

# City Council Staff Report

October 5, 2016

**Applicant:** Julie Smith

**Location:** Approximately  
530 North Main Street

**Prepared by:** Brian  
Tucker

**Public Hearing Item:**  
Yes

**Zone:** R-2

## ATTACHMENTS

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and proposed street cross sections.
3. DRC Minutes dated 9/8/2016.

## REQUEST

Consideration of Preliminary Plat Approval for the Maple Breeze Estates Subdivision Plat “A” consisting of fourteen lots, located at approximately 530 North Main Street in the R-2 Zone.

## BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 5.37 acres and is located in the R-2 zone at 530 North Main. The developer is proposing a 14 lot subdivision that includes two interior streets with connections to both Main Street and 400 North. The lot sizes vary from 10,046 square feet (.23 acres) to 21,657 square feet (.50 acres). 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 High Density Residential (HDR). The HDR designation is characterized primarily by single family residences with lot sizes smaller than 14,500 square feet. The proposed project is consistent with the General Plan.

**Zoning:** The property is zoned R-2, which requires a minimum lot size of 10,000 square feet with a minimum of 80 feet of frontage on a public street. The surrounding properties are zoned either RA-2, R-2, or R-1-B which allow similar types of development. The proposed project is consistent with the zoning requirements and with surrounding development.

**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.

**Street Design:** The proposed 100 East and 530 North will be developed with 36 feet of paving, an eight foot planter and a five foot sidewalk on each side of the road. 100 East will be developed initially as a “half plus 7”, meaning that it will include 25’ of pavement with the park strip and sidewalk on the west side of the road with the remaining road surface to be installed when the neighboring land is developed. The project will also include the widening of 400 and 600 North, with the addition of curb, gutter and sidewalk, adjacent to the project area, on the north and south sides respectively. Main Street improvements will include curb, gutter and sidewalk from 600 North to the south property line of the home at 430 North Main as a result of previous development agreements.

**STAFF RECOMENDATION**

Adopt the Attached Resolution

**SPECIAL CONDITIONS**

1. Any outstanding issues raised in the DRC minutes dated September 8, 2015 shall be addressed prior to plat recording.
2. In addition to the typical installation of improvements, curb, gutter and sidewalk shall be installed along Main Street in front of the homes located at 430, 458 and 486 North Main in accordance with previous development agreements.
3. The applicant shall receive final plat approval from the Development Review Committee prior to recording.

<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.	✓

## **RESOLUTION NO. 2016-**

### **A RESOLUTION APPROVING THE FINAL PLAT FOR THE MAPLE BREEZE ESTATES SUBDIVISION, PLAT "A" CONSISTING OF 14 LOTS, LOCATED AT APPROXIMATELY 530 NORTH MAIN STREET**

**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

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Mapleton, Utah, to approve the Final Plat for the Maple Breeze Estates Subdivision, Plat "A" with the findings and conditions as outlined in the staff report dated October 5, 2016.

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

This 5<sup>th</sup> Day of October, 2016.

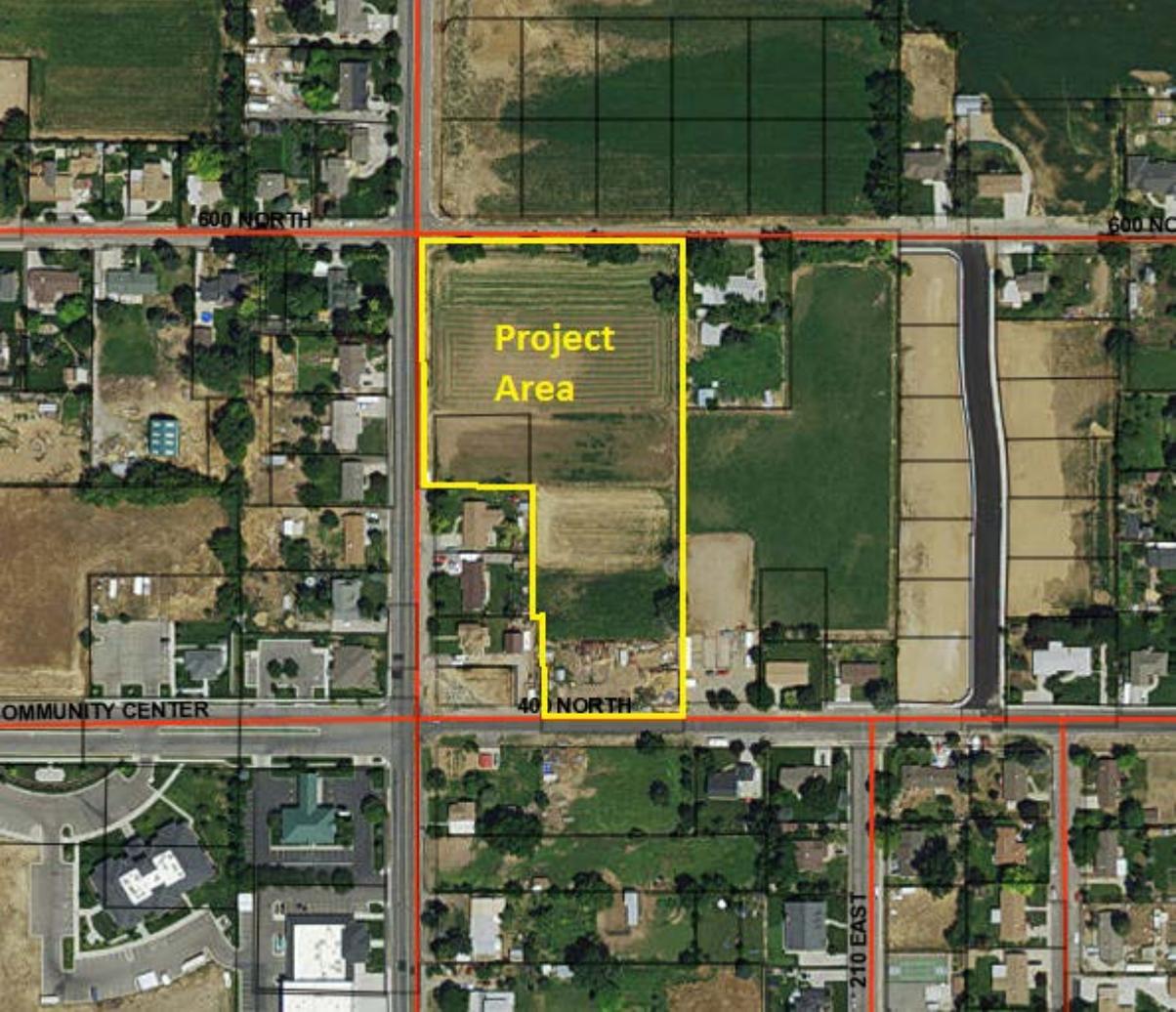
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Brian Wall  
Mayor

ATTEST:

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



600 NORTH

600 NORTH

Project Area

COMMUNITY CENTER

400 NORTH

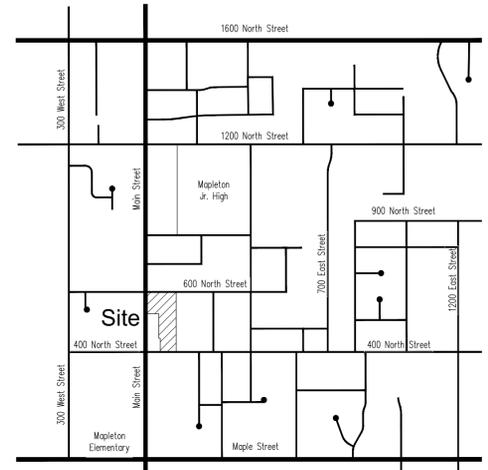
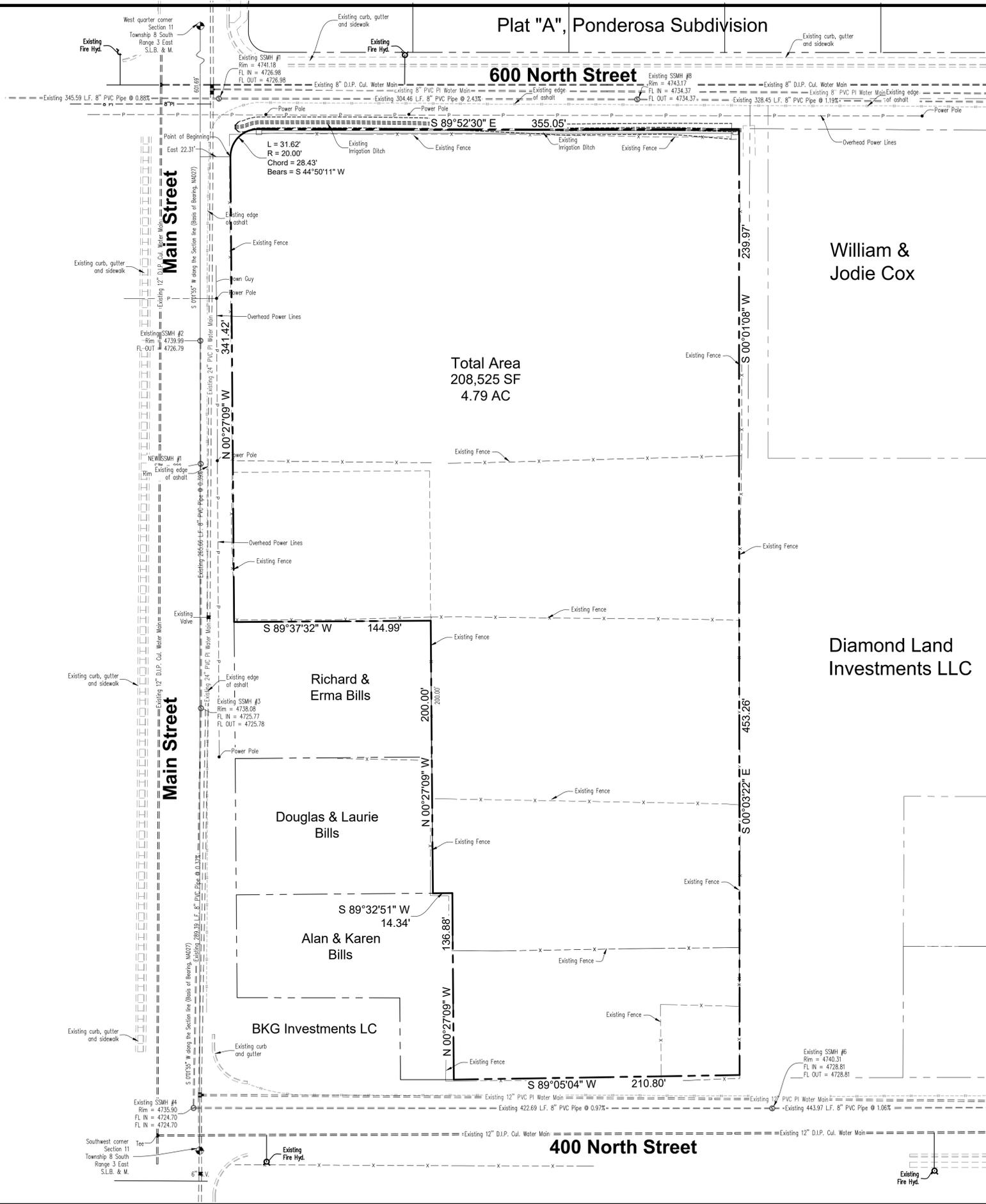
210 EAST



NORTH  
1" = 40'

Legend

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
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Water Valve
	Gas valve
	Water Meter
	edge of existing asphalt
	Public Utility Easement



PROPERTY DESCRIPTION

Commencing at a point located South 00°01'55" West along the Section line 601.69 feet and East 22.31 feet from the West quarter corner of Section 11, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along the arc of a 20.00 foot radius curve to the right 31.62 feet (chord bears North 44°50'11" East 28.43 feet); thence South 89°52'50" East 355.05 feet; thence South 00°01'08" West 239.97 feet; thence South 00°03'22" East partially along a fence line 453.26 feet; thence South 89°05'04" West along 400 North Street 210.80 feet; thence North 00°27'09" West 136.88 feet; thence South 89°32'51" West 14.34 feet; thence North 00°27'09" West 200.00 feet; thence South 89°37'32" West 144.99 feet; thence North 00°27'09" West 341.42 feet to the point of beginning.

Area = 208,525 sq.ft. or 4.79 feet

SURVEYOR'S CERTIFICATE

We, Dudley & Associates of Orem, Utah, do hereby certify that we are Registered Land Surveyors and hold Utah State Certificates, prescribed by the laws of the State of Utah, and that we have made a survey of the above described property.

We further certify that the attached plot correctly shows the true dimensions of the property surveyed.

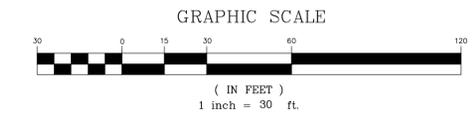
Date: \_\_\_\_\_

(signed) \_\_\_\_\_ (seal)

Registration No. 147089

Surveyors Notes

- The Basis of Bearing for this survey is the Utah State Plane Coordinate System.
- All site utilities (sewer, water, gas, telephone, power, etc.) are connected to public systems along Main Street, 400 and 600 North Streets.
- Direct access to this site is available to Main Street, 400 and 600 North Streets. All are Mapleton City dedicated streets.
- Gross Land Area = 208,525 sq.ft. or 4.79 feet
- There are no wetlands on the subject site.
- Said described property is located within an area having a Zone Designation "C" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map 4901560005B, with a date of identification of December 16, 1980, in Utah County, State of Utah, which is the current Flood Insurance Rate Map for the community in which said property is situated.



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

Utah  
 Mapleton Estates A  
**Property Survey**  
 Mapleton

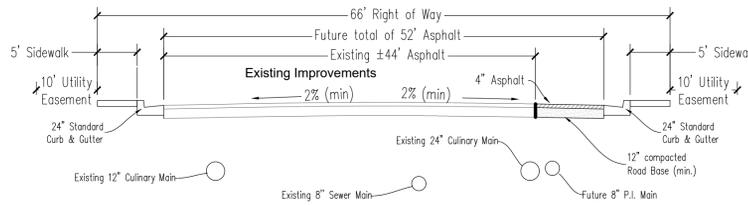
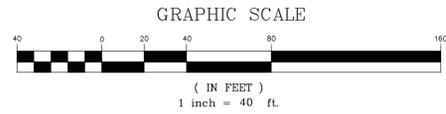
Revisions


Date  
July 21, 2016  
 Scale  
1" = 40'  
 By  
TD  
 Tracing No.  
L - 14194

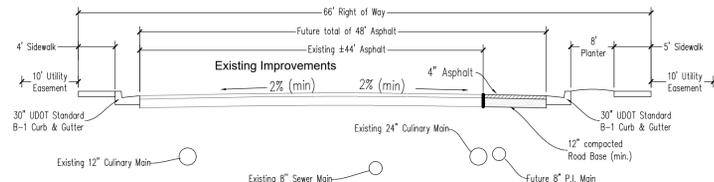
Sheet No.  
**C - 2.0**



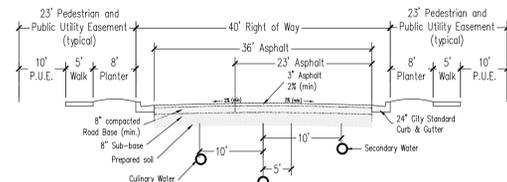
NORTH  
1" = 40'



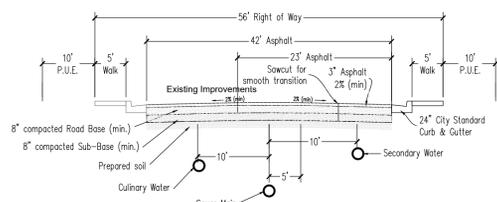
**400 North Cross Section  
66' Collector (Optional)**  
The Minimum street grade is to be 0.400%



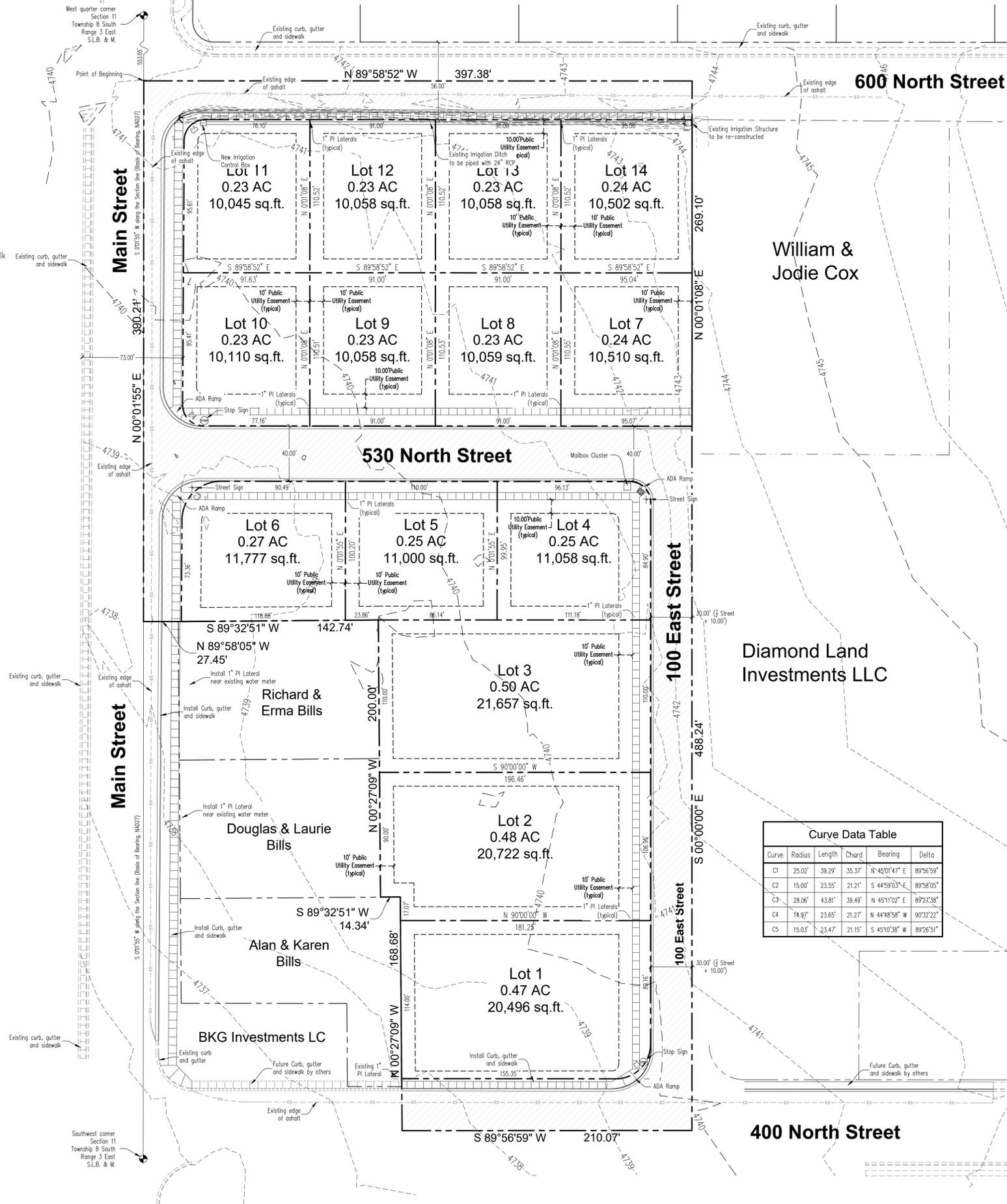
**Main Street Cross Section  
66' Collector (Optional)**  
The Minimum street grade is to be 0.400%



**530 North & 100 East Street Cross Section  
40' minor local**  
The Minimum street grade is to be 0.400%



**600 North Street Cross Section  
56' Local road**  
The Minimum street grade is to be 0.400%



Curve	Radius	Length	Chord	Bearing	Delta
C1	25.02'	39.29'	35.37'	N 42°01'47" E	89°56'59"
C2	15.00'	23.55'	21.21'	S 44°59'03" E	89°58'05"
C3	28.06'	43.81'	39.49'	N 45°11'02" E	89°23'38"
C4	14.97'	23.65'	21.27'	N 44°48'58" W	90°32'22"
C5	15.03'	23.47'	21.15'	S 45°10'38" W	89°26'51"

**Know what's below. 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.

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

Maple Breeze Estates A  
**Preliminary Plat**  
Utah  
Mapleton

Revisions


Date  
July 21, 2016  
Scale  
1" = 40'  
By  
TD  
Tracing No.  
L - 14194

Sheet No.  
**C - 2.0**



NORTH  
1" = 50'

**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.

**UTILITY NOTE:**

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT OF WAY AND EASEMENT GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT OF WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9a-603(4)(c)(ii).

**ROCKY MOUNTAIN POWER**  
Approved this \_\_\_ day of \_\_\_\_\_, A.D. 20\_\_

**CENTURY LINK**  
Approved this \_\_\_ day of \_\_\_\_\_, A.D. 20\_\_

**COMCAST CABLE TELEVISION**  
Approved this \_\_\_ day of \_\_\_\_\_, A.D. 20\_\_

**QUESTAR GAS**  
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 acknowledgment of any terms contained in 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 1-800-366-6532.

Questar Gas Representative \_\_\_\_\_ Date \_\_\_\_\_

**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 COUNTY OF UTAH S.S.  
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 COUNTY OF UTAH S.S.  
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 \_\_\_\_\_

CORPORATE SEAL

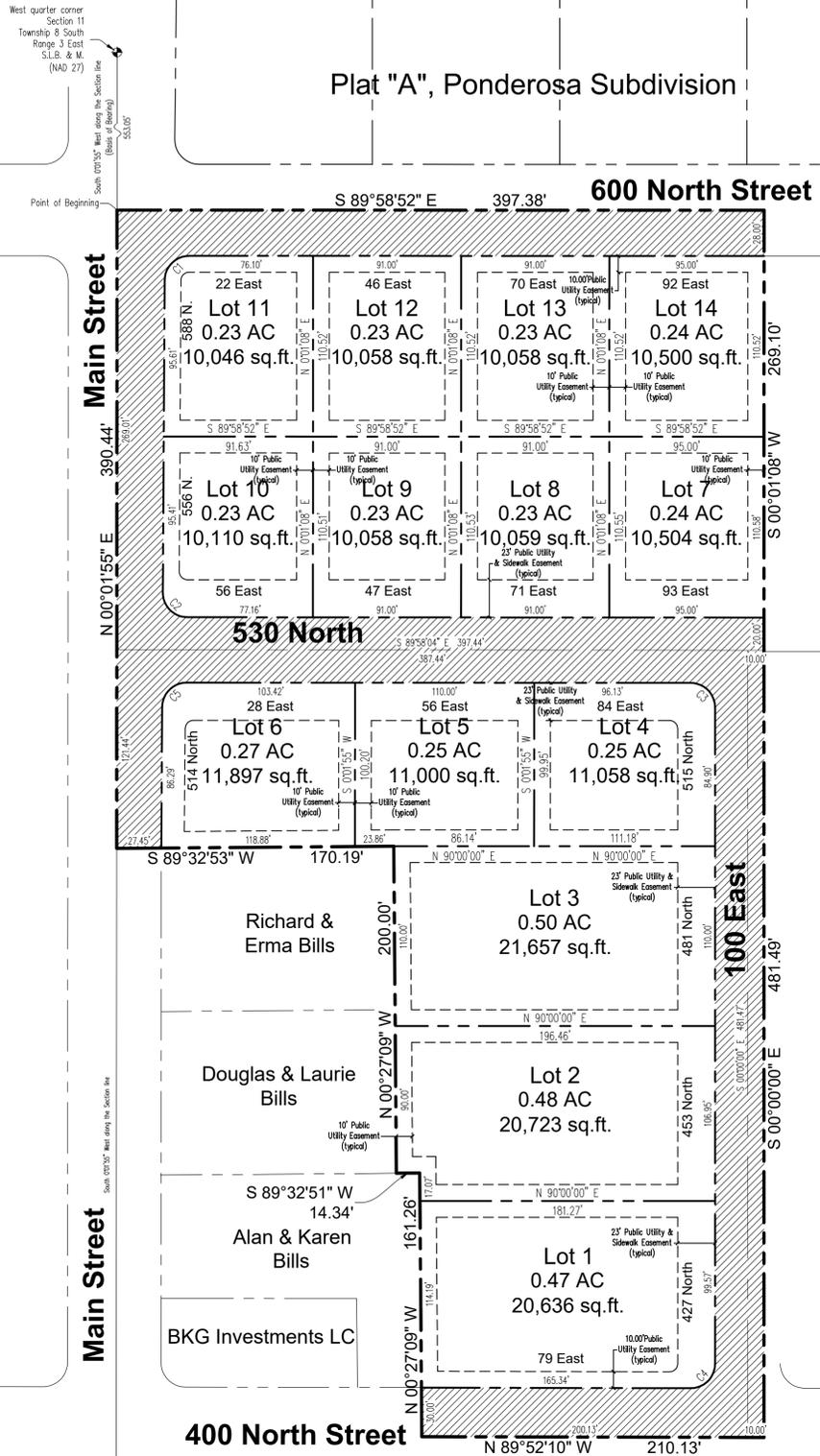
SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

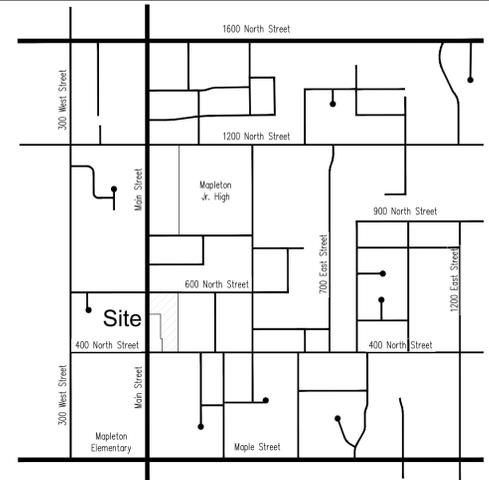
CLERK-RECORDER SEAL

**Plat "A", Ponderosa Subdivision**



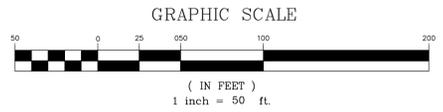
William & Jodie Cox

Diamond Land Investments LLC



Vicinity Map

Area dedicated to Mapleton City.



**Surveyor's Certificate**

I, Roger D. Dudley, do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. 142802, 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 South 00°01'55" West along the Section line 553.05 feet from the West quarter corner of Section 11, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 89°58'52" East 397.38 feet; thence South 00°01'08" West 269.10 feet; thence South 481.49 feet; thence North 89°52'10" West 210.13 feet; thence North 00°27'09" West 161.26 feet; thence South 89°32'51" West 14.34 feet; thence North 00°27'09" West 200.00 feet; thence South 89°32'53" West 170.19 feet; thence North 00°01'55" East 390.44 feet to the point of beginning.

Area = 234,050 sq.ft. or 5.37 Acres

Basis of Bearing is South 00°01'55" West along the Section line from the West quarter corner to the Southwest corner of said Section 11.

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)  
CITY ENGINEER (See Seal Below)

**Acknowledgment**

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.

(Notary's full name) \_\_\_\_\_ A notary public commissioned in Utah \_\_\_\_\_ (Commission number)  
My Commission Expires \_\_\_\_\_ (signature)

**Planning Commission Approval**

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ BY THE \_\_\_\_\_ PLANNING COMMISSION.  
COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

**Conditions of Approval**

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

PLAT "A"

**Maple Breeze**

Subdivision  
Mapleton \_\_\_\_\_ Utah County, Utah  
Scale: 1" = 50 Feet

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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

September 8, 2016 at 8:30am

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

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On September 1, 2016 Julie Smith re-submitted plans for the 14 lot “Maple Breeze Estates Plat A Subdivision” (Formerly Maplewood Estates Plat “A”) in the R-2 zone and located at approximately 530 North Main Street. 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 are required prior to any public hearings.**

### Community Development Division

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

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

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

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

### **Please submit revised drawings and the following corrections:**

#### Application Deficiencies:

1. If the applicant is seeking future reimbursement for specific on-site and off-site improvements, written notification from applicant to city must be received prior to the recording of the final plat.

#### Comments for plans submitted September 1, 2016:

1. The cross section for 100 East Street, utilizing the “40’ minor local” street design, indicates that only 23’ of asphalt will be installed, a “1/2 + 5” street. The current standard requires the installation of a “1/2 + 7” street. Please change this drawing to indicate 25’ of asphalt for 100 East Street (18’+7’=25’).
2. A signature block for Mapleton Irrigation is typically required on the final plat. In instances where no irrigation ditches or other irrigation infrastructure is located on the property a signed statement from Mapleton Irrigation may be provided in lieu of the signature block.

### Engineering and Public Works Division

Brent Seamons [bseamons@mapleton.org](mailto:bseamons@mapleton.org)

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

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

**Project: Maple Breeze Estates A**

**Date: Sep 8, 2016 Amended**

Site Grading:

Sewer System:

1. Show on plan, sewer plan including profile

Water System:

1. Water model reviewed by RB&G (801) 374-5771, the cost of this review is the responsibility of the developer.
2. Cluster 3-8" gate valves 530 n 100 e
3. Show hot taps with valves at connections on 400 north 12" & main st 12"
4. Show on plans Detail for culinary water service.
5. Show on plans Detail for fire hydrant.

Secondary Water (Pressure Irrigation):

1. **Show on plans including profile, extending new 8" PVC C900/905 SDR 18-Main parallel to curb from proposed subdivision on Main Street from 600 N. 8" PVC Main to existing 12" PVC Main on 400 N.**
2. Show on plans Detail for PI Single Service Lateral.
3. Show on plans Detail for PI Double Service Laterals
4. Show Secondary Irrigation Service Meter Detail Pressurized Irrigation – 02
5. Install 2" drain into pretreatment inlet by lot 6 with valve box

Roadway:

1. **Road x-sections:**
  - a. **Show milling asphalt pavement 1" deep from a line parallel north of 8" water main crossing perpendicular though all utility trenches to south existing edge of asphalt pavement from most westerly utility trench to most easterly trench on 600. Show 1" overlay on milled area from most westerly utility trench to most easterly trench on 600 North due to all the trench utility cuts.**
2. Sheet c-1.1 detail K and L change asphalt thickness to 3" and 4"

Storm Drain:

1. **Storm Drain design for retention of 100 yr./24 hr. flows and storm event.**
2. **Show Storm Drain sump inlets to have no more than approximately 300 feet of flow and spacing between inlets-----Please check**
3. SWPPP and Land disturbance permit will be required.
4. Show Pretreatment Sump Detail Storm Drain 0-1.
5. Show Concrete Collars on all Sump Manholes to be labeled on drawings.

Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches
2. Plat will be required.
3. Show on plans Details for pedestrian ramps.
4. Show Plan and Profile views with horizontal and vertical scaling
5. Current Mapleton Addendum to APWA and APWA standards will apply
- 6.

**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 13 water shares or converted water rights in the name of Mapleton City in the amount of .45 acre feet per building lot and 2.5 acre feet per irrigable acre for outdoor use. All irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company.
- 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 J.D. Shepherd 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).