

City Council Staff Report

October 5, 2016

Applicant: Shiloh Sorensen

Location: Approx 1480 W
1600 North

Prepared by: Brian
Tucker

Public Hearing Item: Yes

Zone: RA-1, RA-2

ATTACHMENTS

1. Findings for Decision.
2. Application Materials
3. DRC Minutes dated
8/24/16.

REQUEST

Consideration of a rezone to Residential-Minor Agricultural (RA-2) Zone and Preliminary approval for the Maple Lane Subdivision, Plat “C”, consisting of the reconfiguration of three existing lots and the addition of two additional building lots at approximately 1480 West 1600 North. The applicant is Shiloh Sorensen.

BACKGROUND AND PROJECT DESCRIPTION

The project area is approximately 2.65 acres in size and has frontage on both Maple Leaf Court (1500 West) and 1600 North. The project area includes 3 existing homes, one of which is located within the Maple Lane Plat “B” Subdivision. The applicant intends to divide the property into 5 lots, including 2 additional building lots. The zoning for the lot within the existing subdivision is RA-2 and the zoning for the homes located on 1600 North is RA-1. A rezone of the entire property to the RA-2 zoning district is required as the three lots on 1600 North will all include just over 14,500 square feet. The rezone request and the subdivision plat will require review by the Planning Commission and final approval of 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: A portion of 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 either RA-1 or RA-2 but are all General Planned MDR. Even though the lots and parcels nearby are in some cases zoned RA-1, very few of them include an acre of land area. The proposed rezone and subdivision is consistent with the General Plan and with surrounding development.

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.

Existing Accessory Structures: In addition to the home located at 1510 W 1600 North, the property includes two accessory structures, a pavilion and a 2,640 square foot shop. The pavilion is located such that it can be included within Lot 5 and does not exceed a height that would include more than the proposed 3' rear yard setback. The proposed Lot 2 includes the shop building but does not include any of the existing homes. A shop is not an approved structure in either the current or proposed zoning districts except as an accessory structure. An accessory structure must be appurtenant or accessory to an approved primary structure, such a single family home. If the subdivision is approved as proposed the shop would no longer be accessory to a primary structure located on the same parcel. In no case would a new accessory structure be permitted that was not appurtenant to an approved primary use or structure. The Planning Commission decided that the shop, as an existing and presumably legal structure, can be maintained on a separate lot in the absence of a primary use or structure.

The existing shop does not meet the side and rear setback requirements on the north and west property lines but this is an existing condition. The shop does meet the minimum setback requirement from the proposed lot boundary. As the degree of nonconformity is not increased and no additional nonconformities are created this should not be an issue.

STAFF RECOMENDATION

Adopt the Attached Resolution

SPECIAL CONDITIONS

1. Any outstanding issues raised in the DRC minutes dated August 24, 2016 shall be addressed prior to plat recording.
2. The applicant shall receive final plat approval from the Development Review Committee prior to 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.	✓

RESOLUTION NO. 2016-

A RESOLUTION APPROVING THE FINAL PLAT FOR THE MAPLE LANE SUBDIVISION, PLAT "C" CONSISTING OF 5 LOTS, AND THE REZONE OF 1.7 ACRES FROM RESIDENTIAL AGRICULTURAL (RA-1) TO RESIDENTIAL-MINOR AGRICULTURAL (RA-2)

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 RA-2 rezone request is consistent with the General Plan and with MCC Chapter 18.12.010.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the Final Plat for the Maple Lane Subdivision Plat "C" with the findings and conditions as outlined in the staff report dated October 5, 2016, and to rezone 1.7 acres from RA-1 to RA-2 as described in exhibit "A".

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

This 5th Day of October, 2016.

Brian Wall
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

EXHIBIT "A"



X=1972257.72
Y=6692478.68

WEST 1/4 CORNER
SECTION 3,
T.8S.,R.3E.,
S1&M

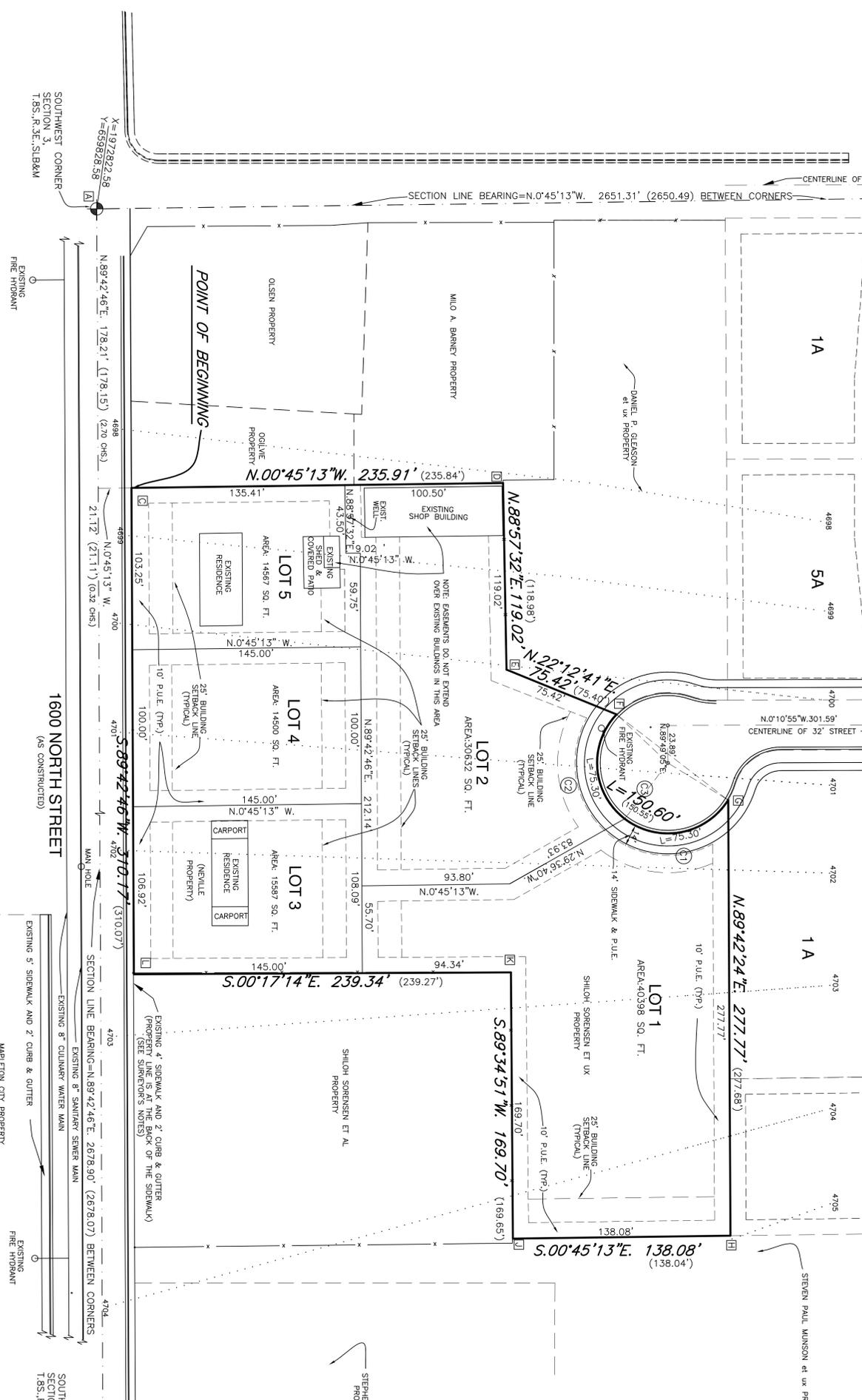
1800 NORTH STREET

CENTERLINE OF 96' STREET

1600 WEST STREET

CENTERLINE OF 42' STREET

SECTION LINE BEARING=N.0°45'13"W. 2651.31' (2650.49) BETWEEN CORNERS



CURVE DATA

CURVE NO.	LOT NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	REMARKS
C1	1	95°52'36"	45.00'	75.30'	68.82'	N.10°18'16"W.	
C2	2	95°52'36"	45.00'	75.30'	68.82'	N.85°33'47"E.	
C3		191°45'11"	45.00'	150.60'	89.53'	N.37°38'02"E.	SUM OF CURVES C-1 & C-2

EXISTING FIRE HYDRANT

EXISTING 5' SIDEWALK AND 2' CURB & GUTTER

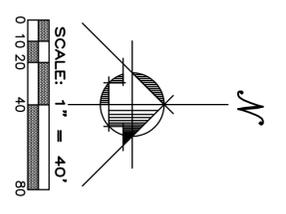
EXISTING 8" CULINARY WATER MAIN

EXISTING 8" SANITARY SEWER MAIN

EXISTING 4" SIDEWALK AND 2' CURB & GUTTER

EXISTING 4" SIDEWALK AND 2' CURB & GUTTER

EXISTING 5' SIDEWALK AND 2' CURB & GUTTER



DESCRIPTION OF PROPERTY TO BE SUBDIVIDED

BEGINNING AT A POINT ON THE NORTH LINE OF 1800 NORTH STREET, MAPLETON, UTAH WHICH IS AT THE NORTH EDGE OF AN EXISTING CONCRETE SIDEWALK, AND WHICH BEGINNING POINT IS NORTH 89°42'46" WEST 178.21' (178.15) TO THE WEST CORNER OF SAID SECTION 3 (UVAH STATE PLAT 15-4344-77.9) (AS LISTED ABOVE) TO THE SOUTH 1/4 CORNER OF SAID SECTION 3 (UVAH STATE PLAT COORDINATE SYSTEM, CENTRAL ZONE, BEARINGS OF SECTION LINES) (MAD 27)

BASIS OF BEARING=N.89°42'46"E. ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 3 (AS LISTED ABOVE) TO THE SOUTH 1/4 CORNER OF SAID SECTION 3 (UVAH STATE PLAT COORDINATE SYSTEM, CENTRAL ZONE, BEARINGS OF SECTION LINES) (MAD 27)

SURVEYOR'S NOTES AND COMMENTS: SCOPE OF PROPOSED WORK.

IN ORDER TO DETERMINE CORRECTLY WHERE PROPERTY (DEED) LINES OF THE SORRENSEN AND SHILOH SORRENSEN ET AL. PROPERTIES WERE LOCATED, THE SURVEYOR WAS MADE A VISUAL INSPECTION OF THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 3 (UVAH STATE PLAT 15-4344-77.9) (AS LISTED ABOVE) TO THE SOUTH 1/4 CORNER OF SAID SECTION 3 (UVAH STATE PLAT COORDINATE SYSTEM, CENTRAL ZONE, BEARINGS OF SECTION LINES) (MAD 27) AND COMPARED WITH LONG-STANDING BOUNDARY FENCE LINES AND CONSTRUCTED STREET IMPROVEMENTS. THE CONCLUSIONS REACHED INDICATE THAT THE DEEDS FRONTING 1600 NORTH STREET WERE BASED UPON THE STREET LINE AND SECTION LINE BEING CALLED "EAST" THE FRONTING 1600 WEST STREET WERE BASED UPON THE WEST LINE OF SECTION 3 BEING CALLED "NORTH", WITH THOSE DEED DESCRIPTIONS PARALLELING THAT SECTION LINE. FURTHERMORE, THE OLD BOUNDARY LINE BEINGS BEAR OUT THAT CONCLUSION OF THE SUBJECT DEEDS WERE ROTATED TO CONFORM WITH THE MAD 27 SECTION LINE BEARINGS, AS PUBLISHED BY THE UTAH COUNTY SURVEYOR'S OFFICE. ACCORDINGLY, THIS PLAT REFLECTS THOSE CONCLUSIONS.

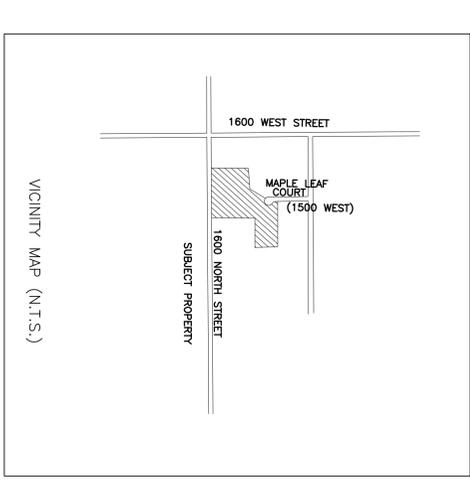
IT IS NOTED THAT THERE IS SOME QUESTION AS TO WHERE THE NORTH LINE OF 1600 NORTH STREET IS LOCATED. THE DEEDS ALONG SAID STREET CLEARLY STATE THAT THE NORTH LINE IS PARALLEL WITH THE SECTION LINE, AND 0.32 CHAINS "NORTH" FROM IT. BECAUSE BY ACTUAL LOCATION (CONSTRUCTED) ON THAT ALIGNMENT, THAT IS, THE STREET RIGHT-OF-WAY LINE IS CONSIDERED WITH THE SIDEWALK EDGE.

ALL OF THE PROPOSED LOTS ARE IMPROVED WITH SEWER, WATER AND PRESSURE IRRIGATION CONNECTIONS. LOT 1 IS FULLY IMPROVED. CONNECTIONS HAVING BEEN INSTALLED WITH THE DEVELOPMENT OF PLAT "B" OF MAPLE LANE SUBDIVISION.

TABLE OF STATE COORDINATES (MAD 27)

POINT NO.	X-COORDINATE (EASTING)	Y-COORDINATE (NORTHING)
A	1972822.58	659828.58
B	1975000.62	659842.00
C	1973000.45	659850.58
D	1972997.25	660066.40
E	1973116.31	660088.56
F	1973144.81	660158.36
G	1973199.46	660229.24
H	1973477.14	660250.66
J	1973478.95	660092.63
K	1973309.31	660091.39
L	1973310.50	659852.12

GRID FACTOR: GRID DISTANCES = GROUND DISTANCES X 0.99996902



PRELIMINARY SUBDIVISION PLAT
PLAT "C", MAPLE LANE SUBDIVISION
LOCATED IN MAPLETON, UTAH
SHILOH & NIKOLE SORRENSEN ET AL. PROPERTY
(WHICH INCLUDES A VACATION OF PLAT "B", MAPLE LANE SUBDIVISION)

WESTERN LAND SURVEYING & ENGINEERING
Registered Engineers and Land Surveyors
Professional License No. 54601-44128
Phone: (801) 368-9129

DATE	BY	REVISION
15-4344-77.9	05-26-16	1" = 40'
		A51
		D-6298-PRRZ
		15-16-

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

August 24, 2016 at 8:30am

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

On August 15, 2016 plans and a complete application were submitted for the Maple Lane Plat C subdivision consisting of 5 residential lots. 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. Items shown with an * and **bolded** must be submitted prior to scheduling a preconstruction meeting.

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 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 August 2016:

1. Replace or remove any notes indicating a "25' BUILDING SETBACK LINE (TYPICAL)" on the front of all lots. The correct front setback distance is 30'.
2. Show all existing buildings on the preliminary plat, including the Sorensen home and the homes on lots 3 and 5. Buildings are not typically shown on the final plat but are necessary information on a preliminary plat.
3. An existing accessory building is shown on lot 2. Typically, an accessory building must be accessory to a primary use or structure such as a detached garage accessory to a home or a barn that is accessory to a legitimate agricultural operation. In this case the existing building is located on the same parcel as an existing home (at 1510 West). The proposed subdivision, if approved, would result in an existing accessory building being located on a residential lot with no primary residential structure. The Planning Commission and City Council must determine if the fact that an existing accessory structure can be maintained on a separate lot when a new accessory structure would not be allowed on the same lot without the previous or simultaneous establishment of a primary structure.
4. **A Final Plat must be submitted in accordance with state law and The Utah County Recorder's Requirements.**
 - a. An "Owner's Dedication" block must be included on the Final Plat in accordance with state law and The Utah County Recorder's.

- b. Signature blocks/lines must 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) must be included.
- c. Signature blocks/lines must be included for approval by the “Planning Commission Approval” in accordance with state law and Utah County’s Requirements. Lines for signatures by the Planning Commission Chairman and Community Development Director must be included.
- d. 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.
- e. Signature blocks/lines for Rocky Mountain Power, Century Link, Comcast, Questar Gas, and Mapleton Irrigation need to be included on the final plat. These utility/service providers/infrastructure owners may have requirements for their respective signatures.

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: Maple Lane Subdivision Plat C

Date: August 25, 2016

Water System:

1. Show location of existing and new water services to lots.

Secondary Water (Pressure Irrigation):

1. Show location on plans of existing and new pressurized irrigation services to lots.

Sewer

1. Show on plans installing sewer lateral to lot 4 behind sidewalk and irrigation ditch.
2. Show location of existing and new sewer laterals to lots.

Roadway:

1. Show on plans removing and replacing any damaged/broken curb and sidewalk on 1600 N. and Maple Court cul de sac frontages.

Miscellaneous:

1. Receive irrigation company approval for work on or crossing Mapleton Irrigation Company ditches.
2. Current Mapleton/APWA standards will apply

Prior to plat recording:

- Submit and receive approval of final plat for each applicable phase.
- 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 annexation fees (\$4,528 per lot). An additional fee of \$6,968 per lot will be required at the time of building permit issuance.
- Payment of any applicable utility reimbursements.
- Submittal of water shares/rights (.45 acre feet per lot and 2.5 acre feet per irrigable acre).
- 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).