

Planning Commission Staff Report

September 8, 2016

Item 2

Applicant: Don & Heidi

Bleggi

Location: 496 E 1200 N

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: No

Zone: RA-2

Attachments:

1. Application materials.
2. Standard findings.
3. Sadey Subdivision Concept.
4. DRC Comments dated 8/17/16.

REQUEST

Consideration of Preliminary Plat Approval for the Willow Pointe Plat “C” Subdivision consisting of one lot located in the (Residential-Agricultural) RA-2 zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site consists of a 1.72-acre parcel located in the RA-2 zone. The property is currently undeveloped, but does have curb, gutter and sidewalk improvements along 1200 North. The applicant also owns lot 4 of the Willow Pointe Plat “B” subdivision directly to the west of the subject parcel.

The applicant is proposing the following:

- Create a new 1/3-acre lot that would front on 1200 North;
- Adjust the eastern property boundary of the existing lot 4 of the Willow Pointe Plat “B” subdivision to accommodate the new lot; and
- The remaining 1.4 acres of undeveloped land would remain undeveloped until a future phase is proposed.

EVALUATION

General Plan and Zoning: The general plan designation for this property is medium density residential, which is consistent with the RA-2 zone. The RA-2 zone requires a minimum lot size of 14,500 square feet (1/3 acre) with 100 feet of frontage on a city street. The project is consistent with the general plan designation and the RA-2 zoning standards.

Subdivision Review Criteria: MCC Chapter 17.04.050.B outlines the review standards that shall be used by the City in making its determination. These standards are shown in attachment “1”. The proposed project complies with these standards.

Future Phase and Future Road: In 2015, the Planning Commission approved the Sadey Plat “A” subdivision. This subdivision included the creation of a ½ acre lot the fronts on 1200 North and left a two-acre remainder parcel behind it. The applicants had submitted a concept plan showing how a road (500 East) could be built along the western property line that would provide access to future lots for both the Sadey subdivision and the Bleggi property (see attachment 3).

During the hearing for the Sadey subdivision, the Planning Commission discussed whether the future road should be constructed adjacent to the single lot being proposed. The Commission determined that as long as

there was sufficient property to construct a road in the future, that the applicants would not need to construct a portion of the road as part of the single lot subdivision.

The applicants for the subject one lot subdivision are also proposing to leave a strip of land that could accommodate a future 500 East road that would access the remainder parcel to the south. Staff is supportive of allowing the single lot subdivision without installing any of the road improvements for the future road for the following reasons:

- The extension of 500 East will be a dead end street and will only serve the future lots for both properties. There is no public circulation or connectivity benefit of the proposed road.
- If/when one or both of the properties are ready to develop additional lots, the two parties will need to work together to install the full improvements for the road.

STAFF RECCOMENDATION

Approve the subdivision with the attached special conditions.

SPECIAL CONDITION

1. The applicant shall address all outstanding items of the DRC comments dated 8/17/16 prior to plat recording.
2. Final Plat approval from the DRC must be obtained prior to plat recording.

Attachment "1"
Application Materials

1200 North

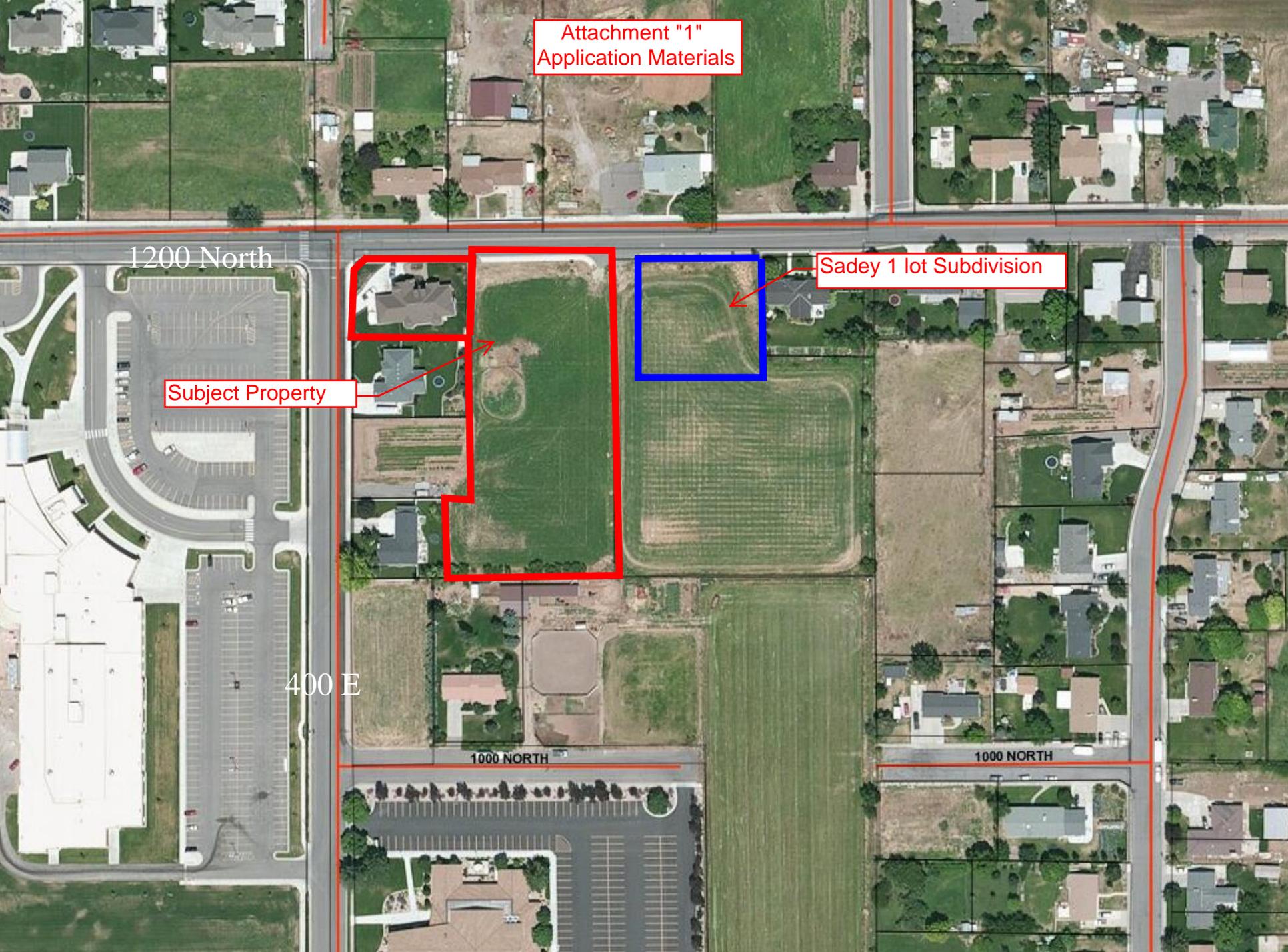
Sadey 1 lot Subdivision

Subject Property

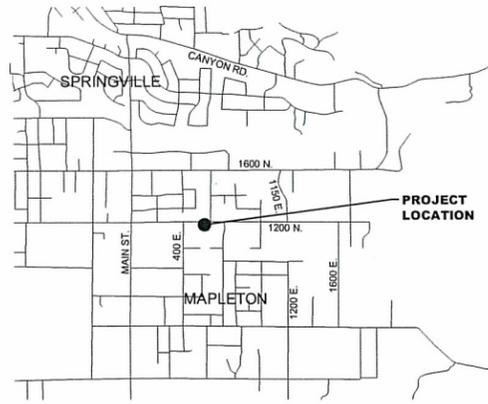
400 E

1000 NORTH

1000 NORTH

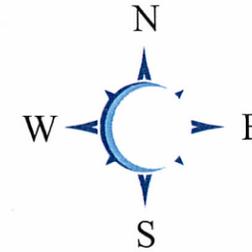


VICINITY MAP



Parcel Line Table		
Line #	Length	Direction
L2	6.62	N24° 14' 09"W
L1	15.38	N0° 00' 00"E

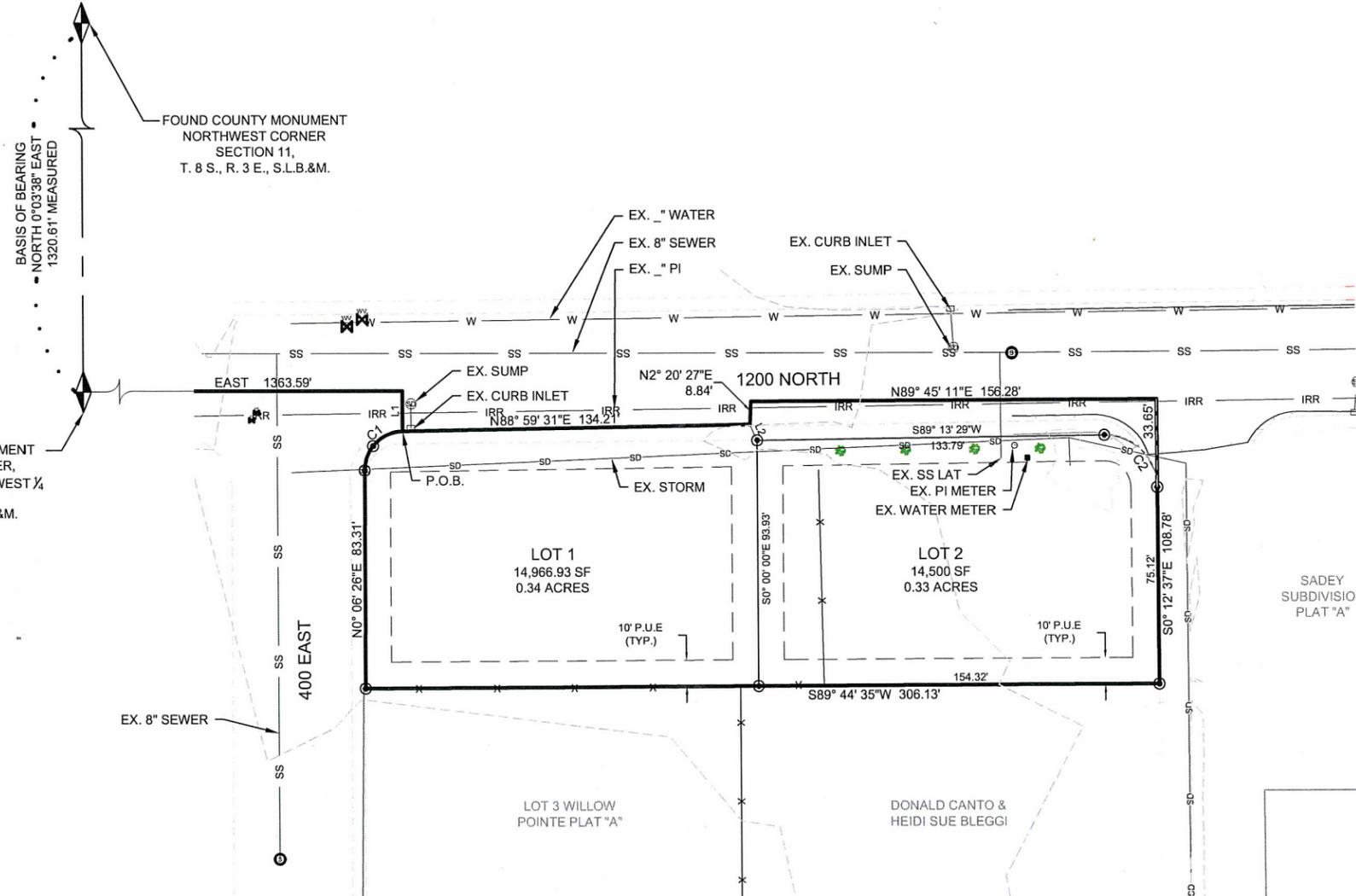
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	23.27	15.00	88°53'05"	S44° 32' 59"W	21.01
C2	30.23	20.00	86°35'46"	N43° 30' 30"W	27.43



WILLOW POINTE SUBDIVISION

PLAT "B" AMENDED

LOCATED IN SECTION 11, TOWNSHIP
8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN



FOUND COUNTY MONUMENT
NORTHWEST CORNER,
SOUTHWEST 1/4, NORTHWEST 1/4
SECTION 11,
T. 8 S., R. 3 E., S.L.B.&M.

BASIS OF BEARING
NORTH 0°03'38" EAST
1320.61' MEASURED

NOTE: SETBACKS ARE 30.00 FEET WIDE ALONG
ROAD FRONTAGE, 10.00 FEET WIDE ALONG THE
SIDE PROPERTY LINES AND 25.00 FEET WIDE
ALONG THE REAR PROPERTY LINES.

LEGEND

- ◆ = FOUND COUNTY MONUMENT
- ⊙ = EXISTING SEWER MANHOLE
- ⊕ = EXISTING STORM DRAIN MANHOLE
- ⊗ = EXISTING WATER VALVE
- ⊘ = EXISTING IRRIGATION VALVE
- ⊙ = EXISTING FIRE HYDRANT
- ⊙ = EXISTING IRRIGATION METER
- ⊙ = EXISTING WATER METER
- = SECTION LINE
- = EXISTING VINYL FENCE
- = EXISTING WIRE FENCE
- = BOUNDARY LINE
- = ADJOINING PROPERTY LINE
- SS = EXISTING SEWER LINE
- SD = EXISTING STORM DRAIN LINE
- W = EXISTING WATER LINE
- IRR = EXISTING IRRIGATION LINE



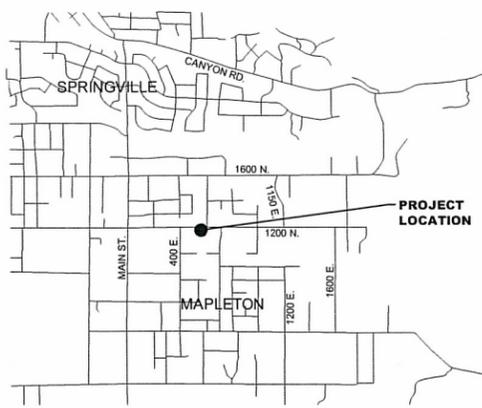
P: (801) 616-6848
F: (801) 704-9384
surveydanpls@gmail.com
563 North Rees Ave.
Spanish Fork, UT 84660

DRAWN: JLR	PROJECT # VA288	SCALES HORIZ: 1"=30'
DESIGNER: DEK	DATE: 7/19/2016	
REVIEWED: DEK		

PROJECT NAME	
WILLOW POINTE SUBDIVISION PLAT "B" AMENDED	
PROJECT LOCATION	
430 EAST 1200 NORTH MAPLETON, UTAH	
SHEET TITLE	SHEET
PRELIMINARY PLAT	1 of 1

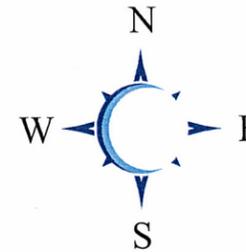
8-1-16

VICINITY MAP



WILLOW POINTE SUBDIVISION PLAT "B" AMENDED

LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN.



BASIS OF BEARING
NORTH 0°03'38" EAST
1320.61' MEASURED

FOUND COUNTY MONUMENT
NORTHWEST CORNER
SECTION 11,
T. 8 S., R. 3 E., S.L.B.&M.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	23.27	15.00	88°53'05"	S44° 32' 59"W	21.01
C2	31.61	20.00	90°33'54"	N45° 29' 34"W	28.42

Parcel Line Table		
Line #	Length	Direction
L1	15.38	N0° 00' 00"E
L2	6.62	N24° 14' 09"W

FOUND COUNTY MONUMENT
NORTHWEST CORNER,
SOUTHWEST 1/4, NORTHWEST 1/4
SECTION 11,
T. 8 S., R. 3 E., S.L.B.&M.

OCCUPANCY RESTRICTION NOTICE

THE CITY OF MAPLETON HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY AND BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

NOTES

SETBACKS ARE 30.00 FEET WIDE ALONG ROAD FRONTAGE, 10.00 FEET WIDE ALONG THE SIDE PROPERTY LINES AND 25.00 FEET WIDE ALONG THE REAR PROPERTY LINES.

LEGEND

- ◆ = FOUND COUNTY MONUMENT
- = SET REBAR AND CAP

- = SECTION LINE
- = BOUNDARY LINE
- = ADJOINING PROPERTY LINE
- = FUTURE LOT LINE

QUESTAR GAS COMPANY:

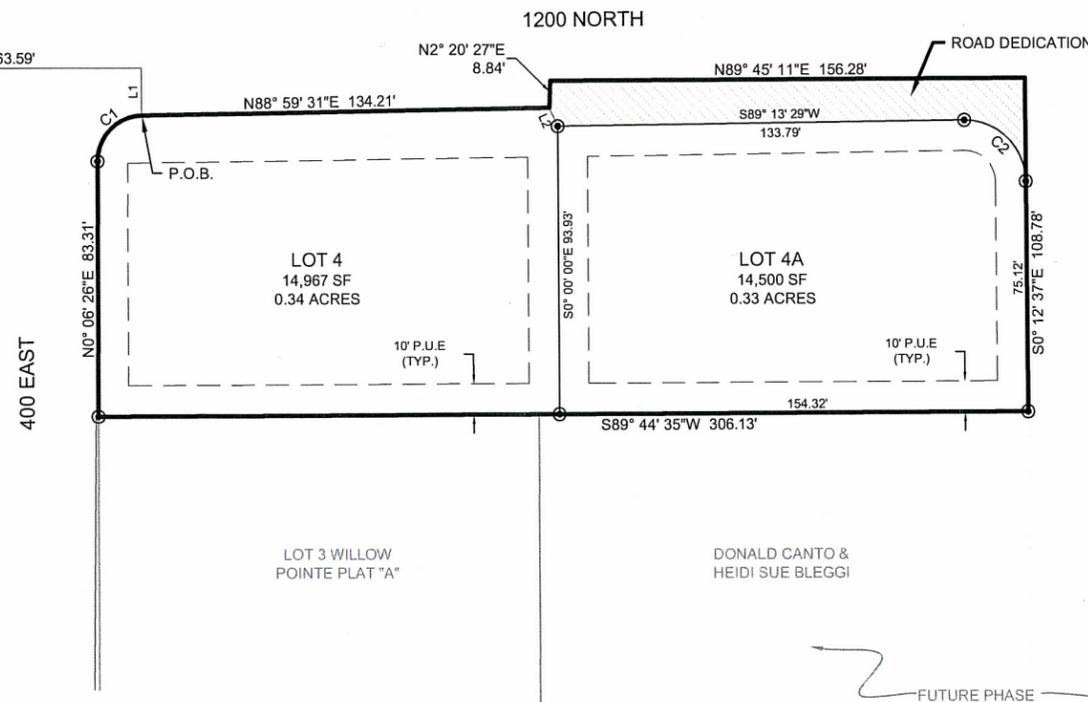
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED ON THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 800-366-6532

APPROVED THIS _____ DAY OF _____ 2016

QUESTAR GAS COMPANY

BY: _____

TITLE: _____



SADEY
SUBDIVISION
PLAT "A"

DONALD CANTO &
HEIDI SUE BLEGGI

ACKNOWLEDGEMENT

State of Utah }
County of Utah }

ON THE _____ DAY _____, 2016 PERSONALLY APPEARED BEFORE ME, DONALD CANTO BLEGGI AND HEIDI SUE BLEGGI TRUSTEES OF THE DONALD CANTO BLEGGI AND HEIDI SUE BLEGGI FAMILY TRUST DATED NOVEMBER 18, 2003, WHO DULY ACKNOWLEDGE TO ME THAT THEY AND THE TRUST EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7173588 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS WILLOW POINTE SUBDIVISION PLAT "B" AMENDED AND THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS _____ DAY OF _____, 2016
DAN E. KNOWLDEN JR., PLS 7173588

BOUNDARY DESCRIPTION

BEGINNING EAST 1363.59 FEET AND SOUTH 15.38 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 88°59'31" EAST 134.21 FEET; THENCE NORTH 02°20'27" EAST 8.84 FEET; THENCE NORTH 89°45'11" EAST 156.28 FEET; THENCE SOUTH 00°12'37" EAST 108.78 FEET; THENCE SOUTH 89°44'35" WEST 306.13 FEET; THENCE NORTH 00°09'26" EAST 83.31 TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 23.27 FEET THROUGH A CENTRAL ANGLE OF 88°53'05" (CHORD BEARS NORTH 44°32'58" EAST 21.01 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.73 ACRES MORE OR LESS

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY GAVE THE SAME TO BE DIVIDED INTO LOTS AND PARCELS, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

WILLOW POINTE SUBDIVISION PLAT "B" AMENDED

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

EXECUTED THIS _____ DAY OF _____, 2016

BY: _____ BY: _____
JESSE DUNCAN SAMANTHA M. DUNCAN

BY: _____ BY: _____
DONALD CANTO BLEGGI (TRUSTEE) HEIDI SUE BLEGGI (TRUSTEE)

ACKNOWLEDGEMENT

State of Utah }
County of Utah }

ON THE _____ DAY _____, 2016 PERSONALLY APPEARED BEFORE ME, JESSE DUNCAN AND SAMANTHA M. DUNCAN WHO DULY ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

SURVEYOR'S SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

DRAWN: JLR	PROJECT # VA288	SCALES HORIZ: 1"=30'
DESIGNER: DEK	DATE: 7/19/2016	
REVIEWED: DEK		

PROJECT NAME
**WILLOW POINTE SUBDIVISION
PLAT "B" AMENDED**

PROJECT LOCATION
**430 EAST 1200 NORTH
MAPLETON, UTAH**

SHEET TITLE
FINAL PLAT

SHEET
1 of 1



P: (801) 616-6848
F: (801) 704-9384
surveydanpls@gmail.com
563 North Rees Ave.
Spanish Fork, UT 84660

PLANNING COMMISSION APPROVAL:
MAPLETON CITY PLANNING COMMISSION HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED.
THIS _____ DAY OF _____ 2016
BY: _____
PLANNING COMMISSION

COMMUNITY DEVELOPEMENT APPROVAL
MAPLETON CITY COMMUNITY DEVELOPEMENT HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED.
THIS _____ DAY OF _____ 2016
BY: _____
COMMUNITY DEVELOPEMENT DIRECTOR

CITY ENGINEER
APPROVED BY MAPLETON CITY ENGINEER, THIS _____ DAY OF _____ 2016
BY: _____
CITY ENGINEER

LEGISLATIVE BODY APPROVAL
APPROVED THIS _____ DAY OF _____ 2016
BY: _____
MAYOR
BY: _____
ATTEST

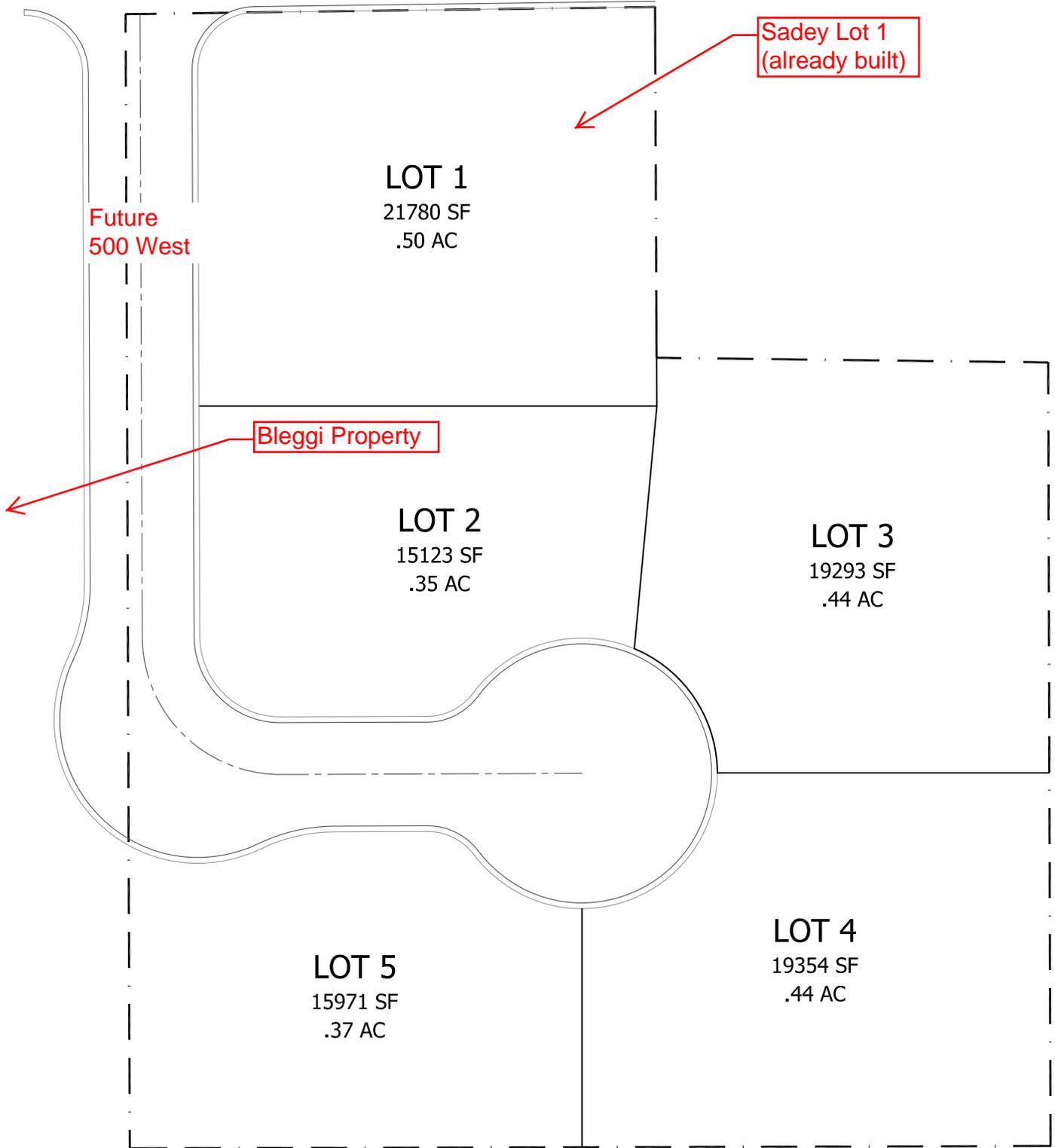
UTILITY COMPANY APPROVAL
APPROVED _____ APPROVED _____
ROCKY MOUNTAIN POWER CENTURY LINK
APPROVED _____ APPROVED _____
COMCAS-T MAPLETON IRRIGATION

UTAH COUNTY RECORDER

Attachment "2" 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 "3"
Sadey Concept for Future Development

1200 North



Future
500 West

Sadey Lot 1
(already built)

Bleggi Property

LOT 1
21780 SF
.50 AC

LOT 2
15123 SF
.35 AC

LOT 3
19293 SF
.44 AC

LOT 5
15971 SF
.37 AC

LOT 4
19354 SF
.44 AC

Concept 7

(Scale 1" = 50')

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

August 17, 2016

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

On August 1, 2016 an application was submitted for an amendment to the Willow Pointe Subdivision Plat "B" to add one building lot. 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

Please submit revised drawings and the following corrections:

- Please rename the subdivision to "Willow Pointe Subdivision Plat "C", including a vacation and amendment to lot 4 of the Willow Pointe Subdivision Plat "B".
- Renumber the lots to 1 and 2.
- Include the address of 430 E 1200 N on lot 1 and the address of 496 E 1200 N on lot 2.
- Include the length of the southern property line on what is shown currently as lot 4.
- The remainder parcel must be combined with another parcel (possibly lot 2 of Willow Pointe Plat "A") as it does not have legal frontage, and cannot get legal frontage with obtaining property from the neighbor to the east.

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: Willow Pointe Subdivision Plat B Amended Date: August 17, 2016

Site Grading:

1. Clearing and grubbing will be required.

Sewer:

1. Show on plan/profile connection to 1200 N. 10" PVC Sewer main with 8" PVC SDR 35 new sewer main on new street to south property line of lot 3.

Water System:

1. Water model reviewed by RB&G Engineering (801) 374- 5771. Please submit plans to RB&G, the cost of this review is the responsibility of the developer.
2. Show on plans 8" Ductile Iron Class 350 pipe to be connected to 1200 North water main and extended to south boundary of lot 3.

Secondary Water (Pressure Irrigation):

1. Show on plan connecting to existing 8" PVC C900 SDR 18 Secondary Irrigation Stub from 1200 North in new street to south property boundary of lot 3.

Roadway:

1. Road x-sections:
 - a. Show on plan 40' Minor Local x-section with for new street in subdivision. Label as potential future road.

Storm Drain:

1. Show on plans Sumps with Pretreatment inlets on south ends of new proposed street.
2. Land disturbance permit will be required.

Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company Ditches and culverts.
2. Show on plans new street coordinate.
3. Any modification of new street full width and utility extension improvements will require City Council Approval.
4. Current APWA / Mapleton City Addendum Standards will apply
5. Recommend combining Preliminary Plats Willow Pointe Lot 3 Plat "A" Amended and Willow Pointe Plat "B" Amended.

FYI, Prior to plat recording:

- Submit and receive approval of final plat.
- 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 for new lot). An additional fee of \$6,968 per lot will be required at the time of building permit issuance.
- Submittal of 1 acre feet of water.
- Payment of engineering inspection fees (\$200 per lot).
- Payment of street light fee (\$450 per lot).
- Contact Scott Bird at Public Works (489-6253) to determine if a land disturbance permit and SWPPP will be required.
- Submit final mylar with all required signatures.
- Submit a check made out to the Utah County Recorder for \$32.00