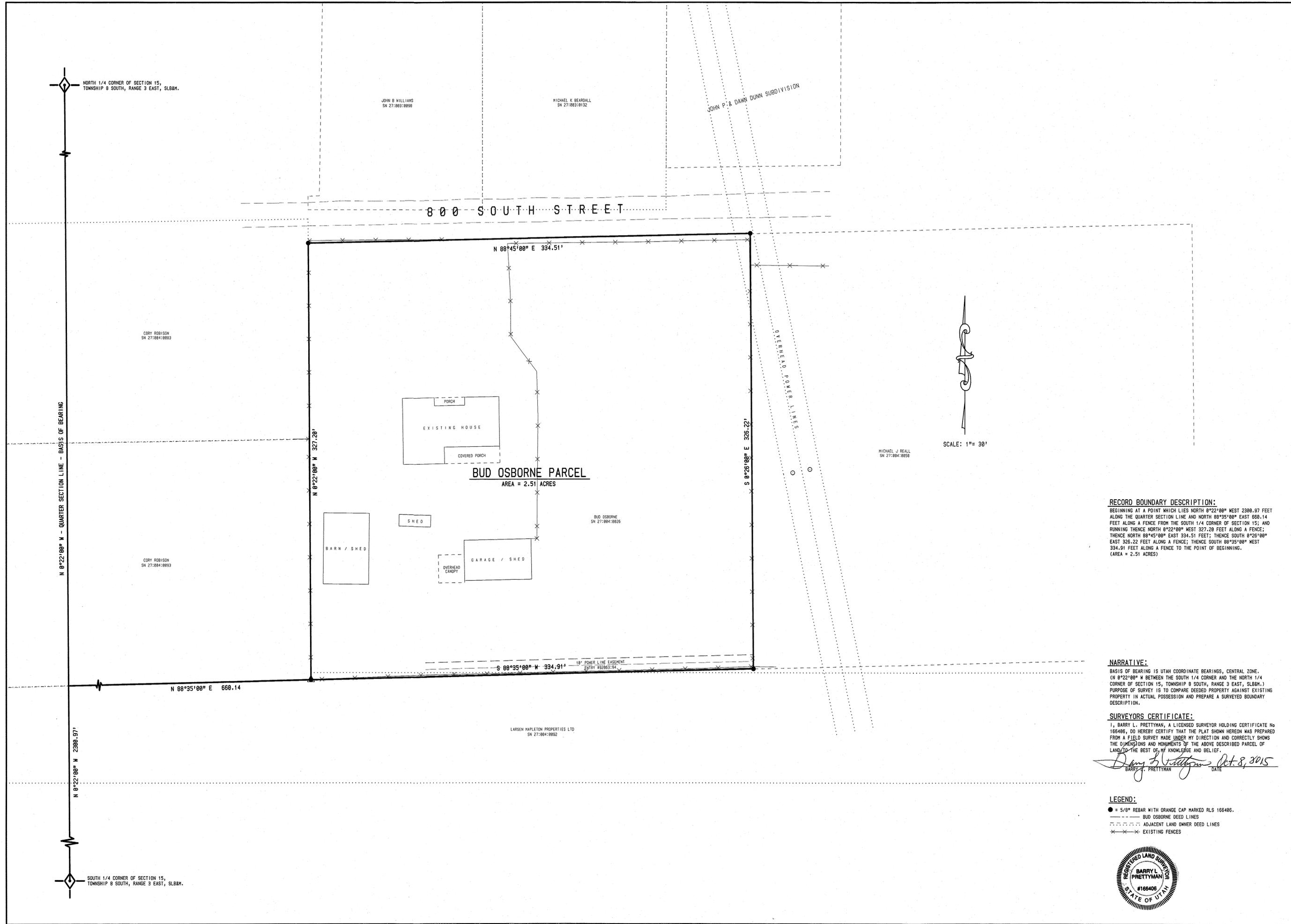
Attachment "2"
Application Materials

800 SOUTH

800 SOUTH



Subject Property



RECORD BOUNDARY DESCRIPTION:
 BEGINNING AT A POINT WHICH LIES NORTH 0°22'00" WEST 2300.97 FEET ALONG THE QUARTER SECTION LINE AND NORTH 88°35'00" EAST 668.14 FEET ALONG A FENCE FROM THE SOUTH 1/4 CORNER OF SECTION 15; AND RUNNING THENCE NORTH 0°22'00" WEST 327.20 FEET ALONG A FENCE; THENCE NORTH 88°45'00" EAST 334.51 FEET; THENCE SOUTH 0°20'00" EAST 326.22 FEET ALONG A FENCE; THENCE SOUTH 88°25'00" WEST 334.91 FEET ALONG A FENCE TO THE POINT OF BEGINNING. (AREA = 2.51 ACRES)

NARRATIVE:
 BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 0°22'00" W BETWEEN THE SOUTH 1/4 CORNER AND THE NORTH 1/4 CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

SURVEYORS CERTIFICATE:
 I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE No 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Barry L. Prettyman DATE *Oct 8, 2015*
 BARRY L. PRETTYMAN

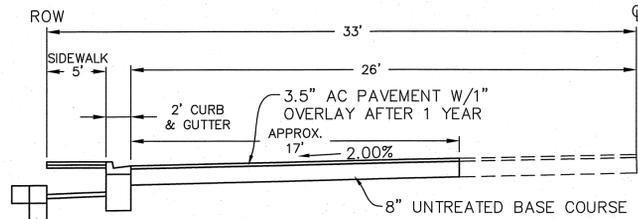
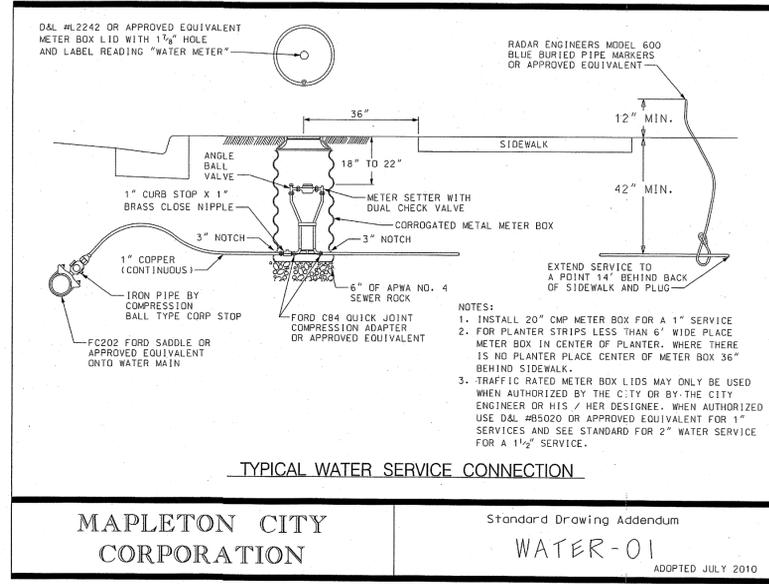
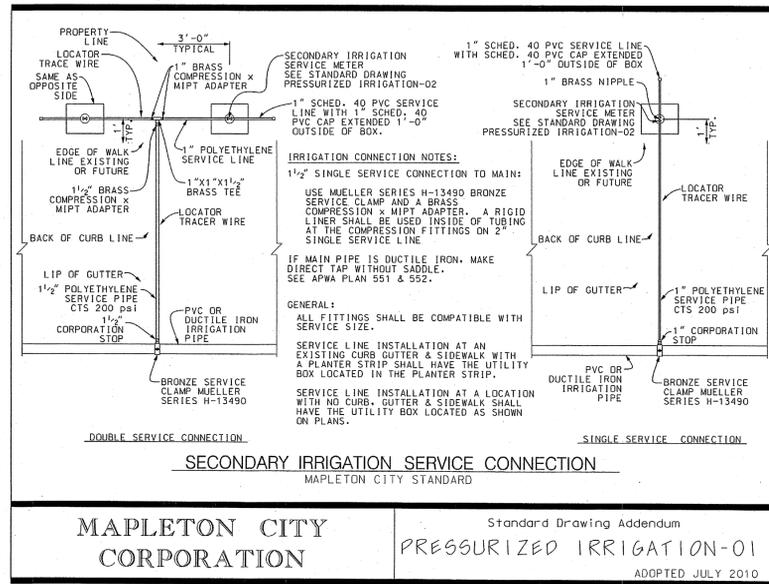
- LEGEND:**
- = 5/8" REBAR WITH ORANGE CAP MARKED RLS 166406.
 - = BUD OSBORNE DEED LINES
 - - - = ADJACENT LAND OWNER DEED LINES
 - × × × = EXISTING FENCES



BUD OSBORNE
RECORD OF SURVEY PLAT
MAPLETON, UTAH

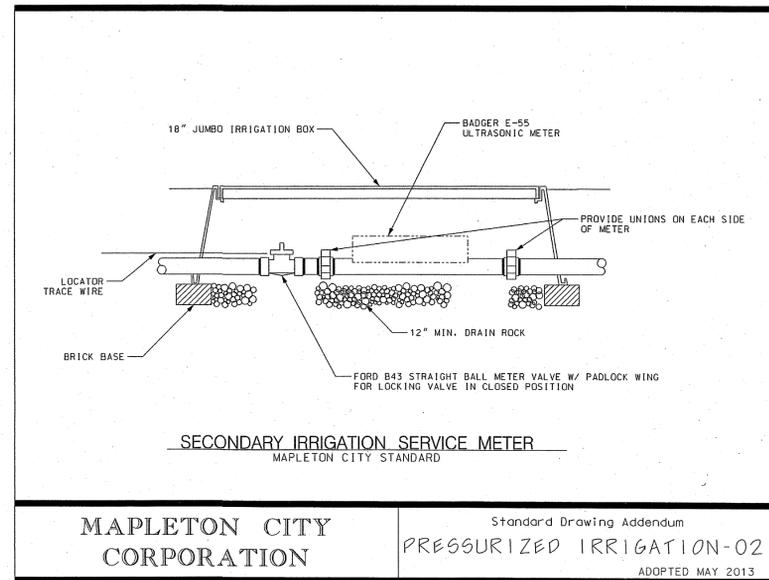
COLE SURVEYING AND ENGINEERING
 245 WEST STATE ROAD 198 - SUITE #5
 SALEM, UTAH - 84653
 PHONE: (801) 423 - 1040

DATE:	OCT. 8, 2015	SHEET No.	1 OF 1
DATE REVISED:		APPROVED BY:	
		SCALE:	1" = 30'



ONE ROW OF "SINGLE" R-TANKS.
 ONE ROW OF "DOUBLE" R-TANKS

- NOTES:**
 1. ANY FILL UNDER ROAD SHALL BE GRANULAR BORROW.
 2. CLEARING AND GRUBBING WILL BE REQUIRED ON 800 SOUTH.



SHEET NO.

8

DETAIL SHEET
 DECEMBER 2015

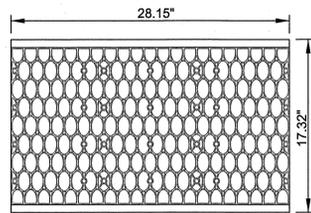
MAPLETON, UTAH
 COUNTY, UTAH

OSBORNE SUBDIVISION
 ATLAS A SINGLE FAMILY DEVELOPMENT

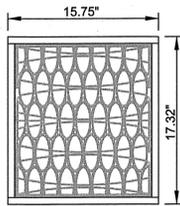
PHONE: 801-655-0566
 FAX: 801-655-0109
 95 WEST 200 NORTH #2
 SPANISH FORK, UT 84660



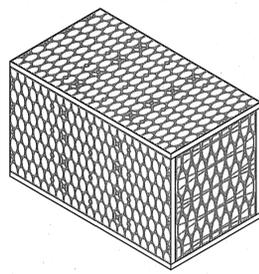
NO. 1
 BY DATE
 REVISIONS
 12/24/2015 15-102_Osborne_Mammoth_VAD011_VERELMINARVA08-DETAIL.dwg 12/24/2015 3:21:14 PM JST



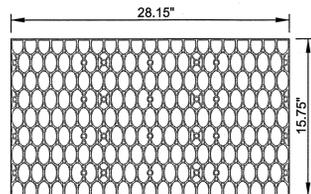
SIDE VIEW



FRONT VIEW



ISOMETRIC VIEW



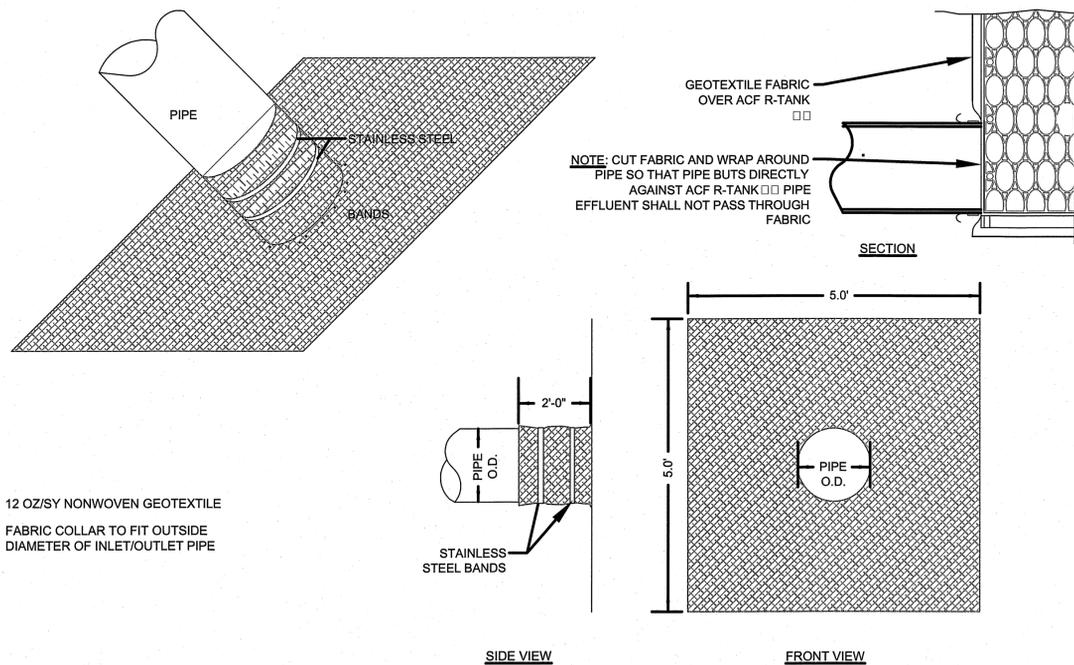
PLAN VIEW

MODULE DATA

GEOMETRY: LENGTH = 28.15 IN. (715 MM) WIDTH = 15.75 IN. (400 MM) HEIGHT = 17.32 IN. (440 MM) STORAGE VOLUME = 4.22 CF (119 L) VOID INTERNAL VOLUME: 95% VOID SURFACE AREA: 90%	LOAD RATING: 40 PSI, (MODULE ONLY) HS25, (WITH ACF COVER SYSTEM)	MATERIAL: 85% RECYCLED POLYPROPYLENE
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R-TANK - SINGLE MODULE

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com

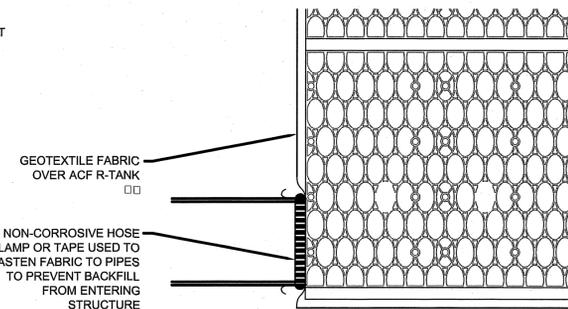
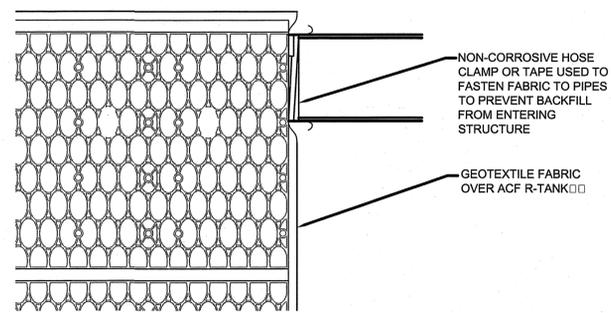
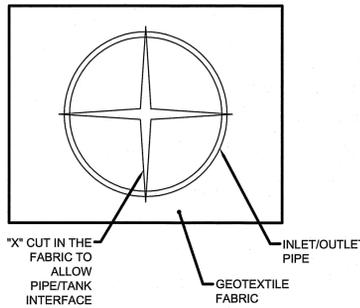


- 12 OZ/SY NONWOVEN GEOTEXTILE
- FABRIC COLLAR TO FIT OUTSIDE DIAMETER OF INLET/OUTLET PIPE

FABRIC PIPE BOOT FOR R-TANK

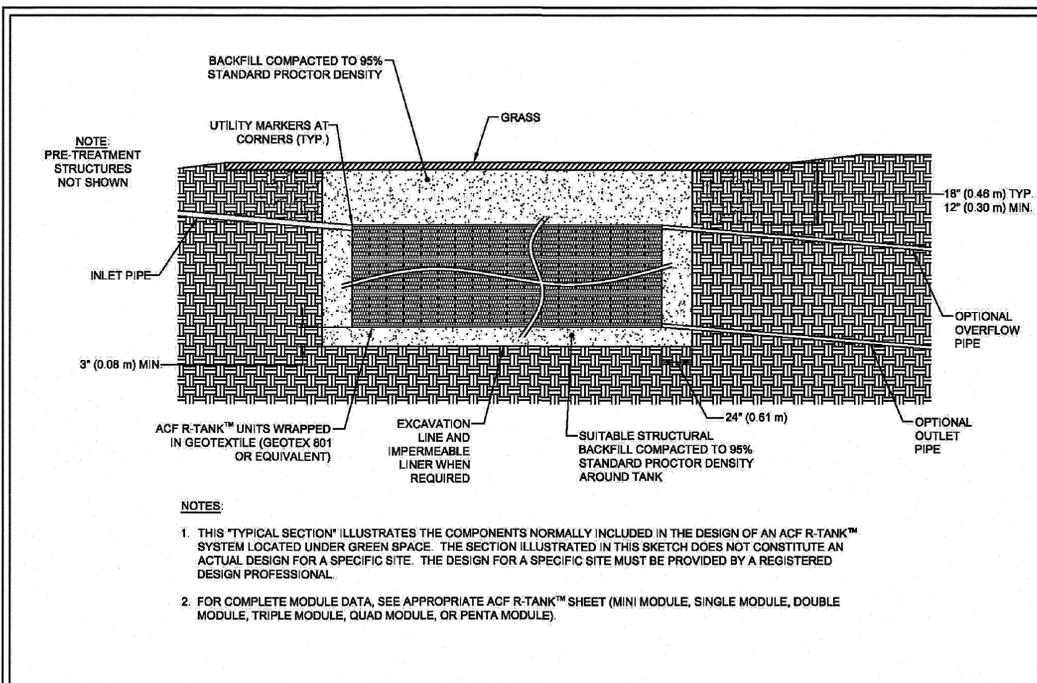
FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com

END VIEW OF PIPE/FABRIC CONNECTION. CUT AN "X" IN THE FABRIC SLIGHTLY LARGER THAN PIPE, PULL THE FABRIC AROUND THE PIPE TO CREATE THE "BOOT" AND THEN SECURE WITH A HOSE-CLAMP.



R-TANK TYPICAL TANK INLET/OUTLET DETAIL

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com



NOTES:

1. THIS "TYPICAL SECTION" ILLUSTRATES THE COMPONENTS NORMALLY INCLUDED IN THE DESIGN OF AN ACF R-TANK™ SYSTEM LOCATED UNDER GREEN SPACE. THE SECTION ILLUSTRATED IN THIS SKETCH DOES NOT CONSTITUTE AN ACTUAL DESIGN FOR A SPECIFIC SITE. THE DESIGN FOR A SPECIFIC SITE MUST BE PROVIDED BY A REGISTERED DESIGN PROFESSIONAL.
2. FOR COMPLETE MODULE DATA, SEE APPROPRIATE ACF R-TANK™ SHEET (MINI MODULE, SINGLE MODULE, DOUBLE MODULE, TRIPLE MODULE, QUAD MODULE, OR PENTA MODULE).



R-TANK™ - H10 LOADS FOR GREEN SPACE

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com

SHEET NO.

9

DETAIL SHEET
DECEMBER 2015

MAPLETON, UTAH
COUNTY, UTAH

OSBORNE SUBDIVISION
A SINGLE FAMILY DEVELOPMENT
ATLAS ENGINEERING
L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

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ACF R-Tank^{HD} Maintenance

With adequate pre-treatment of stormwater before it enters the ACF R-Tank^{HD}, heavy sediments, trash, and other debris will not enter the system. Systems like the TrashGuard (see image 1) are simple and inexpensive, but also highly effective. Therefore, most maintenance efforts should be directed at the pre-treatment structures to ensure they are functioning properly.

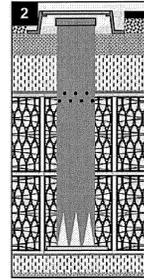
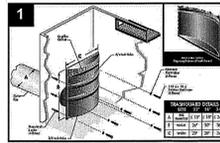
To monitor the accumulation of fine sediments that may enter the detention/retention area, ACF R-Tank^{HD} systems should include maintenance ports.

Maintenance

Running from the bottom of the ACF R-Tank^{HD} up to ground level, Maintenance Ports are made from solid PVC Pipe with notches cut into the bottom. As water is pumped into the port the notches will direct water throughout the bottom of the system to create turbulence, thereby re-suspending accumulated sediments.

After pumping water into the tanks, flushing is completed by vacuuming sediment laden water out of the system either through the outlet structure or through the flush port.

The diameter of the flush port is determined by a number of factors including the rate at which water will be pumped into the system, the number of flush ports incorporated, and the possible requirement of vacuuming through the port. Experience has shown that a 12" port is more than adequate for virtually any required use, with 6" ports more common when vacuuming will be performed at the outlet structure.



ACF R-Tank^{HD} Maintenance

Installing the Maintenance System

To install the PCV Pipe, remove the center small plate and cut the top large plate between the remaining interior small plates. Before inserting the port into the Tank, install an anti-scor plate in the bottom of the Tank to prevent disturbance of the base materials.

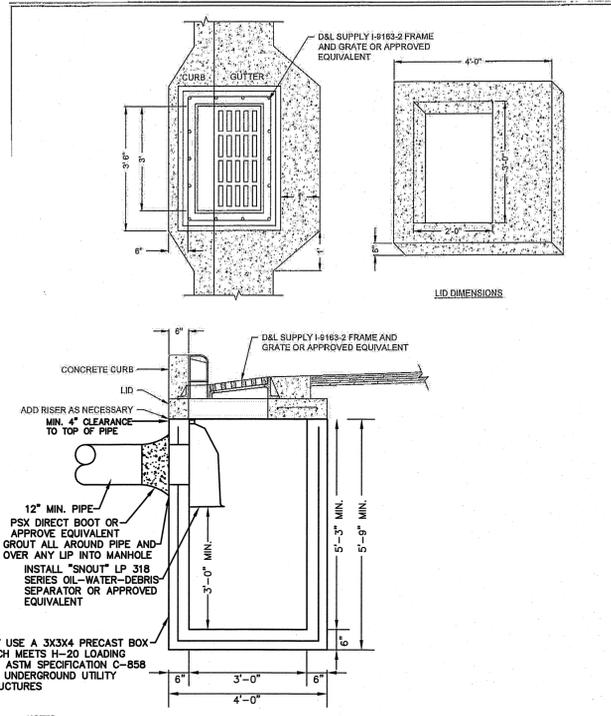
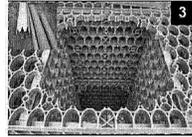
Maintenance ports should be capped at the surface. In landscaped areas, this may be accomplished with a simple pipe cap or plastic valve box (see image 4 lower inset). In paved areas, metal lids are more appropriate (see image 4).

Maintenance Intervals

Maintenance Schedules for the ACF R-Tank^{HD} System are a function of the contributing area and the type of pre-treatment specified. A standard maintenance schedule may include quarterly inspections through the first year of use, with yearly inspections thereafter. Flushing should be performed if sediment should the lesser of 6" or 15% of the system height.

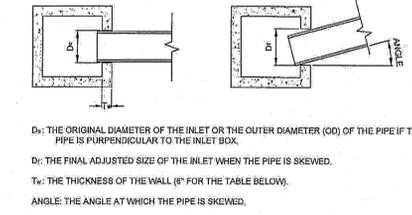
Availability

All system components, including caps, lids, anti-scor plates, frames and covers are available from ACF. In fact, we've created Maintenance Port Kits (see image 5) that include everything needed except for the pipe itself. Contact your local sales representative or our Sales Office at 800-448-3636 for assistance.



STORMWATER INLET BOX

CLEANOUT AND INLET SIZING GUIDELINES



D₁: THE ORIGINAL DIAMETER OF THE INLET OR THE OUTER DIAMETER (OD) OF THE PIPE IF THE PIPE IS PERPENDICULAR TO THE INLET BOX.
 D₂: THE FINAL ADJUSTED SIZE OF THE INLET WHEN THE PIPE IS SKEWED.
 T_w: THE THICKNESS OF THE WALL (6" FOR THE TABLE BELOW).
 ANGLE: THE ANGLE AT WHICH THE PIPE IS SKEWED.

FORMULA:
 D₂ = (D₁ × 1/COS(ANGLE)) + (TAN(ANGLE) × T_w)

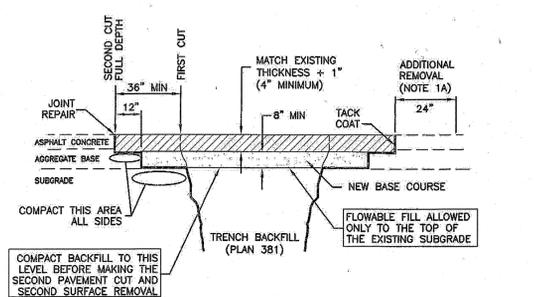
CONCRETE PIPE OUTER DIAMETERS BASED ON 6" CLEANOUT WALL THICKNESS AND PIPE ANGLE AT CLEANOUT

ANGLE OF PIPE ENTERING BOX	0°	5°	10°	15°	20°	30°	45°
12.0"	16.5"	17.1"	17.8"	18.7"	19.7"	22.5"	28.3"
15.0"	19.8"	20.4"	21.1"	22.1"	23.2"	26.3"	33.8"
18.0"	23.0"	23.6"	24.4"	25.4"	26.7"	30.0"	38.5"
21.0"	27.0"	27.6"	28.5"	29.6"	30.9"	34.6"	44.2"
24.0"	30.0"	30.6"	31.5"	32.7"	34.1"	38.1"	48.4"
27.0"	33.0"	33.7"	34.6"	35.9"	37.4"	41.9"	53.5"
30.0"	36.0"	36.8"	37.7"	39.1"	40.7"	45.6"	59.1"
36.0"	45.0"	45.8"	46.7"	48.2"	50.0"	55.3"	70.4"
42.0"	52.0"	52.8"	53.7"	55.2"	57.1"	62.8"	79.4"
48.0"	59.0"	59.8"	60.7"	62.2"	64.1"	69.9"	87.4"
54.0"	66.0"	66.8"	67.7"	69.2"	71.1"	76.9"	95.4"
60.0"	73.0"	73.8"	74.7"	76.2"	78.1"	83.9"	103.4"
66.0"	80.0"	80.8"	81.7"	83.2"	85.1"	90.9"	111.4"
72.0"	87.0"	87.8"	88.7"	90.2"	92.1"	97.9"	119.4"
78.0"	94.0"	94.8"	95.7"	97.2"	99.1"	104.9"	127.4"
84.0"	101.0"	101.8"	102.7"	104.2"	106.1"	111.9"	135.4"
90.0"	108.0"	108.8"	109.7"	111.2"	113.1"	118.9"	143.4"
96.0"	115.0"	115.8"	116.7"	118.2"	120.1"	125.9"	151.4"

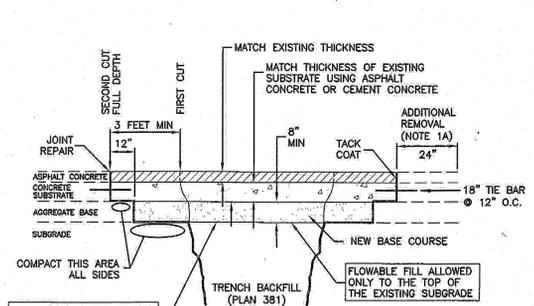
- NOTES:
 1. TABLE IS BASED ON A 6" WALL THICKNESS AND PIPE ANGLE AT CLEANOUT.
 2. SHADED AREAS BELOW THE DARK LINE INDICATE PIPE SIZES AND ANGLES THAT WILL NOT FIT WITHIN A STANDARD 6" WALL BOX. SPECIAL BOX SIZES ARE NECESSARY FOR THESE CONDITIONS.
 3. USE OF THIS TABLE (INCLUDING DESIGN & DIMENSIONS) SHOULD BE ANALYZED AND CHECKED BY THE USER'S ENGINEER TO ENSURE ADEQUACY FOR THE INTENDED USE.
 4. ALL BOXES SHALL HAVE A MINIMUM OF 9" OF SURROUNDING CONCRETE BOX COVERAGE.

BOX SIZING

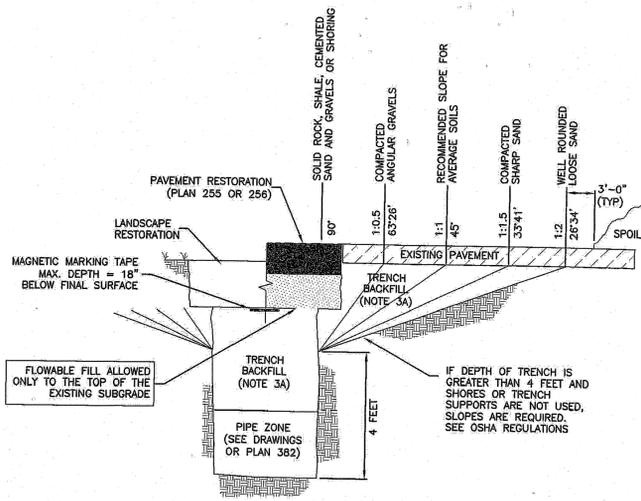
DEEP EXCAVATION
 (MORE THAN 48 INCHES FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)



ASPHALT RESTORATION



COMPOSITE RESTORATION



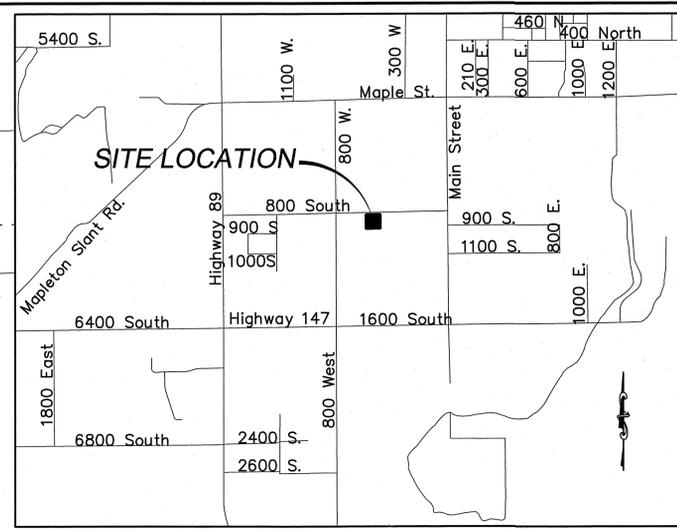
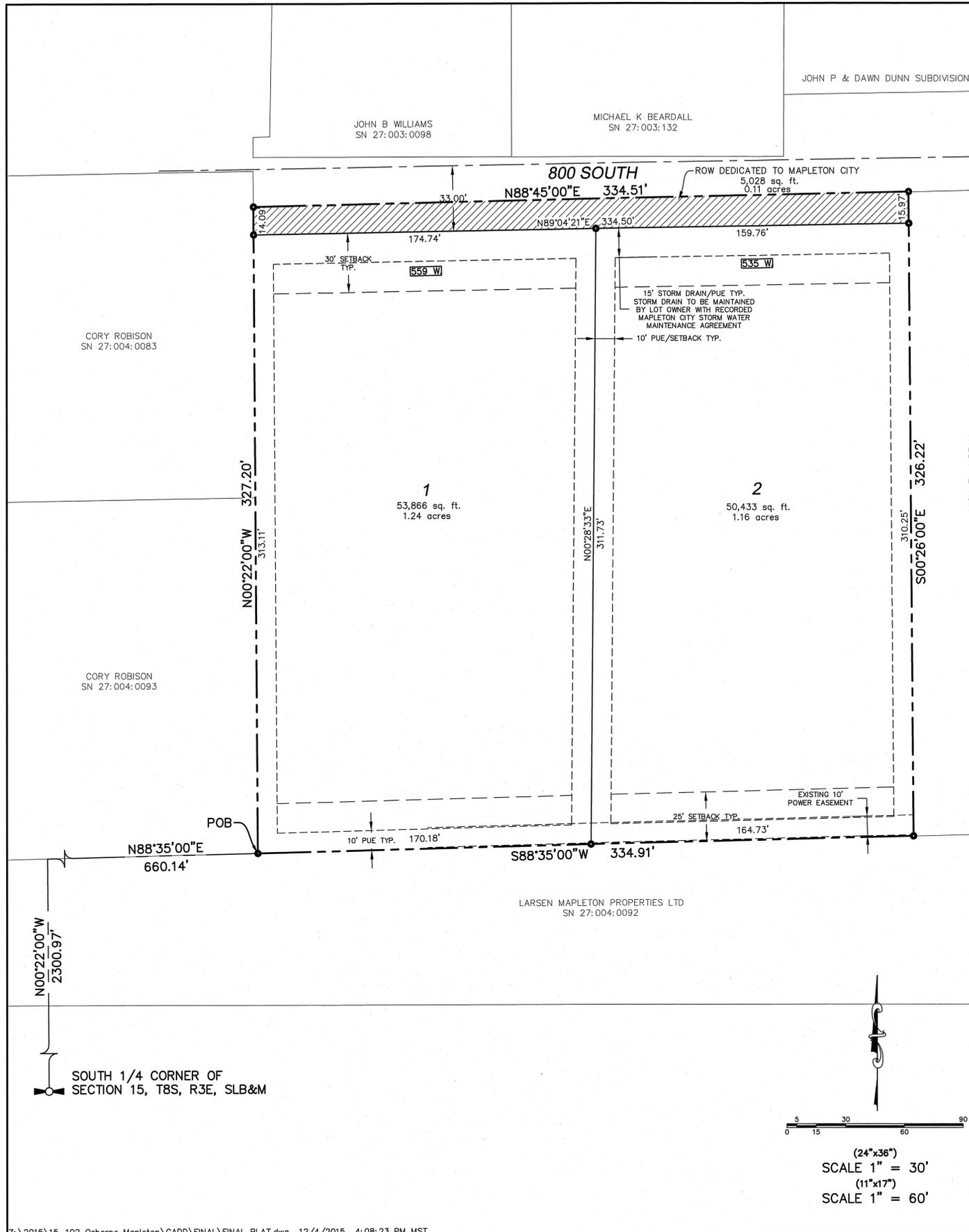
Plan 255
 Sheet 2 of 2
 January 2011
Trench backfill
 203
 Plan 381

SHEET NO. **10**
 DETAIL SHEET
 DECEMBER 2015
 MAPLETON, UTAH
 COUNTY, UTAH

OSBORNE SUBDIVISION
 A SINGLE FAMILY DEVELOPMENT
 ATLAS
 ENGINEERING
 L.L.C.
 PHONE: 801-655-0566
 FAX: 801-655-0109
 95 WEST 200 NORTH #2
 SPANISH FORK, UT 84660



NO.	REVISIONS	BY	DATE
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VICINITY MAP
-NTS-

- LEGEND**
- ▲ CALCULATED POINT
 - SET 5/8 REBAR AND CAP
 - SET 1/2" PIN
 - PROPERTY BOUNDARY
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EXISTING DEED LINE
 - EXISTING STREET CENTERLINE
 - 1 PROPOSED LOT NUMBERS
 - 1855 S ADDRESS
 - SET STREET MONUMENT
 - ▨ AREA DEDICATED TO MAPLETON CITY FOR ROADWAY PURPOSES

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH LIES N00°22'00"W 2300.97 FEET ALONG THE QUARTER SECTION LINE AND NORTH 88°35'00"E 660.14 FEET ALONG AN EXISTING FENCE FROM THE SOUTH 1/4 CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN;
AND RUNNING THENCE N00°22'00"W 327.20 FEET ALONG AN EXISTING FENCE; THENCE N88°45'00"E 334.51 FEET; THENCE S00°26'00"E 326.22 FEET ALONG AN EXISTING FENCE; THENCE S88°35'00"W 334.91 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINS 2.51 ACRES OF LAND.

QUESTAR GAS COMPANY
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED _____
QUESTAR

ACCEPTANCE BY UTILITIES

APPROVED _____ APPROVED _____
ROCKY MOUNTAIN POWER CENTURYLINK

APPROVED _____ APPROVED _____
COMCAST MAPLETON IRRIGATION

SURVEYORS CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE _____

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, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

ACKNOWLEDGEMENT

STATE OF UTAH - S.S.
COUNTY OF UTAH - S.S.

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

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH (SEAL)

COMMISSION NUMBER _____ FULL NAME-PRINTED _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ 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. 2015.

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2015, BY THE MAPLETON CITY ENGINEER.

CITY ENGINEER _____

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, PLANNING COMMISSION _____

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

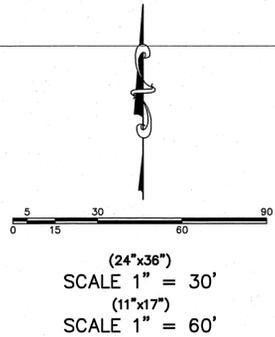
APPROVED THIS _____ DAY OF _____ A.D. 2015, BY THE MAPLETON CITY COMMUNITY DEVELOPMENT DIRECTOR.

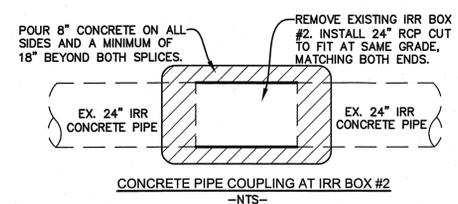
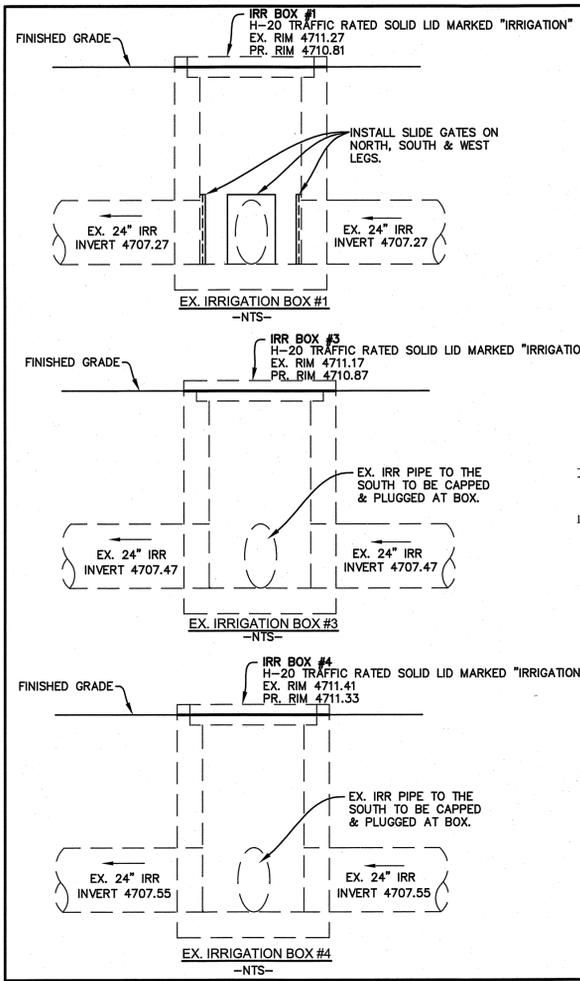
COMMUNITY DEVELOPMENT DIRECTOR _____

OSBORNE SUBDIVISION PLAT "A"

A SINGLE FAMILY DEVELOPMENT
MAPLETON, UTAH COUNTY, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
CONTAINING 2 LOTS, AND 2.51 ACRES

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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MAPLETON IRRIGATION DISTRICT & COMPANY NOTES

1. APPLICANT MUST NOTIFY FRANSON CIVIL ENGINEERS (FCE) AT LEAST 24 HOURS BEFORE CONSTRUCTION ON MIDC FACILITIES. CALL TODD ADAMS WITH FCE AT 801-756-0309. FAILURE TO DO SO MAY RESULT IN A \$5,000 FINE.
2. ALL CONSTRUCTION MUST BE DONE TO MIDC STANDARDS.
3. MIDC CONTACT DURING CONSTRUCTION: CLAYNE WEIGHT, WATER MASTER, 801-420-0218.

GENERAL NOTE:

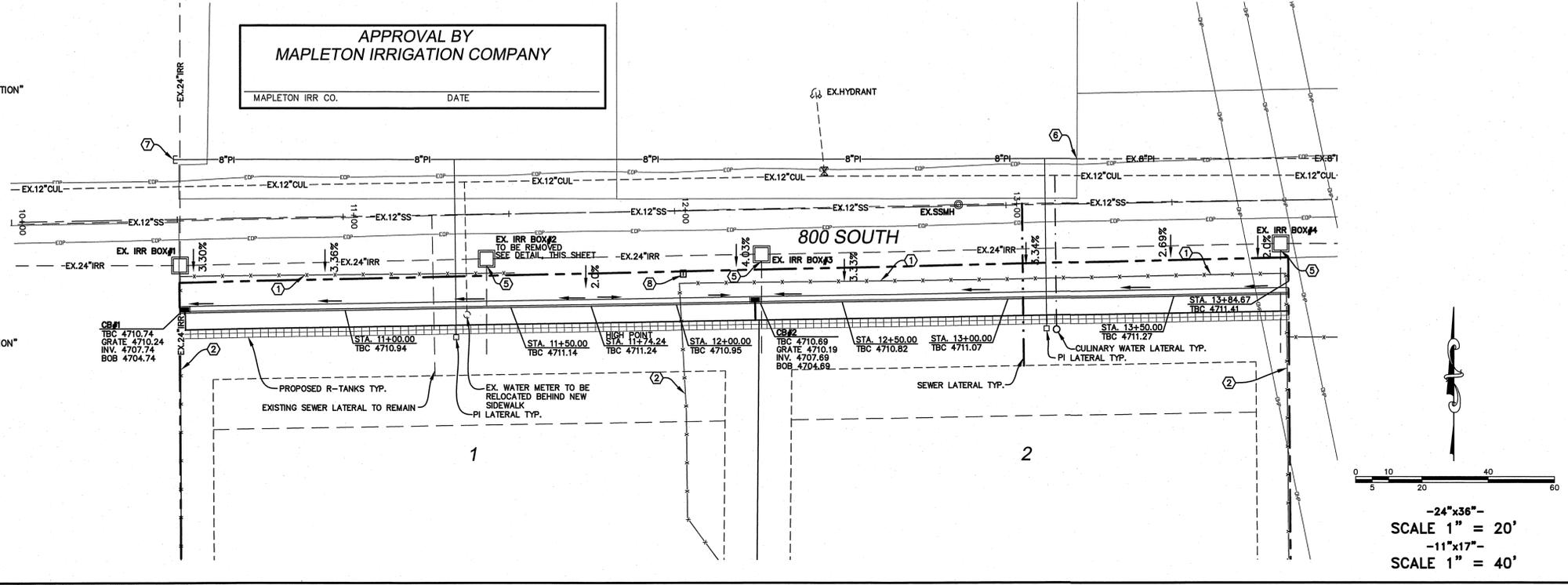
1. CLEARING AND GRUBBING WILL BE REQUIRED.

CONSTRUCTION NOTES

- ① EXISTING FENCE TO BE REMOVED.
- ② EXISTING FENCE TO REMAIN.
- ③ CLEARING AND GRUBBING REQUIRED IN ALL AREAS WHERE ASPHALT OR CONCRETE WILL BE INSTALLED.
- ④ ANY ROADWAY CUTS SHALL BE TYPICAL T-TRENCH REPAIRS PER APWA#381.
- ⑤ CAP & PLUG EXISTING IRR PIPE TO THE SOUTH AT BOX.
- ⑥ LOCATE AND TIE TO EXISTING 8\"/>

APPROVAL BY
MAPLETON IRRIGATION COMPANY

MAPLETON IRR. CO. _____ DATE _____



-24\"/>

Station	10+00	11+00	12+00	13+00	14+00
4710					
4700					
4711.3					
4711.5					
4711.7					
4711.9					
4710.94					
4710.80					
4711.03					
4711.25					
4711.9					

GENERAL NOTES:

1. ALL CONCRETE USED IN CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. THE CONCRETE MIX SHALL INCLUDE BETWEEN 5% AND 7% AIR ENTRAINMENT.
2. YARDS, FIELDS, ETC.—TRENCH DETAIL IS REQUIRED SHOWING BEDDING DETAIL. MIDC STANDARDS REQUIRE BEDDING 6 INCHES BELOW PIPE UP TO THE SPRINGLINE, USING A MINIMUM OF 3/4-INCH CLEAN CRUSHED ROCK UNLESS SPECIFIED OTHERWISE BY MANUFACTURER.
3. "IRRIGATION" MARKING TAPE SHALL BE INSTALLED 12 INCHES ABOVE THE PIPE TO HELP PROTECT PIPE FROM FUTURE EXCAVATIONS.
4. ALL BACKFILL MATERIALS SHALL BE COMPACTED TO MINIMUM OF 95% STANDARD PROCTOR DENSITY.
5. PIPES OR OTHER UTILITIES RUNNING PARALLEL TO THE IRRIGATION PIPE IN A SHARED EASEMENT SHALL BE PLACED A MINIMUM OF 5 FEET HORIZONTALLY FROM THE IRRIGATION PIPE.
6. PIPES CROSSING PERPENDICULARLY OVER OR UNDER THE IRRIGATION PIPE SHALL HAVE A MINIMUM 1 FOOT VERTICAL CLEARANCE.
7. A MINIMUM OF 1 FOOT OF COVER SHALL BE OVER THE TOP OF THE IRRIGATION PIPE.
8. BOXES SHALL HAVE A MINIMUM INSIDE DIMENSION OF 4- FEET BY 4- FEET. THERE SHALL BE A MINIMUM OF 6 INCHES ON EACH SIDE OF THE PIPE TO THE EDGE OF THE BOX.
8. KNOCK-OUT BOXES ARE NOT ALLOWED. ALL BOXES SHALL BE PRE-CAST WITH CORED OPENINGS FOR THE PIPES OR SHALL BE CAST-IN-PLACE.
9. PIPES ENTERING BOXES SHALL BE CONCRETED ON THE OUTSIDE AND GROUTED ON THE INSIDE.
10. IRRIGATION BOXES SHALL NOT BE COMPLETELY BURIED. THEY SHALL EXTEND 6 INCHES ABOVE THE SURFACE OF THE FINAL GRADE. ANY EXISTING BOXES THAT DO NOT EXTEND TO THE FINAL GRADE SURFACE SHALL BE RAISED 6 INCHES ABOVE FINAL GRADE.
11. IRRIGATION BOXES SHALL HAVE A METAL SIGN ATTACHED TO GRATE THAT READS:
PROPERTY OF MAPLETON IRRIGATION DISTRICT & COMPANY
IRRIGATION BOX MAY NOT BE FENCED WITHIN PROPERTY
COMPANY MUST HAVE ACCESS FROM CITY STREET
12. NO TREES OR SHRUBS IN IRRIGATION COMPANY EASEMENTS.
13. NO TELEPHONE BOXES OR POWER BOXES IN IRRIGATION COMPANY EASEMENTS.
14. FENCES DISTURBED DURING CONSTRUCTION ACTIVITIES MUST BE REPLACED AND RETURNED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
15. IRRIGATION BOXES MAY NOT BE IN FENCED YARDS. DIRECT ACCESS (NOT THROUGH FENCES) MUST BE PROVIDED TO MAPLETON IRRIGATION DISTRICT & COMPANY FROM CITY STREETS.

SHEET NO. **PP-01**

800 SOUTH
STA. 10+00 TO STA. 14+00

MAPLETON, UTAH

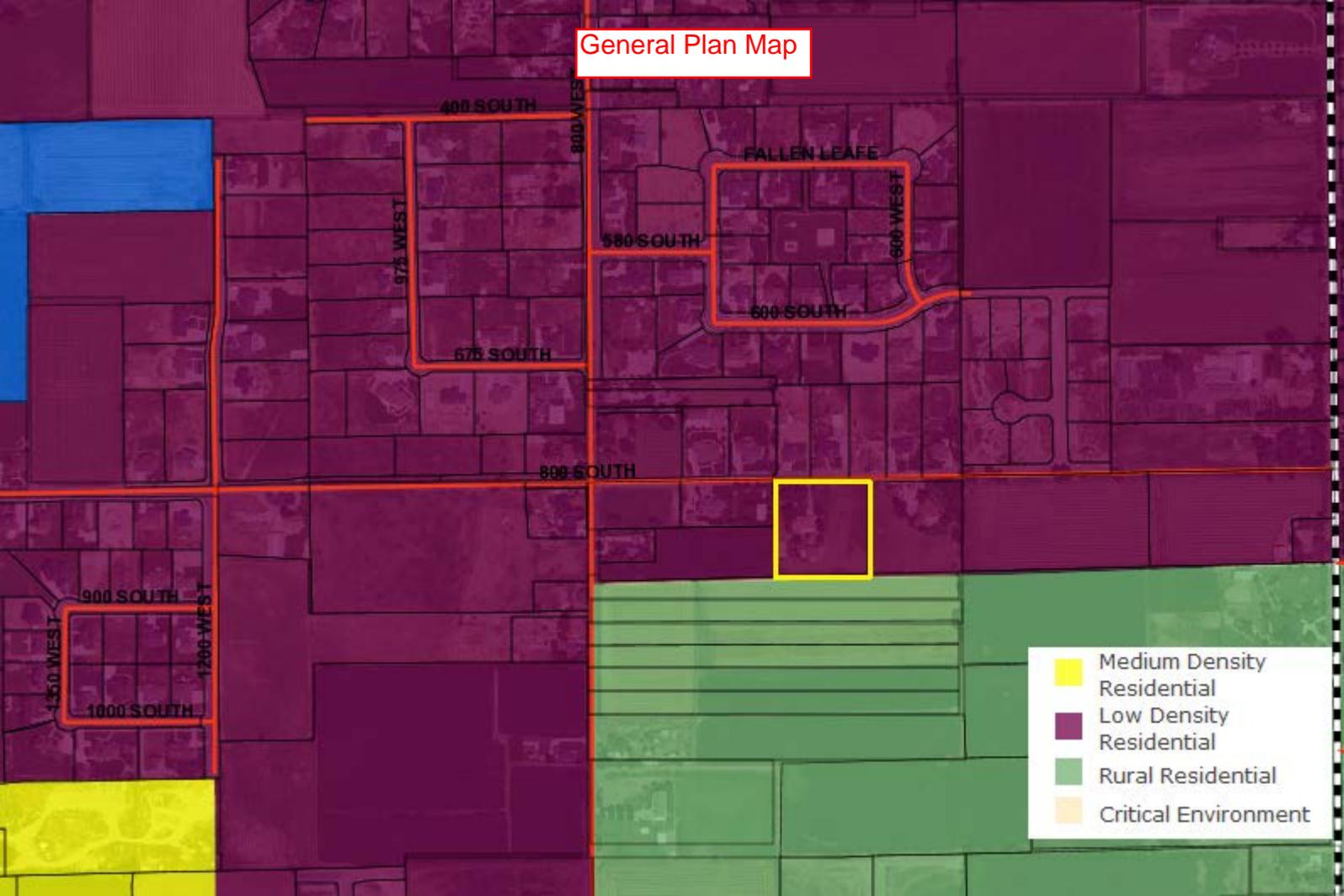
OSBORNE SUBDIVISION

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
12/19/15
STATE OF UTAH

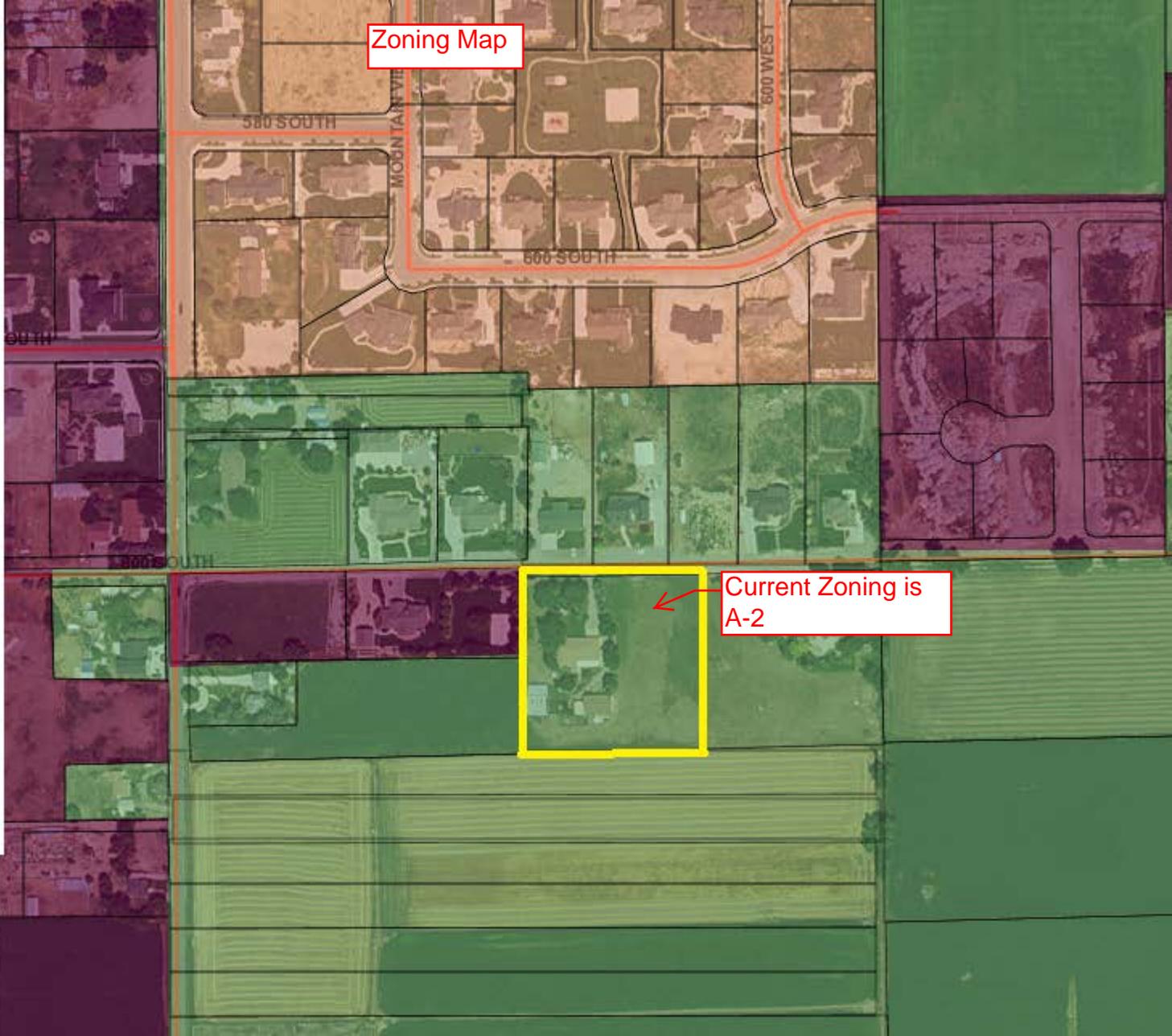
General Plan Map



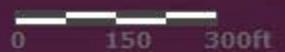
- Medium Density Residential
- Low Density Residential
- Rural Residential
- Critical Environment

-  A-2 = Agricultural-Residential
-  CC-1 = Central Commercial
-  CE-1 = Critical Environment
-  GC-1 = General Commercial
-  I&M-1 = Industrial and Manufacturing
-  NC-1 = Neighborhood Commercial
-  OS-P = Open Space and Parks
-  PD = Planned Development
-  PO-1 = Professional Office
-  PRC = Planned Residential Community
-  PRD = Planned Residential Development
-  R-1-B = Residential
-  R-2 = Residential
-  RA-1 = Residential Agricultural
-  RA-1-C = Residential Agricultural Cluster
-  RA-2 = Residential-Minor Agricultural
-  SDP = Specific Development Plan

Zoning Map



Current Zoning is A-2



MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

November 19, 2015 at 8:30am

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

On November 16, 2015 an application was submitted for the Osborne Subdivision, Plat "A", consisting of two lots on approximately 2.51 acres, located at 559 West and 800 South. 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 applicant must submit proof that the taxes are current for the subject property.
2. The applicant must contact the Utah County Recorder to ensure that the "Osborne Subdivision" is a unique subdivision name in accordance with their standards.
3. The applicant must submit proof of the ability to dedicate to Mapleton City 4.0 irrigation shares or water rights prior to plat recording. All irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company (a dedication of .45 acre feet per unit and 2.5 acre feet per irrigable acreage). See Water Dedication Worksheet attached to these comments.
4. 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. A portion of 800 South is to be dedicated to the city as part of this plat. Please change the language on the plat from "ROW TO BE DEDICATED TO MAPLETON CITY" to "STREET DEDICATION" or "ROW DEDICATED TO MAPLETON CITY". **The Utah County Recorder's Office has indicated that the words "to be" are problematic as they indicate that the dedication is in the future in the form of some other recorded instrument.** Unless a future instrument is recorded the dedication may not end up as dedicated ROW.
2. Please include the following addresses on the Final Plat: Lot 1 – 559 W (existing); and Lot 2 – 535 W.

3. There appear to be boundary line discrepancies between the subject parcel and the Larsen Mapleton Properties LTD parcel to the South. Gaps, overlaps and/or inconsistencies must be resolved prior to plat recording.

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: Osborne Subdivision

Date: November 19th, 2015

Site Grading:

1. Clearing and grubbing will be required.

Sewer:

1. Show on plans location of existing sewer lateral to lot 1
2. Sewer main on 800 S. is 12" PVC pipe.

Water System:

1. **Show on plans existing water service on Lot 1 to be relocated behind new sidewalk.**
2. Existing culinary water main is 12" Ductile Iron pipe.
3. Water model reviewed by RB&G (801) 374- 5771, the cost of this review is the responsibility of the developer

Secondary Water (Pressure Irrigation):

1. **Show on plan connecting to existing 8" PVC main at west property boundary of Dunn Lot and installing a 8" PVC C900 SDR 18 Secondary Main north of existing 12" D.I. water main to west boundary of lot 1 of subdivision on 800 S.**
2. **Show on plans Pressurized Irrigation Services to Lots 1 and 2 near water services.**

Roadway:

1. **Road x-sections:**
 - a. **Show 66' x-section using Dunn Property line on North side of 800 North as the datum to project west and measure street x-section to Osborn Subdivision frontage at back of walk.**

Storm Drain:

1. **Show on plat 15' Storm Drain-PUE across north side of lots with a 10 PUE around perimeter of each lot. Show Storm Drain to be maintained by lot owner with recorded Mapleton City Storm Water Maintenance Agreement.**
2. Land disturbance permit will be required

Miscellaneous:

1. **Receive irrigation company approval for work on Mapleton Irrigation Company Ditches and culverts**
2. **Show depth and type of pipe for existing irrigation culvert**

3. Geotechnical Report required.

4. Plat will be required.

5. APWA / Mapleton City Addendum Standards will apply

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

- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (amount to be determined by City Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- Payment of impact fees (\$4,528 per lot). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- Submittal of 4.0 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).

Osborne Subdivision Plat A

Lot #	Sq. Ft.		
1	54,358.00	Irrigable Acres	
2	51,002.00	(=Acres x.65)	1.57
3	0.00		
4	0.00	Outdoor Secondary Irrigation Dedication Requirement	
5	0.00	(=Irrigable Ac x 2.5 ac ft.)	3.93
6	0.00		
7	0.00	# New Units/Lots	1
8	0.00		
9	0.00	Municipal Use Dedication Requirement	
10	0.00	(=.45 per lot)	0.45
Total SF	105,360.00	<u>Total Dedication =</u>	4.38
Acres	2.42	<u>4 Acre Feet</u>	

MAPLETON CITY
PLANNING COMMISSION MINUTES
December 10, 2015

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: Golden Murray
Justin Schellenberg – Excused at 6:35pm
Keith Stirling – Seated at 6:35pm

Staff in Attendance: Brian Tucker, Planner

Minutes Taken by: April Houser, Executive Secretary

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

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – October 22, 2015.

Motion: Commissioner Murray moved to approve the October 22, 2015 Planning Commission Minutes.

Second: Commissioner Schellenberg

Vote: Unanimous

Item 3. Consideration of a rezone from Agricultural-Residential (A-2) to Residential-Agricultural (RA-1), and Preliminary and Final Plat approvals for the Osborne Subdivision Plat “A”, consisting of two lots, located at approximately 559 West 800 South.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The property is 2.51 acres in size with one home on the west end of the property. The applicant is not proposing the use of TDR’s. Each lot would have at least 1 acre of property. The General Plan would allow for RA-1 Zoning in this area, and a large majority of the properties around this are similar in size. Curb, gutter, sidewalk and street widening will need to take place with this development. The height of the accessory building on the property will need to be verified to ensure all setback requirements are met with the proposed subdivision. Staff would recommend approval of this request.

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

Motion: Commissioner Stirling moved to recommend approval to the City Council of an ordinance rezoning the property at approximately 559 West 800 South from Agricultural-Residential (A-2) to Residential-Agricultural (RA-1), and Preliminary and Final Plat approvals for the *Osborne* Subdivision Plat “A”, consisting of two lots, with the special condition that any outstanding issues raised in the Development Review Committee (DRC) minutes dated November 19, 2015 be addressed prior to plat recording.

Second: Commissioner Murray

Vote: Unanimous

Item 4. 2016 Planning Commission Meeting Schedule.

Motion: Commissioner Murray moved to approve the 2016 Planning Commission Meeting Schedule as provided in the Staff Report for this item.

Second: Commissioner Stirling

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date