

Planning Commission Staff Report

November 10, 2016

Applicant: Gary Antonino

Location: 745 E 1200 N

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: No

Zone: RA-2

Attachments:

1. Standard findings.
2. Application materials.
3. DRC Comments dated 10/13/16.

REQUEST

Consideration of a Preliminary Plat for the Antonio Plat “A” subdivision consisting of three lots located in the RA-2 zone.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately 3.09 acres in size and includes two single family dwellings that were built in 1901 and 1927 respectively. The property fronts on 1200 North and the north east corner also fronts on the intersection of 1300 North and 800 East. The property is all zoned Residential Minor Agricultural (RA-2).

The applicant is proposing the following:

- Preliminary plat approval for 3 lots, but only one new building lot;
- Lot 1 will include the 1901 dwelling and lot 3 will include the 1927 dwelling;
- Lot 2 will allow for a new building lot; and
- Curb, gutter and sidewalk improvements will be installed where there currently are none (intersection of 1300 N & 800 E).

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 property is zoned RA-2, which requires a minimum lot size of 14,500 square feet (.33 acres) and 100 feet of frontage on a city street. The applicant is proposing three lots ranging in size from .36 acres to 1.7 acres, all of which have at least 100 feet of frontage. The project is consistent with the general plan and the zoning ordinance.

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.

STAFF RECCOMENDATION

Approve the Preliminary Plat with the following conditions:

SPECIAL CONDITION

1. The applicant shall receive final plat approval from the DRC prior to plat recording.
2. The applicant shall address all outstanding items of the DRC comments dated 10/13/16 prior to plat recording.

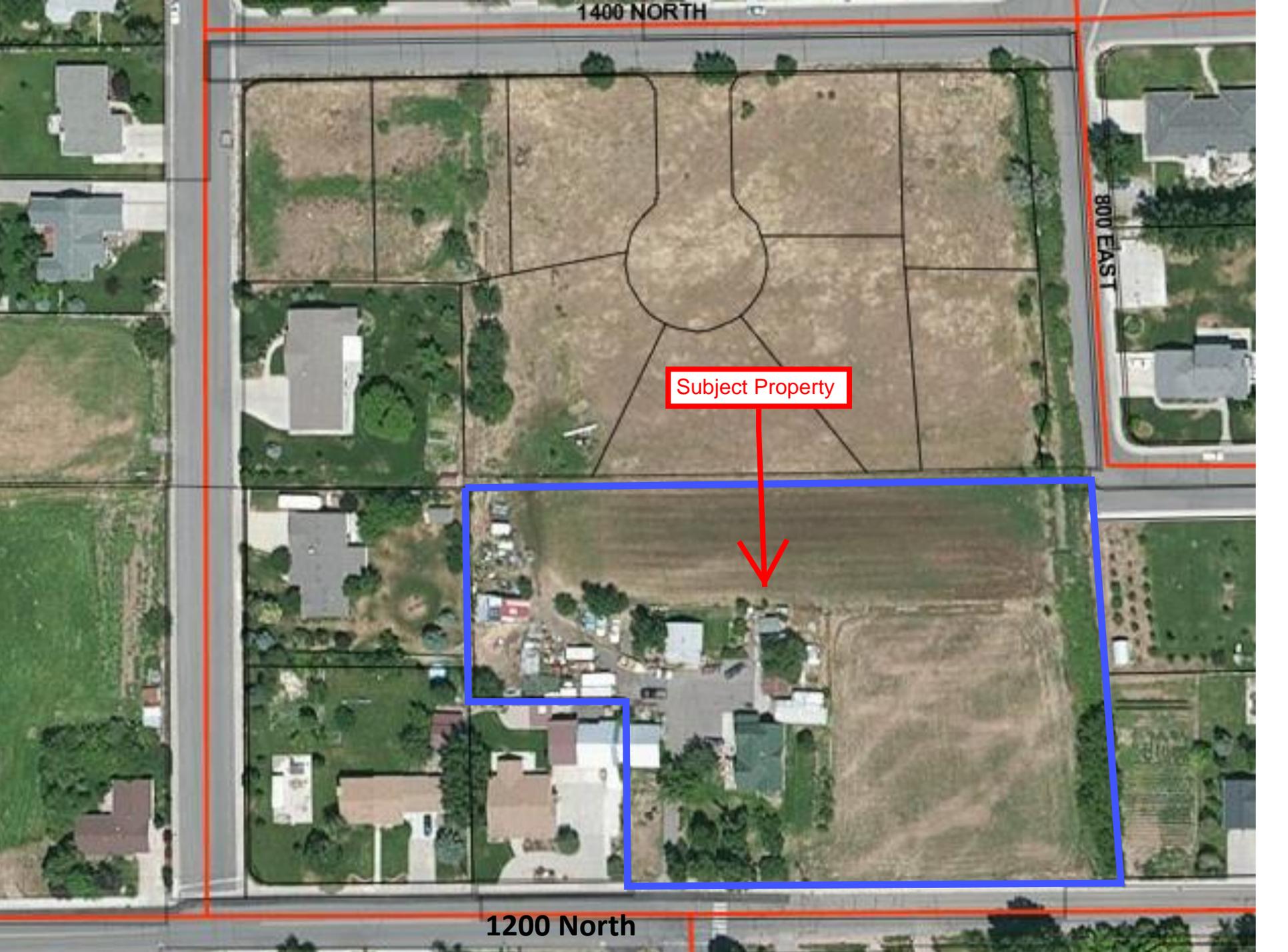
Attachment "1" Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.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

1400 NORTH

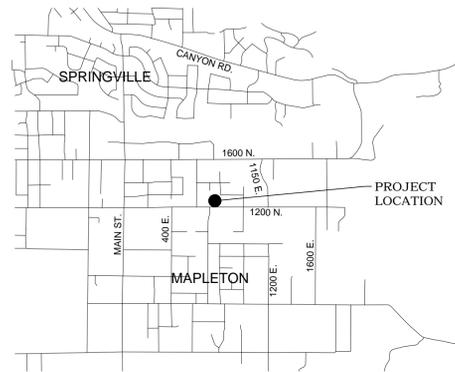
800 EAST

Subject Property

1200 North

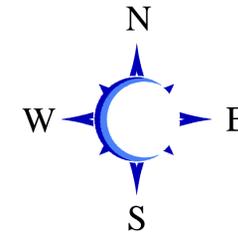


VICINITY MAP



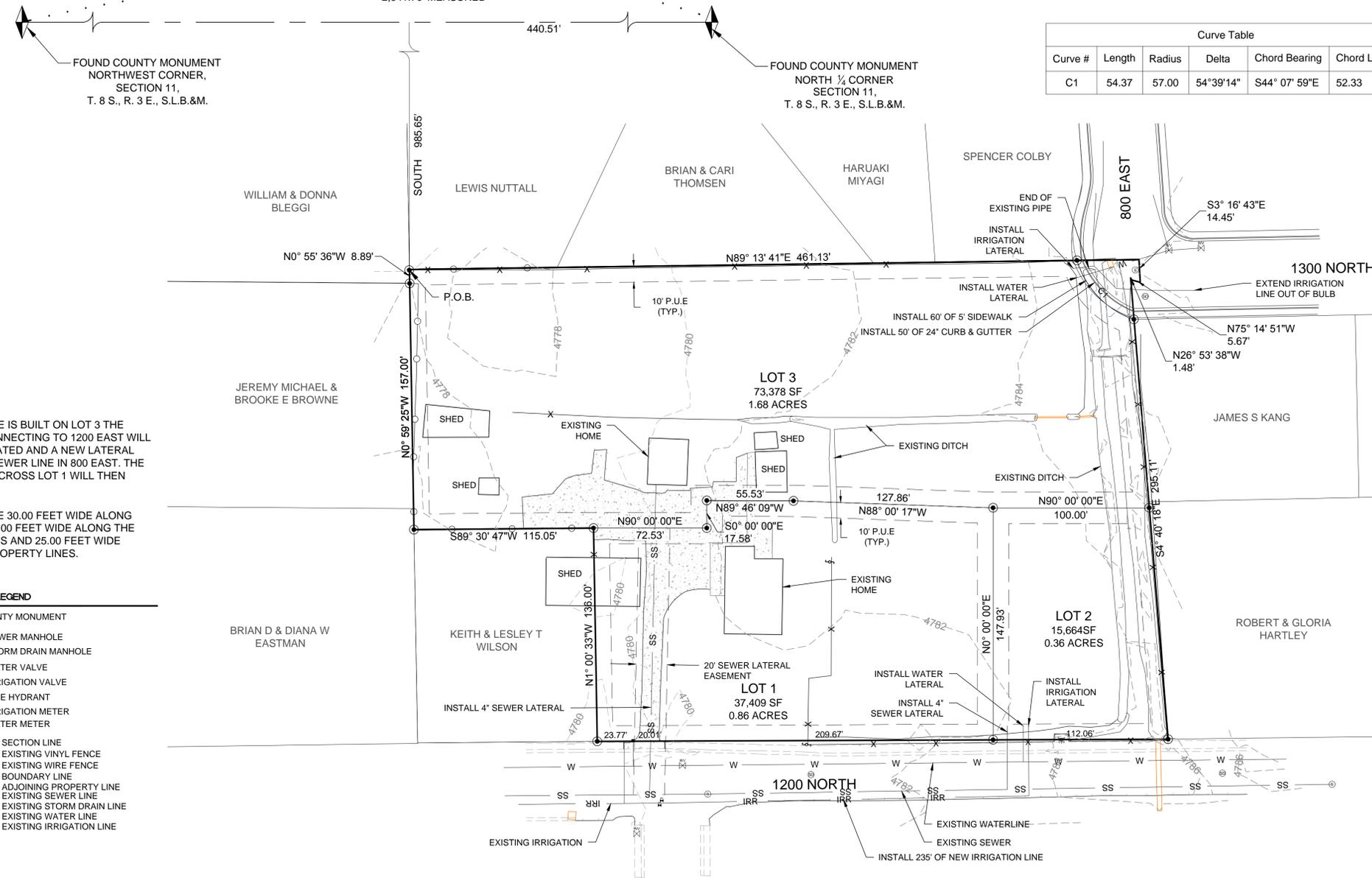
ANTONINO SUBDIVISION
PLAT "A"

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



BASIS OF BEARING
—SOUTH 89°28'49" WEST
2,641.70' MEASURED

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	54.37	57.00	54°39'14"	S44° 07' 59"E	52.33



NOTE: IF A NEW HOME IS BUILT ON LOT 3 THE SEWER LATERAL CONNECTING TO 1200 EAST WILL NEED TO BE TERMINATED AND A NEW LATERAL INSTALLED TO THE SEWER LINE IN 800 EAST. THE SEWER EASEMENT ACROSS LOT 1 WILL THEN TERMINATED ALSO.

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
- = EXISTING SEWER LINE
- = EXISTING STORM DRAIN LINE
- = EXISTING WATER LINE
- = 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 # VA309	<p>SCALES</p> <p>HORIZ: 1"=40'</p> <p>1" GRAPHIC SCALE MEASURES 1" ON A FULL SIZE SHEET.</p>
DESIGNER: DEK	DATE: 10/7/2016	
REVIEWED: DEK		

PROJECT NAME:

ANTONINO SUBDIVISION

PROJECT LOCATION:

745 EAST 1200 NORTH
MAPLETON, UTAH

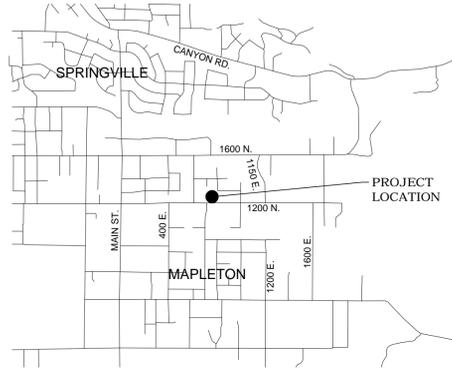
SHEET TITLE:

PRELIMINARY PLAT

SHEET

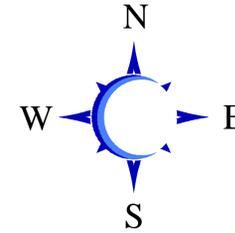
1 of 1

VICINITY MAP



ANTONINO SUBDIVISION PLAT "A"

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



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.

BASIS OF BEARING
SOUTH 89°28'49" WEST
2,641.70' MEASURED

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	54.37	57.00	54°39'14"	S44° 07' 59"E	52.33

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: _____

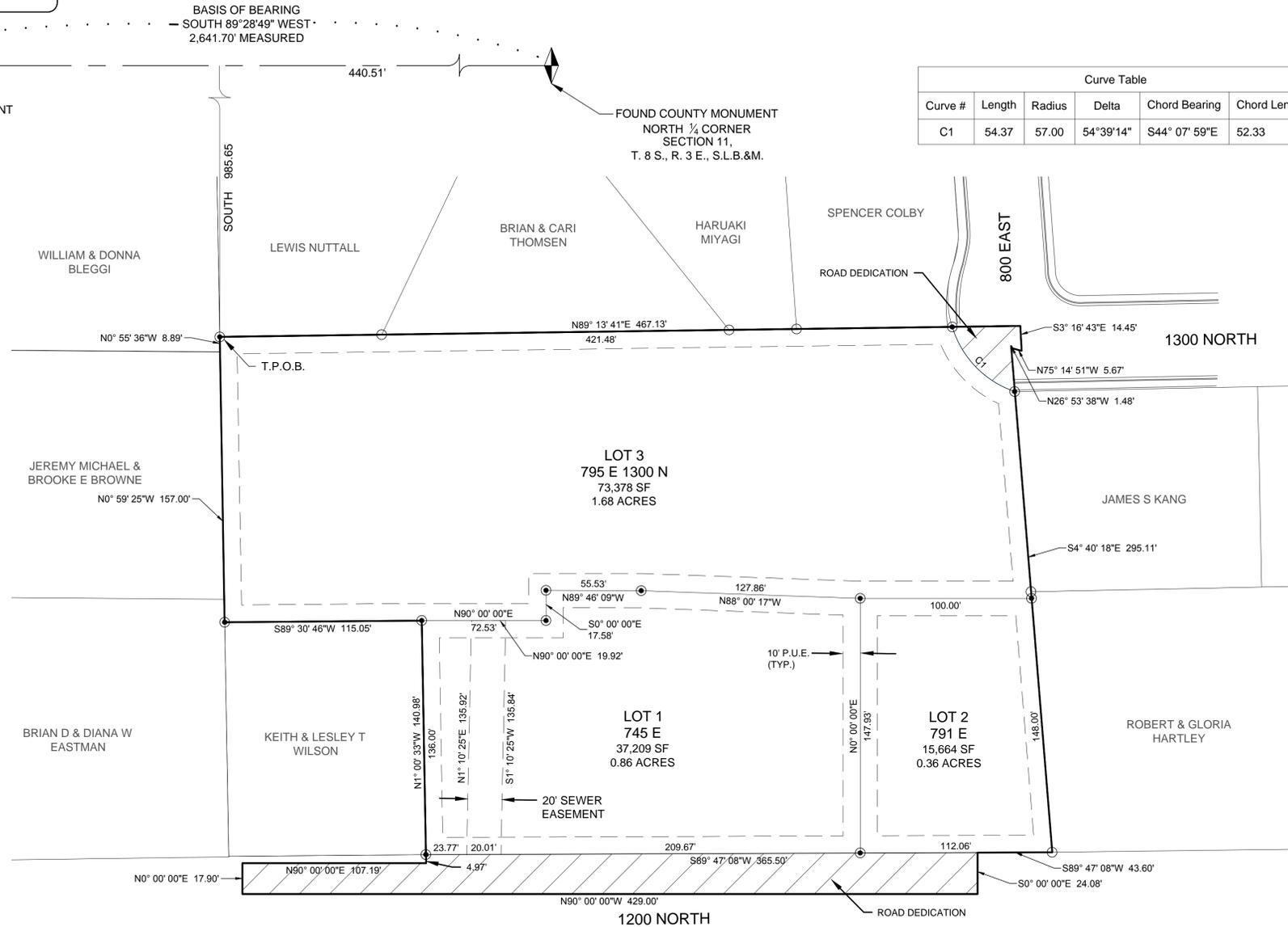
TITLE: _____

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.
- IF A NEW HOME IS BUILT ON LOT 3 THE SEWER LATERAL CONNECTING TO 1200 EAST WILL NEED TO BE TERMINATED AND A NEW LATERAL INSTALLED TO THE SEWER LINE IN 800 EAST. THE SEWER EASEMENT ACROSS LOT 1 WILL THEN TERMINATED ALSO.

LEGEND

- ◆ = FOUND COUNTY MONUMENT
- = SET REBAR AND CAP
- = FOUND REBAR
- = SECTION LINE
- - - = BOUNDARY LINE
- = ADJOINING PROPERTY LINE



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 LOT 3 WILLOW POINTE SUBDIVISION PLAT "A" 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

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°28'49" WEST 440.51 FEET ALONG THE SECTION LINE AND SOUTH 985.65 FEET TO THE SOUTH LINE OF SWEET-WATER ESTATES PLAT "A" SUBDIVISION AND TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 89°13'41" EAST 467.13 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 03°16'43" EAST 14.45 FEET TO THE NORTH LINE OF MAPLE MOUNTAIN VIEW PLAT "C" SUBDIVISION; THENCE NORTH 75°14'51" WEST 5.67 FEET ALONG SAID NORTH LINE; THENCE NORTH 26°53'38" WEST 1.48 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 04°40'18" EAST 295.11 FEET ALONG SAID EAST LINE; THENCE SOUTH 89°47'08" WEST 43.60 FEET; THENCE SOUTH 24.08 FEET; THENCE WEST 429.00 FEET; THENCE NORTH 17.90 FEET; THENCE EAST 107.19 FEET; THENCE NORTH 01°00'33" WEST 140.97 FEET; THENCE SOUTH 89°30'46" WEST 115.05 FEET; THENCE NORTH 00°59'25" WEST 157.00 FEET; THENCE NORTH 00°55'36" WEST 8.89 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3.14 ACRES MORE OR LESS

OWNER'S 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 CASE THE SAME TO BE DIVIDED INTO LOTS AND PARCELS, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

ANTONINO SUBDIVISION PLAT "A"

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: _____
GARY LYNN ANTONINO

ACKNOWLEDGEMENT

State of UTAH }
County of UTAH }

ON THE _____ DAY _____, 2016 PERSONALLY APPEARED BEFORE ME, GARY LYNN ANTONINO, WHO DULY ACKNOWLEDGE TO ME THAT HE 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
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DRAWN: JLR	PROJECT # VA309	<p>SCALES</p> <p>HORIZ: 1"=40'</p>
DESIGNER: DEK	DATE: 9/4/2016	
REVIEWED: DEK		

PROJECT NAME: _____

ANTONINO SUBDIVISION PLAT "A"

PROJECT LOCATION:
**745 EAST 1200 NORTH,
MAPLETON, UTAH**

SHEET TITLE: **FINAL PLAT** SHEET: **1 of 1**

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

COMMUNITY DEVELOPMENT APPROVAL
MAPLETON CITY COMMUNITY DEVELOPMENT HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED.
THIS _____ DAY OF _____ 2016
BY: _____
COMMUNITY DEVELOPMENT 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 _____ ROCKY MOUNTAIN POWER _____ CENTURY LINK _____
APPROVED _____ COMCAST _____ MAPLETON IRRIGATION _____

UTAH COUNTY RECORDER

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

October 13, 2016

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

On October 7, 2016 an application was submitted for the Antonino Plat "A" subdivision consisting of three 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.

Community Development Division

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

Email: sconroy@mapleton.org

Please submit revised drawings and the following corrections:

- The project will require approval of the Preliminary Plat by the Planning Commission and Final Plat by the DRC.
- Please show all ROW dedications with cross hatching on the plats.
- The dimension callouts on lots 1 & 2 do not appear to be correct.
- With the new property line being created for lot 3, there are several buildings on or near the new property line. All structures that are 15' tall or over shall be setback at least 10' from the property line. If the structures are less than 15' that must be setback a minimum of 3'.
- Please include the following addresses on the final plat
 - Lot 1: 745 E
 - Lot 2: 791 E
 - Lot 3: 795 E 1300 N
- Any boundary gaps and overlaps shall be corrected prior to plat recording.

Engineering and Public Works Division

Brent Seamons bseamons@mapleton.org

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

Address the following concerns in revised drawings:

Project: Antonino

Date: Oct 13, 2016 Amended

Site Grading:

Sewer System:

1. If owner is going to build on Lot 3 fronting 800 east 1300 north in the future, sewer lateral should be placed in lot 3 frontage (it will be required to disconnect sewer lateral at main in 1200 north and lateral installed in frontage of lot 3 if build in the future—with lateral installed in 1200 n now).

Water System:

1. Show on plans Detail for culinary water service.
2. If owner is going to build on Lot 3 fronting 800 east 1300 north in the future, water lateral should be placed in lot 3 frontage (it will be required to disconnect water lateral at main in 1200 north and lateral installed in frontage of lot 3 if build in the future—with lateral installed in 1200 n now).

Secondary Water (Pressure Irrigation):

1. Show PI lateral for Lot 3.
2. Show on plans including profile, extending new 8" PVC C900/905 SDR 18-Main across frontage of lot 1 & 2 with PI lateral for lot 2 on 1200 north.
3. Extend 8" PI Main across 800 east and into 1300 north (out of knuckle).
4. Show on plans Detail for PI Single Service Lateral.
5. Show Secondary Irrigation Service Meter Detail Pressurized Irrigation – 02.

Roadway:

1. Asphalt thickness to be 3" on 800 East and 4" on 1200 north.

Miscellaneous:

1. All concrete shall be brought up to standard (broken or cracked sidewalk & curb & gutter).
2. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
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.

FYI, After Planning Commission approval and 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 of \$4,528 for lot 2. An additional fee of \$6,968 per lot will be required at the time of building permit issuance on lot 2. No impact fees are required on lots 1 and 3 since they are already developed with a residence.
- Submittal of 1 acre-foot of water shares/rights. Shares should be Mapleton Irrigation or Hobble Creek shares.
- Payment of \$200.00 for engineering inspection fees.
- Payment of street light fee of \$450.
- Contact JD Shepherd at Public Works at 801-489-6253 to determine if a SWPPP and Land Disturbance application will be required.

- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder for \$33.00 (\$30 per page and \$1 per lot).