

# Planning Commission Staff Report

June 11, 2015

## Item 2

**Applicant:** Sallie Bradshaw

**Location:** 1300 N 1150 E

**Prepared by:** Brian Tucker

**Public Hearing Item:** Yes

**Zone:** RA-2

### REQUEST

Consideration of the Canyon View South Subdivision, Plat A, a 2 lot subdivision located in the RA-2 Zone at approximately 1300 North 1150 East.

### BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately .92 acres and is located in the RA-2 zone at approximately 1300 North 1150 East. The 2 lots include .43 and .49 acres with 100' and 263' of frontage respectively. 1150 East is an existing city street with curb and gutter on both sides. The applicant will be expected to install sidewalk along the front of the subdivision and a pressurized irrigation line in the street for the length of the subdivision.

### EVALUATION

**General Plan:** The General Plan indicates that this property should develop as medium density residential. The proposed lots, each with more than 4/10 of an acre, are in line with this indication. The characteristics of the "Medium Density Residential" land use category indicated by the General Plan shall have a minimum lot size of 14,500 sf without TDR's.

**Zoning:** Lots located within the RA-2 zoning district zone have a minimum lot area requirement of 14,500 square feet and a minimum width of 100 feet as allowed by Mapleton City Code (MCC) Chapter 18.36.060. The proposed lots comply with these requirements.

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

### STAFF RECCOMENDATION

Recommend approval of the Preliminary and Final Plats for the "Canyon View South, Plat "A", with the attached findings and conditions.

### SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated May 20, 2015 shall be addressed prior to plat recording.

### ATTACHMENTS

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and proposed street cross sections.
3. DRC Minutes dated 5/20/2015.

<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.	✓

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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

May 20, 2015 at 8:30am

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

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On or about May 12, 2015 Valley Land Surveying, resubmitted an plans for a two lot subdivision located at approximately 1250 N 1150 E. 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. 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).
2. **\*The applicant must submit evidence of ability to satisfy water rights conveyance requirements with subdivision application.** All irrigation shares must be dedicated from the Mapleton or Hobbles Creek Irrigation Company (.45 acre feet per building lot, .90 acre feet + 2.5 acre feet per irrigable acre for outdoor use, 1.495 acre feet/shares = 2.395 acre feet).
3. **\*Submit a street plan and profile and a cross section including existing and future improvements.** The applicant will need to install sidewalk along 1150 E and a pressurized irrigation line.
4. **\*Submit the signed Utility Notification Form that was attached to the application.**

#### Comments for plans submitted May 20, 2015:

1. 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.
2. The Final Plat must include a space for the County Recorder's Certificate. **You have included a space for the required certificate but as the certificate is round and the space you provided flat it would be wise to run the space by the county.**
3. Utility Companies may require specific language be included on or near their signature lines. Contact each utility for specific requirements.

## **Engineering and Public Works Division**

Gary Calder, City Engineer, Email: [gcalder@mapleton.org](mailto:gcalder@mapleton.org)

Scott Bird, Public Works Operation Director, Email: [sbird@mapleton.org](mailto:sbird@mapleton.org)

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

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

**Project: Canyon View South Plat A      Date: May 20, 2015**

#### Roadway:

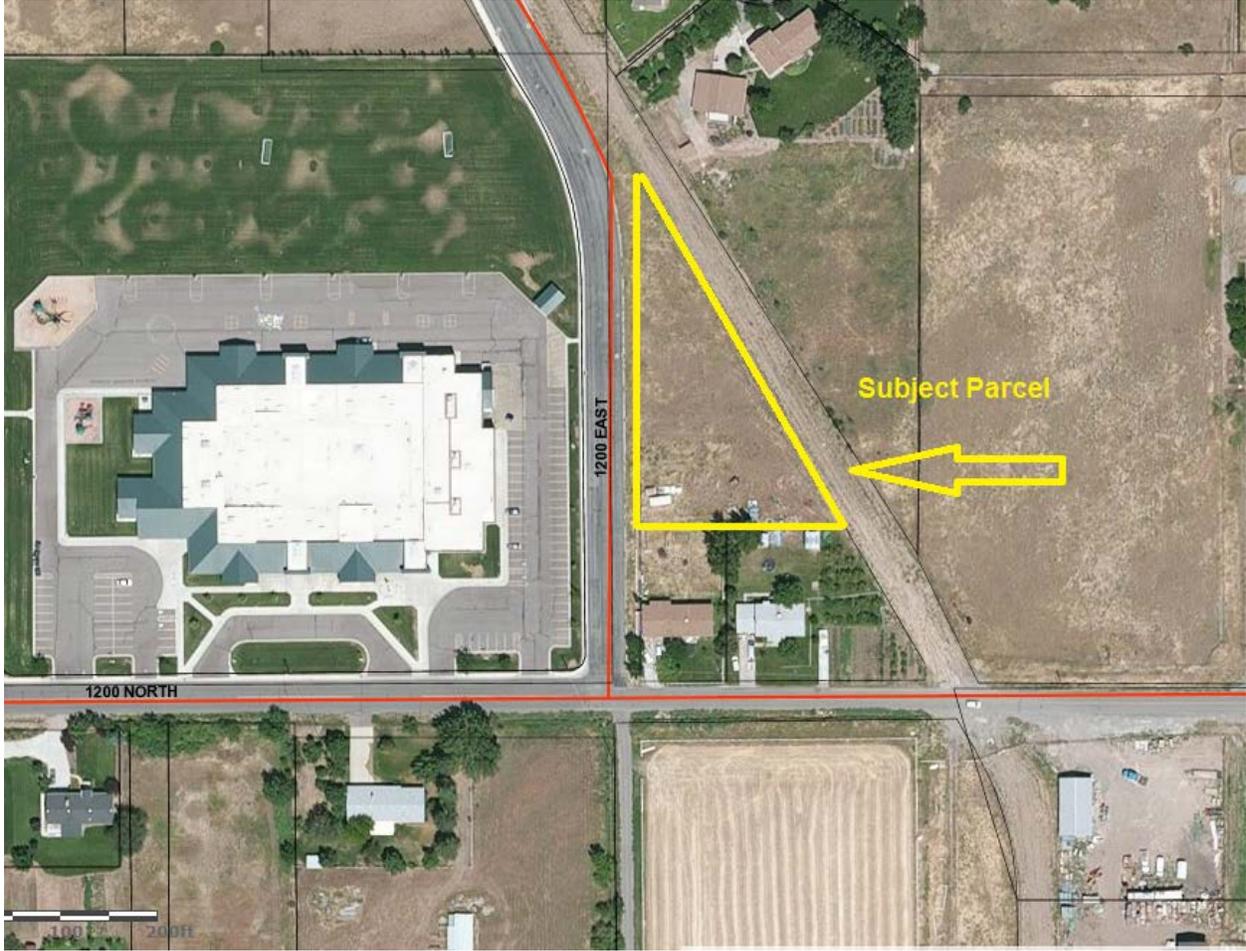
1. Roadway:
  - a. Show on plans "Remove and replace all concrete curb that does not meet current city standards i.e. broken/cracked sections and out of place drive approaches".

#### Miscellaneous:

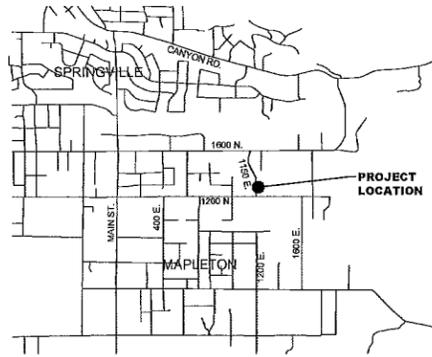
1. Use APWA/Mapleton City Addendum Standard Drawings for project. Show Details for Pressurized Irrigation Double Service and Service Meter

### **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 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 (\$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).

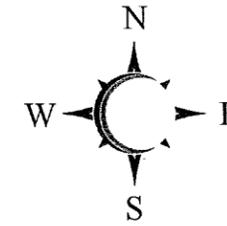


VICINITY MAP

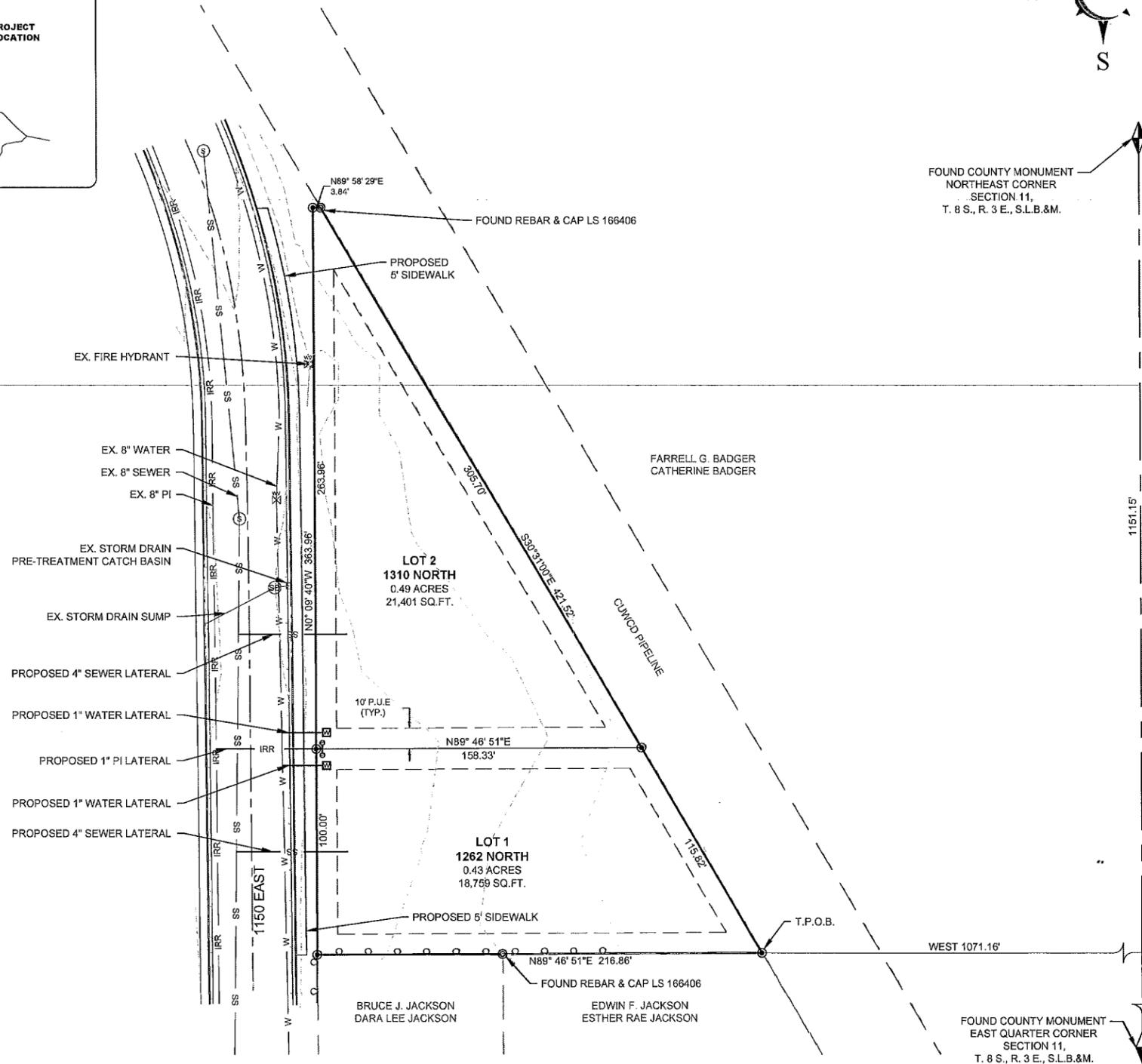


CANYON VIEW SOUTH  
PLAT "A"

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



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



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
- = PROPOSED IRRIGATION METER
- = PROPOSED 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 # VA222	<p>SCALE</p> <p>HORIZ: 1"=30'</p>
DESIGNER: DEK	DATE: 5/12/2015	
REVIEWED: DEK		

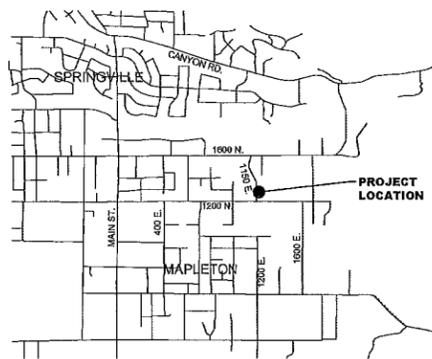
CANYON VIEW SOUTH PLAT "A"

PROJECT LOCATION  
**1250 NORTH 1150 EAST  
MAPLETON, UTAH**

SHEET TITLE  
**PRELIMINARY PLAT**

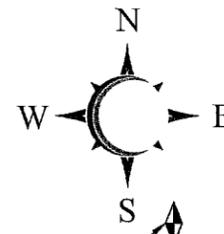
SHEET  
**1 of 1**

VICINITY MAP



CANYON VIEW SOUTH PLAT "A"

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



FOUND COUNTY MONUMENT  
NORTHEAST CORNER  
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.

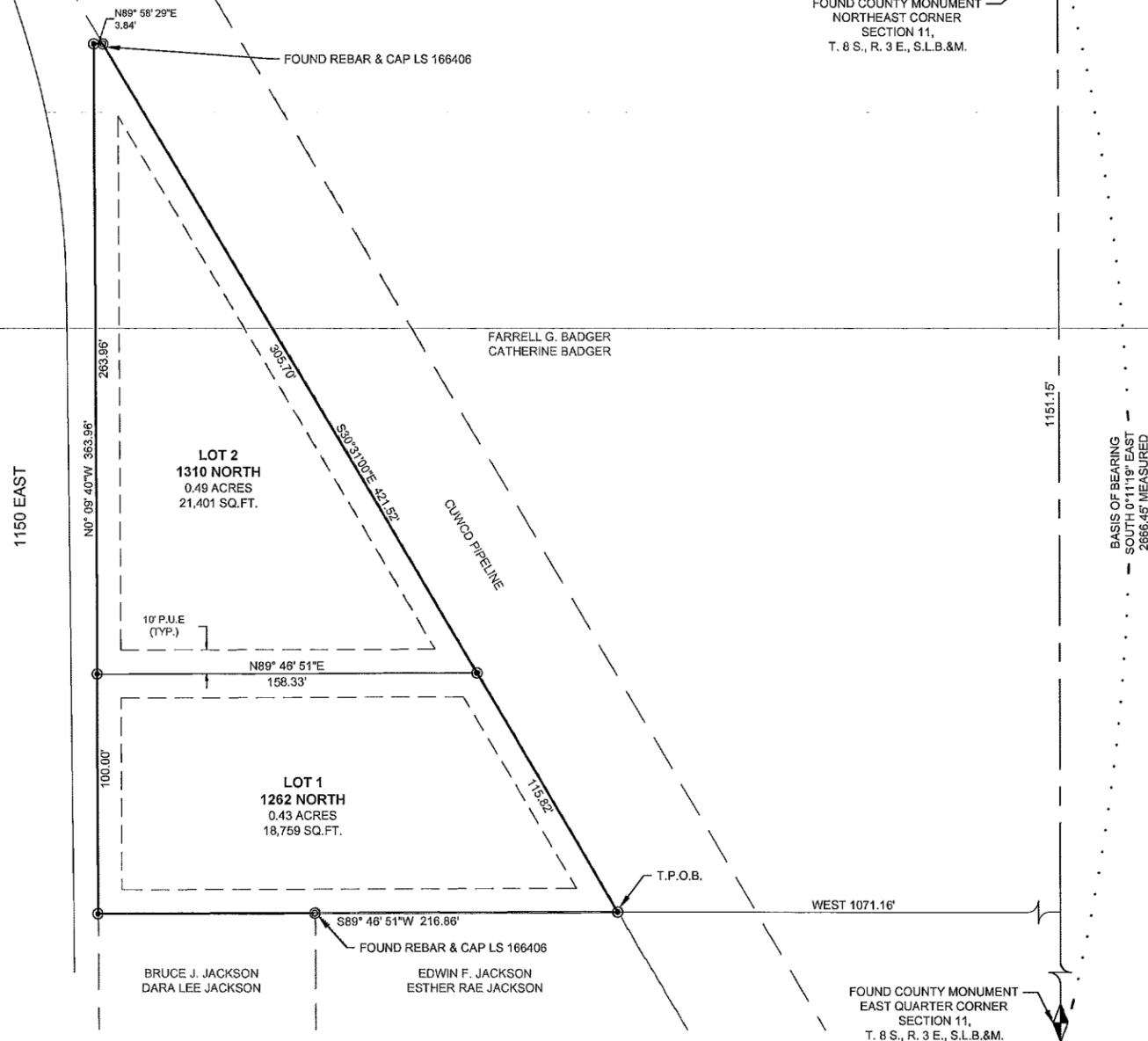
BOARD OF EDUCATION  
OF NEBO SCHOOL

**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  
 ⊙ = FOUND REBAR AND CAP  
 --- = SECTION LINE  
 - - - = BOUNDARY LINE  
 - - - = ADJOINING PROPERTY LINE



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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 CANYON VIEW SOUTH PLAT "A" AND THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015  
DAN E. KNOWLDEN JR. PLS 7173588

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 00°11'19" EAST 1161.15 FEET ALONG THE SECTION LINE AND WEST 1071.16 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CENTRAL UTAH WATER CONSERVANCY DISTRICT PIPELINE AND TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 30°31'00" WEST 421.52 FEET ALONG SAID WEST PIPELINE RIGHT-OF-WAY LINE; THENCE SOUTH 89°58'29" WEST 3.84 FEET; THENCE SOUTH 00°09'40" EAST 383.88 FEET; THENCE NORTH 89°49'51" EAST 216.86 FEET TO THE TRUE POINT OF BEGINNING.  
CONTAINING 0.92 ACRES OR 40,161 SQ.FT.

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 GIVE THE SAME TO BE DIVIDED INTO LOTS AND PARCELS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

CANYON VIEW SOUTH 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 \_\_\_\_\_, 2015

BY: SALLIE A. BRADSHAW

ACKNOWLEDGEMENT

State of UTAH )  
County of UTAH )

ON THE \_\_\_\_\_ DAY \_\_\_\_\_, 2015 PERSONALLY APPEARED BEFORE ME, SALLIE A. BRADSHAW, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS THE MANAGING MEMBER OF BRADSHAW WEST CONSTRUCTION, LLC, AND THAT THE WITHIN AND FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD WAS SIGNED ON BEHALF OF SAID LLC AND DID ACKNOWLEDGE TO ME THAT SAID LLC 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

JLR	PROJECT #	SCALES
DESIGNER: DEK	VA222	HORIZ: 1"=30'
REVIEWED: DEK	DATE: 5/12/2015	

PROJECT NAME

**CANYON VIEW SOUTH PLAT "A"**

PROJECT LOCATION

**1250 NORTH 1150 EAST  
MAPLETON, UTAH**

SHEET TITLE

**PRELIMINARY PLAT**

1 of 1

<p><b>PLANNING COMMISSION APPROVAL</b> MAPLETON CITY PLANNING COMMISSION HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED. THIS _____ DAY OF _____, 2014 BY: _____ PLANNING COMMISSION</p>	<p><b>COMMUNITY DEVELOPEMENT APPROVAL</b> MAPLETON CITY COMMUNITY DEVELOPEMENT HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED. THIS _____ DAY OF _____, 2014 BY: _____ COMMUNITY DEVELOPEMENT DIRECTOR</p>	<p><b>CITY ENGINEER</b> APPROVED BY MAPLETON CITY ENGINEER, THIS _____ DAY OF _____, 2014 BY: _____ CITY ENGINEER</p>	<p><b>LEGISLATIVE BODY APPROVAL</b> APPROVED THIS _____ DAY OF _____, 2014 BY: _____ MAYOR BY: _____ ATTEST</p>	<p><b>UTILITY COMPANY APPROVAL</b> APPROVED _____ ROCKY MOUNTAIN POWER APPROVED _____ CENTURY LINK APPROVED _____ QUESTAR GAS APPROVED _____ COMCAST APPROVED _____ MAPLETON IRRIGATION</p>	<p><b>UTAH COUNTY RECORDER</b></p>
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