Mapleton City

City Council Staff Report

September 16, 2015

Applicant: Richard Walter

Location: 800 North 300 West

Prepared by: Brian Tucker

Public Hearing Item: Yes

Zone: A-2

ATTACHMENTS

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and proposed street cross sections.
3. DRC Minutes dated 6/30/2015.

REQUEST

Consideration of a Resolution approving the Final Plat for the Walter Farms Subdivision Plat "A" consisting of thirty one lots located at 800 North and 300 West, Rezone from A-2 to RA-1, and the application of a TDR-Receiving Site Overlay Zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 19.17 acres and is located in the A-2 zone at 800 North 300 West. The applicant is proposing a thirty-one lot subdivision with each lot containing at least .50 acres and no less than 100' of frontage. The applicant is proposing a rezone from the existing A-2 zoning district, a zone that requires lots to contain 2 acres of lot area and 200 feet of width/frontage to the RA-1 zone with the TDR–Receiving Overlay zone, a district that with an adequate number of TDR certificates allows lots to contain as little as .50 acres of lot area and 100' of width/frontage. If the property were rezoned as the applicant has requested, the applicant would need to make use of 15 TDR certificates to create 30 lots that have less than 1 acre of land area required by the RA-1 zone. The result of this subdivision would be 30 lots ranging from .50 to .79 acres and one lot with 1.42 acres.

The applicant will be required to widen 800 North and 300 West and will build city streets to be used as access for the 31 lots. The new streets are 420 West, 550 West and 610 North. 550 West will be stubbed into the developable parcel to the south to provide access for future developments. It is reasonable to believe that the 550 West, which is aligned with a street of the same name in the approved Stonebridge Subdivision, will provide a through street from 800 North to the future extension of 400 North.

Storm water will be detained on site, in an area designated on lot 25. The streets within and adjacent to the subdivision will have storm water inlets that lead to pre-treatment sumps to drain the roadway of water. From the pre-treatment sumps the water will be piped (underground) to the detention site on lot 25.

EVALUATION

General Plan: The General Plan indicates that this property should develop in a low density manner. The proposed ½ acre lots are very much in line with this indication. The characteristics of the "Low Density Residential" land use category indicated by the General Plan "include low density single family homes with ample open spaces and setback requirements meant to provide adequate spacing between dwellings, and houses of worship. A higher density than one dwelling per acre may be allowed pursuant to a development agreement or with the use of "Transferable Development

Rights" (TDR's) and zone overlay of TDR-R. In order to allow animals and residential agricultural uses on all lots, lots smaller than 21,780 square feet should not be allowed, even with TDR's or development agreements.

Zoning: The applicant is proposing that the current zoning be changed from the current A-2 zone to the RA-1 zone with the TDR-Receiving Overlay zone. This change would be consistent with the General Plan designation of this property as appropriate for 'Low Density" development. Lots located within the RA-1 zoning district with the TDR Receiving Overlay Zone have a minimum lot area requirement of 21,780 square feet and a minimum width of 100 feet as allowed by Mapleton City Code (MCC) Chapter 18.32.050. The proposed lots comply with these requirements.

Master Transportation Plan/Street Design: The Mapleton City Transportation Master Plan indicates that a minor local street traverses the center of the property from north to south and provide a continuation of local access from the developable land located north of 800 North, through the project area and eventually connecting with a future alignment and extension of 400 North. The plan also indicates that a minor local street be continued along the 600 North alignment to eventually provide a connection between 300 West and a future 800 West alignment. The adopted Transportation Master Plan requires that roads be located in accordance with the Mapleton City Master Street Plan Map.

In May 2014 the Planning Commission considered the Stonebridge Subdivision, located on property directly north of this property on the north side of 800 North. At that time the Planning Commission considered the alignment of the minor local street that would provide access from the internal street system, through the Walter Farms concept that had been the subject of an application submitted previously, but had at that time then been discussed only at the staff level, and eventually terminating at the future 400 North. At that time, given the proposed Walter Farms project and the desire of the Stonebridge applicant to realign the internal street structure from that on the adopted transportation plan, the Planning Commission approved a realignment of the street that will become 550 West to a location approximately 150-250' west of the original alignment. The 550 West Street in this proposed subdivision would be an extension of this roadway and would line up with a 4-way intersection at 800 North. As this is a continuation of the previous amendment and in compliance with the desire to create through streets, it seems that this amendment of the Master Street Plan Map is a natural continuation of the previous alignment.

The 600 North alignment suggested by the Master Street Plan Map is problematic as a practical matter due to the location of the project area relative to the 600 South alignment and because of the location of parcels owned by other parties. In discussing the practical considerations, the Planning Staff and City Engineer have concluded that while removing the possibility of a through street or future connections would be unwise, the extension of 600 South is not possible in conjunction with this project. Staff suggests an alternate alignment that will leave open the possibility of a 600 South extension by stubbing the proposed 420 West such that a connection between these two roads is possible in the future when intervening property is developed. 610 South would be constructed as part of the subdivision to provide local access between 420 and 550 West.

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

Adopt the attached Resolution.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated June 30, 2015 shall be addressed prior to plat recording.

RESOLUTION NO. 2015-

A RESOLUTION APPROVING THE FINAL PLAT FOR THE WALTER FARMS EMERALD ESTATES SUBDIVISION, PLAT "A" CONSISTING OF 31 LOTS, THE REZONE OF APPROXIMATELY 19.17 ACRES FROM AGRICULTURAL RESIDENTIAL (A-2) TO RESIDENTIAL AGRICULTURAL (RA-1), AND THE APPLICATION OF A TRANSFERABLE DEVELOPMENT RIGHT RECEIVING SITE OVERLAY ZONE TO THE PROPERTY.

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-1 and the TDR-R Overlay rezone requests are 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 Walter Farms Plat "A" subdivision with the findings and conditions as outlined in the staff report dated September 2, 2015, and to rezone a portion of the property from A-2 to RA-1 and to apply a TDR-R Overlay zone to the entire property as described in exhibit "A".

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

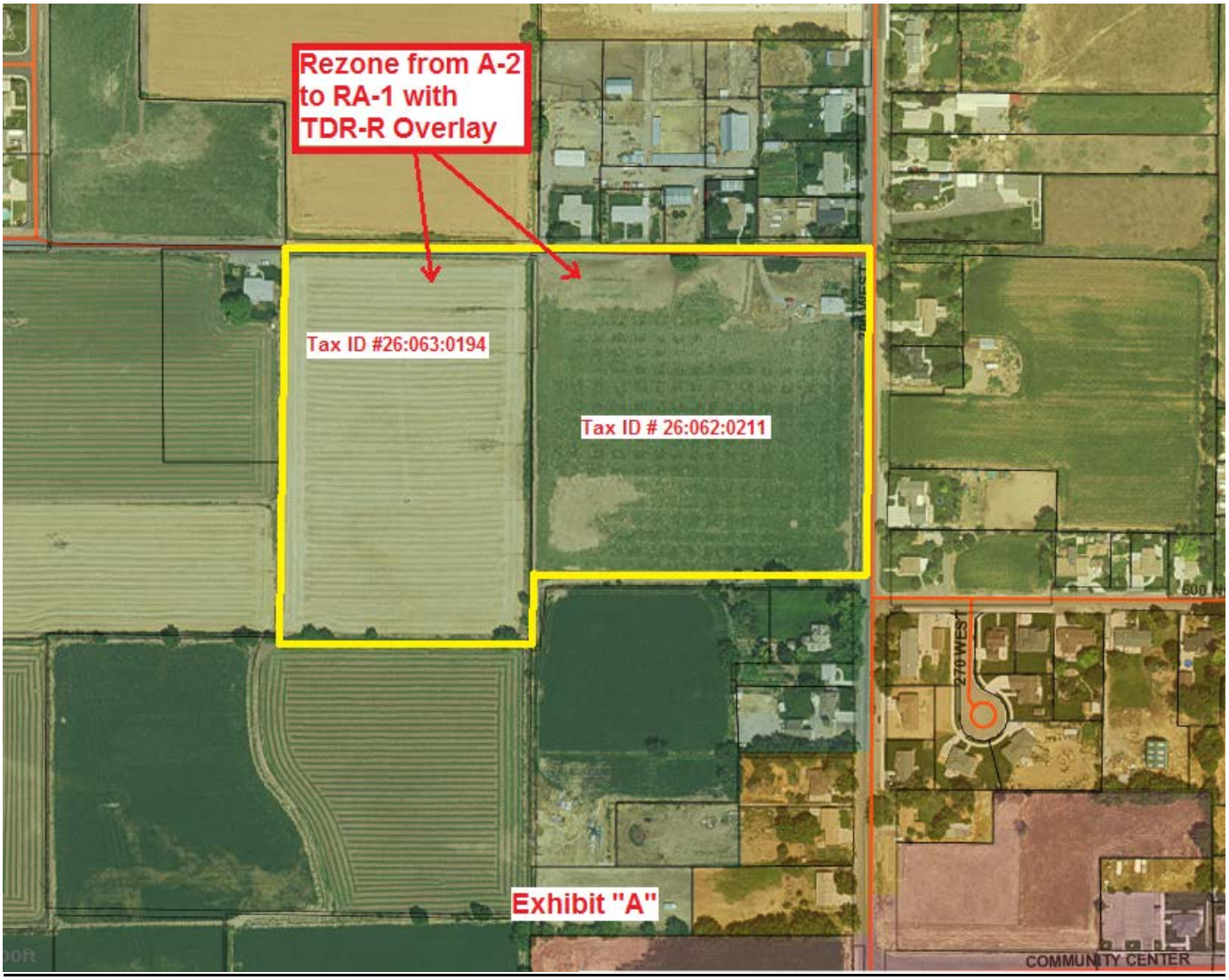
This 16th Day of September, 2015.

_____
Brian Wall
Mayor

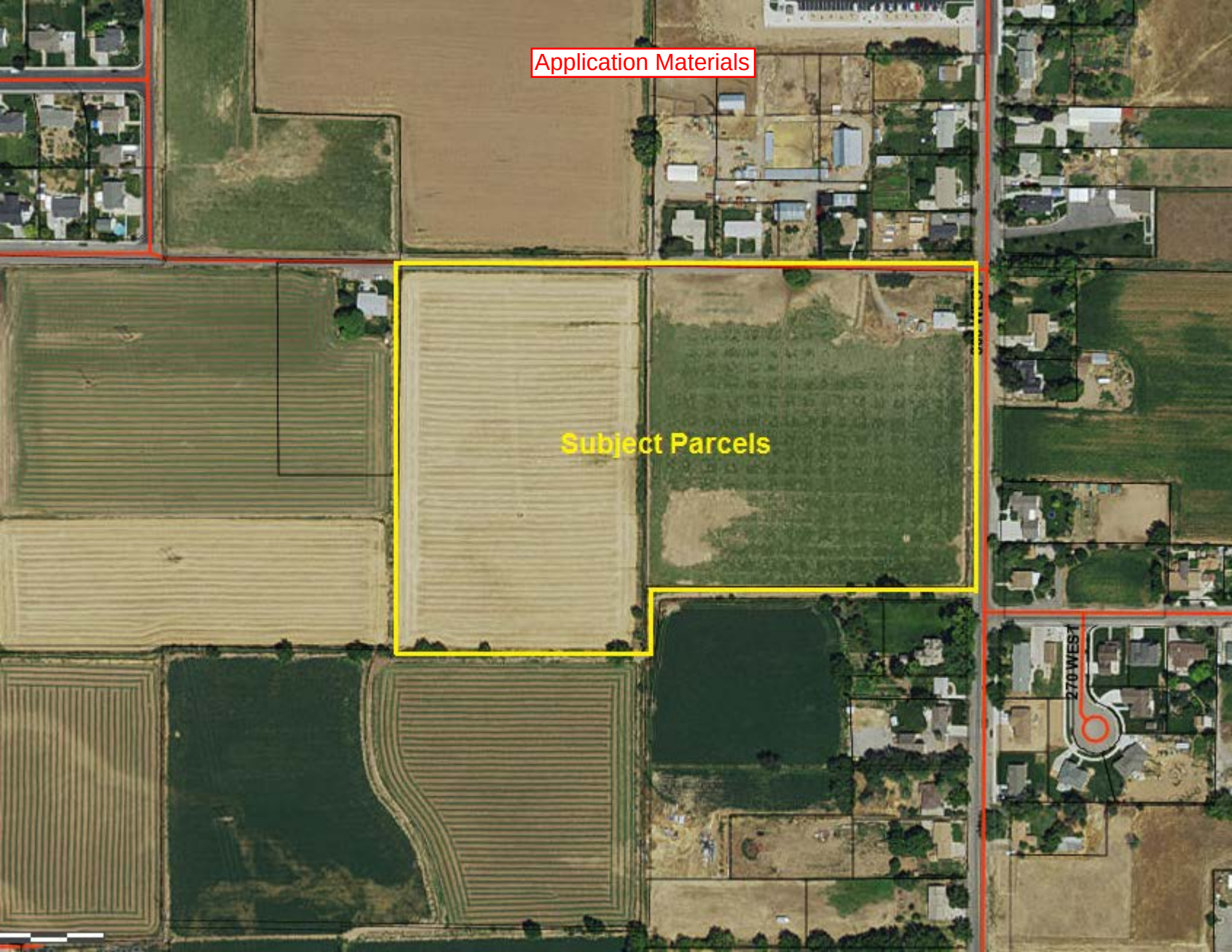
ATTEST:

_____
Camille Brown
City Recorder
Publication Date:
Effective Date:

EXHIBIT "A"


Rezone from A-2 to RA-1 with TDR-R Overlay
Tax ID #26:063:0194
Tax ID # 26:062:0211
270 WEST
COMMUNITY CENTER
Exhibit "A"

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.	✔


Application Materials
Subject Parcels
270 WEST

Curve Table					Curve Table					Curve Table				
Curve #	Radius	Length	Chord Direction	Chord	Curve #	Radius	Length	Chord Direction	Chord	Curve #	Radius	Length	Chord Direction	Chord
C19	20.00'	31.38'	N44° 38' 18"W	28.26'	C25	210.00'	90.28'	S34° 51' 21"W	89.59'	C31	210.00'	92.73'	N34° 31' 19"E	91.98'
C20	15.00'	23.56'	S45° 24' 27"W	21.21'	C26	170.00'	63.31'	S36° 30' 08"W	62.95'	C32	170.00'	31.84'	N41° 48' 20"E	31.80'
C21	15.00'	23.56'	N44° 35' 33"W	21.21'	C27	170.00'	75.44'	S13° 07' 13"W	74.82'	C33	15.00'	23.56'	N44° 35' 33"W	21.21'
C22	20.00'	31.36'	N45° 19' 45"E	28.25'	C28	20.00'	31.47'	S44° 40' 15"E	28.32'	C34	170.00'	106.91'	N18° 25' 24"E	105.16'
C23	15.00'	23.56'	S45° 24' 27"W	21.21'	C29	20.00'	31.36'	S45° 19' 45"W	28.25'	C35	190.00'	155.08'	N23° 47' 22"E	150.81'
C24	210.00'	81.12'	S11° 28' 26"W	80.62'	C30	210.00'	78.67'	N11° 08' 23"E	78.21'	C36	190.00'	155.08'	S23° 47' 22"W	150.81'

Plat Notes:
1. All streets dedicated to Mapleton City for Public Use.
2. All Public Utility Easements are 10', unless noted otherwise on the drawing.
3. Mapleton Setback requirements: 30' Front & 30' on a corner lot, 25' rear, 10' side.
4. Lot 25 shall maintain surface of Storm Drainage Easement. No Trees allowed in or on Storm Drainge Easement. City to maintain SD underground structure.
5. Lot owners are to verify sewer depths before building due to shallow sewer system.

SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- PUBLIC UTILITY EASEMENT
- CENTER LINE

SURVEYOR'S CERTIFICATE

I, **SEAN A. FERNANDEZ** , DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE **NO. 312775** 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

BEGINNING AT A POINT LOCATED NORTH 00°03'37" EAST ALONG THE SECTION LINE 145.92 FEET AND WEST 989.61 FEET FROM THE EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°58'49" WEST 643.68 FEET ALONG A FENCE AND A FENCE LINE EXTENDED; THENCE NORTH 89°44'56" WEST 668.25 FEET ALONG A FENCE LINE; THENCE SOUTH 00°01'07" EAST 125.29 FEET; THENCE SOUTH 45°04'05" WEST 19.06 FEET; THENCE NORTH 89°50'44" WEST 500.09 FEET ALONG THE FOUND EVIDENCE OF AN OLD FIELD FENCE; THENCE NORTH 00°36'28" EAST 787.55 FEET ALONG A FENCE AND A FENCE LINE EXTENDED; THENCE SOUTH 89°32'36" EAST 1184.48 FEET ALONG A FENCE AND A FENCE LINE EXTENDED TO THE POINT OF BEGINNING.

AREA = 834,859.92 SQ.FT. / 19.166 ACRES

BASIS OF BEARING BEING NORTH 00°03'37" EAST ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION. NAD83 COORDINATE SYSTEM.

SURVEYOR - SEAN A. FERNANDEZ　　　　DATE

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF ________________ , A.D. 2015

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THIS____DAY OF_______, A.D. 2015, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

A NOTARY PUBLIC COMMISSIONED IN UTAH________________________
MY COMMISSION EXPIRES ________________________

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF MAPLETON, COUNTY OF UTAH, 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___ , A.D. 2015.

MAYOR:________________________ ATTEST CITY RECORDER:

MAPLETON ENGINEER APPROVAL

I, _________ OF THE CITY OF MAPLETON HAS REVIEWED TO FORGOING PLAT AND LEGAL DESCRIPTION AND FOUND THEM TO BE CORRECT AND DO HEREBY GIVE APPROVAL OF SAID PLAT ON THIS___DAY OF_______, A.D. 2015.

MAPLETON ENGINEER: ________________________

PLANNING COMMISSION APPROVAL

APPROVED THIS____DAY OF______, A.D. 2015, BY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION: ________________________

PLANNING DIRECTOR APPROVAL

APPROVED THIS____DAY OF______, A.D. 2015, BY PLANNING DIRECTOR.

PLANNING DIRECTOR: ________________________

MAPLETON IRRIGATION COMPANY

APPROVED THIS____DAY OF______, A.D. 2015, BY MAPLETON IRRIGATION COMPANY.

MAPLETON IRRIGATION COMPANY REPRESENTATIVE: ________________________

ROCKY MOUNTAIN POWER

APPROVED THIS____ DAY OF______, A.D. 2015, BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER REPRESENTATIVE: ________________________

COMCAST

APPROVED THIS____DAY OF______, A.D. 2015, BY COMCAST.

COMCAST REPRESENTATIVE: ________________________

CenturyLink

APPROVED THIS____DAY OF______, A.D. 2015, BY CENTURY LINK.

CENTURYLINK REPRESENTATIVE: ________________________

QUESTAR

APPROVED THIS____DAY OF______, A.D. 2015, BY QUESTAR.

QUESTAR REPRESENTATIVE: ________________________

PLAT "A"

WALTER FARMS

SUBDIVISION

MAPLETON, UTAH COUNTY, UTAH　　SCALE: 1" = 30 FEET

ENGINEERING -SURVEYING
A.L.M. & Associates, Inc.
801 - 374 - 6262

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR SEAN A. FERNANDEZ No. 312775 STATE OF UTAH			

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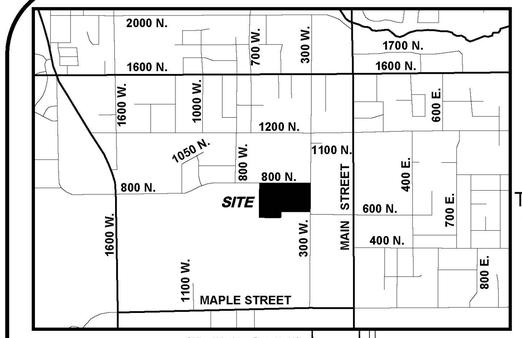

TDR Lot (.5 ac.) = 32
TDR's needed = 16
Total Lots = 32

550 WEST

North

800 NORTH (56'ROW)

300 WEST (56' ROW)

550 WEST (40' ROW)

420 WEST (40' ROW)

610 NORTH (32' ROW)

600 NORTH

LOT 31 LOT 30 LOT 29 LOT 19 LOT 18 LOT 7 LOT 6

LOT 17 LOT 8 LOT 5

LOT 28 LOT 20 LOT 16 LOT 9 LOT 4

LOT 27 LOT 21 LOT 15 LOT 10 LOT 3

LOT 26 LOT 22 LOT 14 LOT 11 LOT 2

LOT 25 LOT 23 LOT 13 LOT 12 LOT 1

LOT 24

Oldroyd Mapleton Property, LLC
Parcel No.: 26:062:0215

Arklow Holdings, LLCParcel No.: 26:062:0214

Jesse Willis & Connie
Parcel No.: 26:062:0177

Todd C Whiting Revocable Trust and
Sue Ann Whiting Revocable Trust
Parcel No.: 26:062:0166

Whiting Investments, LC
Parcel No.: 26:062:0167

Allan H. & Ila W.
Pennington, Trustees
of the Allan & Ila
Pennington Family Trust
Parcel No.: 26:062:0168

Banks Subdivision Plat A Lot 3
Denver & Sharon Green
Parcel No.: 35:109:0004

Jerry K. Batley
Parcel No.:
26:062:0082

R.D. McDougal, LLC
Parcel No.: 26:062:0233

Earl T. Durham
Parcel No.:
26:062:0062

Jodi Allen
Parcel No.:
26:063:0083

The Ray and Lora
Whiting Family LLC
Parcel No.:
26:063:0203

Alan Wade and Donna
Kathryn Tischner
Parcel No.:
26:063:0170

John W. & Mary
Johnson Allan
Parcel No.:
26:063:0169

Jackson Hollow, Plat
"A", Lot 3
Jackson Hollow LLC
Parcel No.:
43:183:0003

Whiting Family Limited Partnership
Parcel No.: 26:063:0193

Roger Brent & Marianne C. Michaels
Parcel No.: 26:063:0196

Roger Brent & Marianne C. Michaels
Parcel No.: 26:063:0115

Whiting Investments, L.C. Parcel No.: 26:060:0119

Todd C Whiting Revocable Trust and Sue Ann Whiting Revocable Trust
Parcel No.: 26:062:0166

Owner / Developer:
Walter Farms Inc
Richard Walter
6122 S. Jordan Canal Rd.
Taylorsville, Ut 84118

Surveyor / Engineering / Planning:
A.L.M. & Associates, Inc.
2230 North University Parkway, 6D
Provo, Utah 84604
801-374-6262
801-374-0085 fax
MGreenwood@ALMOnline.com

Current Zone:
A-2
31 TDR Lots (.5 ac. min.)
Total Lots = 31 (16 TDR's needed)

Site Notes & Information:
1. All streets dedicated to Mapleton City for Public Use.
2. All Public Utility Easements are 10', unless noted otherwise on the drawing.
3. Mapleton Setback requirements: 30' Front & 30' on a corner lot, 25' rear, 10' side.
4. Clearing and grubbing of site will be required.
5. Install concrete collars on all water valves and manholes.
6. Lot 25 shall maintain surface of Storm Drainage Easement. No Trees allowed in or on Storm Drainage Easement. City to maintain SD underground structure.
7. Lot owners are to verify sewer depths before building due to shallow sewer system.

BOUNDARY DESCRIPTION:

Beginning at a point located North 00°03'37" East along the section line 145.92 feet and West 989.61 feet from the East 1/4 Corner of Section 10, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 00°58'49" West 643.68 feet along a fence and a fence line extended; thence North 89°44'56" West 668.25 feet along a fence line; thence South 00°01'07" East 125.29 feet; thence South 45°04'05" West 19.06 feet; thence North 89°50'44" West 500.09 feet along the found evidence of an old field fence; thence North 00°36'28" East 767.55 feet along a fence and a fence line extended; thence South 89°32'36" East 1184.48 feet along a fence and a fence line extended to the point of beginning.

Area = 834,859.92 Sq.Ft. / 19.166 Acres

Basis of Bearing being North 00°03'37" East along the section from the East Quarter Corner to the Northeast Corner of said Section.

SHEET INDEX

1 - COVER SHEET
2 - PRELIMINARY PLAT
3 - UTILITY PLAN
4 - GRADING & DRAINAGE PLAN
5 - 300 WEST P&P
6 - 300 WEST P&P
7 - 420 WEST P&P
8 - 420 WEST P&P
9 - 550 WEST P&P
10 - 550 WEST P&P
11 - 800 NORTH P&P
12 - 800 NORTH P&P
13 - 800 NORTH P&P
14 - 610 NORTH P&P
15 - IRRIGATION P&P
16 - IRRIGATION P&P
17 - IRRIGATION P&P
18 - R-TANK DETAILS
19 - SWPPP
20 - SWPPP DETAILS
21 - CITY DETAILS
22 - CITY DETAIS
23 - CITY DETAILS
24 - MAPLETON IRRIGATION DETAILS
25 - STREET CROSS SECTIONS

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

KEYED NOTES

1. EXISTING DITCH TO BE ABANDONED & COMPACTED
2. EXISTING DITCH TO REMIAN
3. EXISTING FENCE TO BE REMOVED
4. EXISTING FENCE TO REMAIN
5. EXISTING EDGE OF ASPHALT
6. EXISTING POWER POLE TO BE RELOCATED
7. EXISTING SEWER MANHOLE
8. EXISTING WATER VALVE
9. EXISTING FIRE HYDRANT AND VALVE
10. EXISTING IRRIGATION BOX
11. INSTALL SDMH (33) INSTALL SD SUMP
12. INSTALL SD CURB INLET OR COMBO BOX
13. INSTALL SD PRE-TREATMENT MANHOLE
14. INSTALL SD RETENTION BASIN (34) R-TANK SYSTEM
15. INSTALL SEWER LATERAL
16. INSTALL SEWER MANHOLE
17. INSTALL WATER METER
18. INSTALL WATER VALVE
19. INSTALL WATER LATERAL
20. INSTALL FIRE HYDRANT AND VALVE
21. INSTALL PRESSURIZED IRRIGATION SERVICE BOX
22. INSTALL PRESSURIZED IRRIGATION VALVE
23. INSTALL IRRIGAITON BOX
24. INSTALL CURB & GUTTER
25. INSTALL 8' WIDE PLANTER
26. INSTALL 5' WIDE SIDEWALK
27. STOP SIGN
28. STREET LIGHT
29. ADA RAMP
30. ASPHALT CUT LINE
31. ASPHALT TEMPORARY TURN AROUND
32. MAILBOX EASEMENT

SYMBOL LEGEND

	FENCE LINE
W	WATER LINE
IRR	IRRIGATION LINE
SD	STORM DRAIN LINE
	EXISTING FEATURES
S	SANITARY SEWER LINE
PI	PRESSURE IRRIGATION
OHP	OVERHEAD POWER LINE
E	UNDERGROUND POWER LINE
	STOP SIGN
	LIGHT POLE
	POWER POLE
WV	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
S	SEWER MANHOLE
	SD CATCH BASIN BOX
D	SD MANHOLE OR SUMP
	CURB INLET OR COMBO BOX
	PRESS. IRR. SERVICE BOX
INV	INVERT OR FLOW LINE OF PIPE
BOW	BACK OF WALK
LOG	LIP OF GUTTER
TBC	TOP BACK OF CURB
SD	STORM DRAIN
RD	ROOF DRAIN
FFE	FINISH FLOOR ELEVATION
EO	EDGE OF ASPHALT
RCP	REINFORCED CONCRETE PIPE
L.F.	LINEAR FEET
NG	NATURAL GROUND
FG	FINISH GRADE

NOTES:
1. CONTRACTOR TO BRING ALL CONCRETE IMPROVEMENTS TO CURRENT CITY STANDARDS, INCLUDING ADA RAMPS.
2. CONTRACTOR TO VERIFY ALL UNERGROUND UTILITIES.
3. CLEARING AND GRUBBING OF SITE WILL BE REQUIRED.

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

REGISTERED LAND SURVEYOR # 189744 Mark S. Greenwood STATE OF UTAH SEAL

WALTER FARMS PLAT"A" SUBD.
RICHARD WALTER
COVER SHEET

No.	Revision	Date

1 OF 25 SHEETS

Proj # 799 -1361

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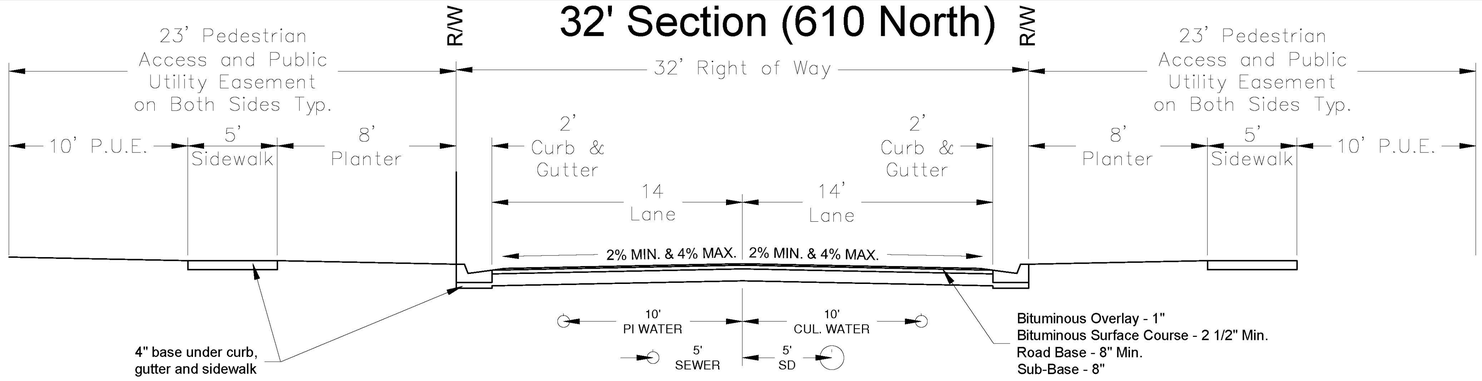
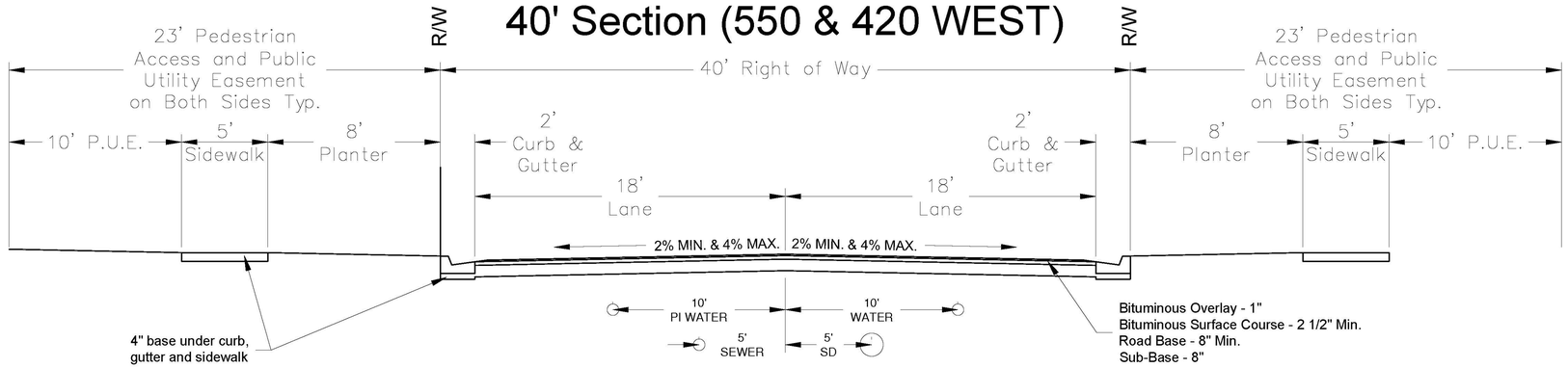
P:\799 - 1361.dwg\1361 - Preliminary Plans - 7.dwg 06/12/2015

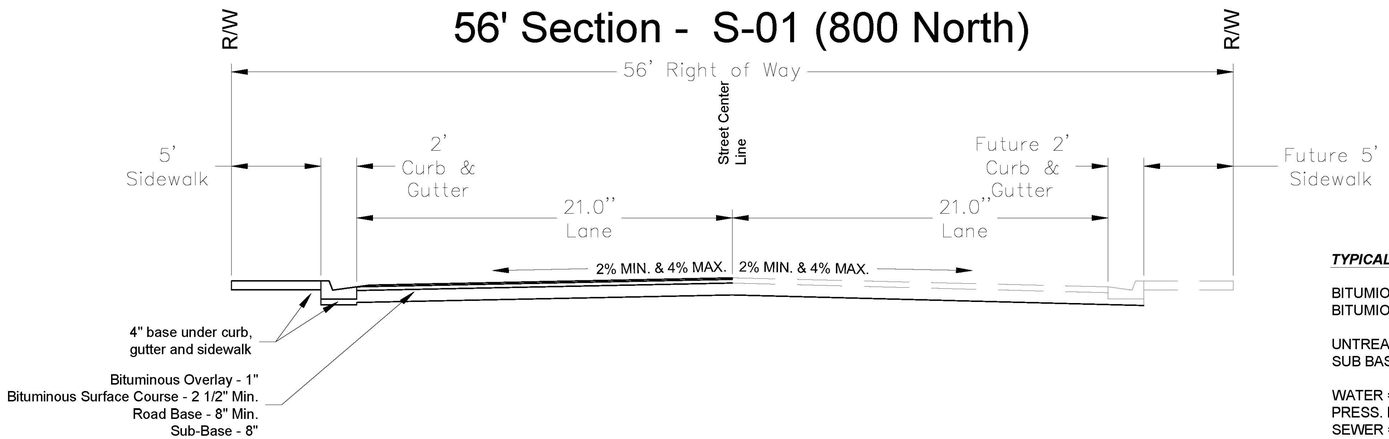
32' Section (610 North)



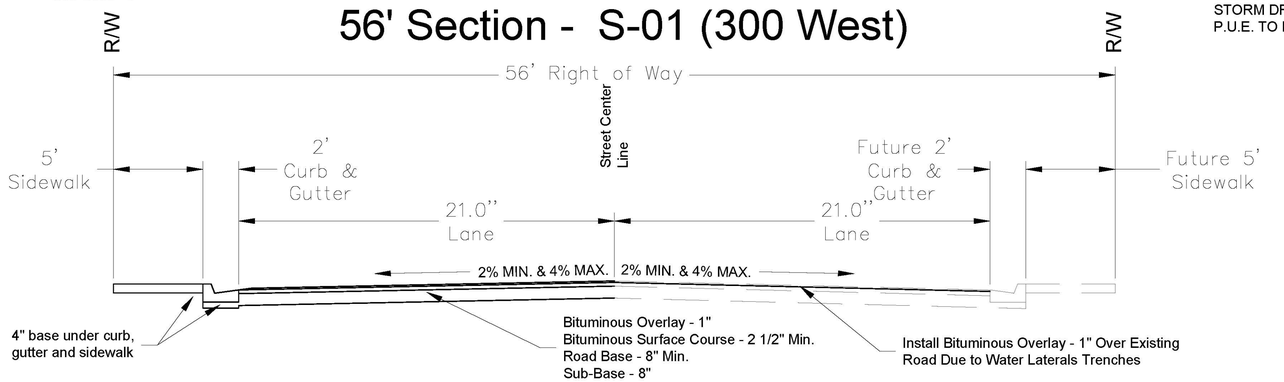
40' Section (550 & 420 WEST)



56' Section - S-01 (800 North)



56' Section - S-01 (300 West)



TYPICAL STREET CROSS SECTION NOTES

BITUMIOUS ASPHALT OVERLAY - 1"
BITUMIOUS ASPHALT SURFACE COURSE = 2 1/2" LOCAL
3 1/2" COLLECTOR
UNTREATED BASE COURSE = 8" MIN.
SUB BASE = 8" MIN. AS PER CBR OF 3% OF THE GEOTECH REPORT

WATER = 10' EAST & NORTH OF CENTER LINE
PRESS. IRR. = 10' WEST AND SOUTH OF CENTER LINE
SEWER = 5' WEST AND SOUTH OF CENTER LINE
STORM DRAIN = 5' EAST AND NORTH OF CENTER LINE
P.U.E. TO BE USED BY GAS, ELECTRICAL & COMMUNICATIONS.

SEAL

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

WALTER FARMS PLAT"A" SUBD.
RICHARD WALTER
STREET CROSS SECTIONS

No.	Revision	Date

Proj # 799 -1361

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June 30, 2015
DRC Comments

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2015 at 8:30am
125 West Community Center Way (400 North), Mapleton, Utah 84664

On or about June 30, 2015 the City received revised plans for the Walter Farms Plat "A" subdivision consisting of the rezone of approximately 19 acres from A-2 to RA-1/TDR-R and for a subdivision consisting of 31 lots located at approximately 300 W and 800 N. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and 3) informational items regarding city standards. **All items that include an * and are bolded are required prior to the application being scheduled for a hearing.**

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

Please submit revised drawings and the following corrections:

Application Deficiencies:

1. The applicant must submit evidence of ability to satisfy water rights conveyance requirements with subdivision application. An irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company for each lot.
2. ***Applicant must sign the "Acknowledgement of Requirements" included in the subdivision application packet.**
3. ***Applicant must sign the owner/agent affidavit form included in the subdivision application packet.**
4. ***The applicant must submit a title report, covering the property within the final plat area, to identify all interests in the property which have an effect on the title, and to establish that the land proposed for subdivision is free of boundary conflicts. The purpose of this requirement shall be to ensure that purchasers of lots will have a clear and marketable title.**
5. The applicant must submit evidence of review of the plat by the electric, gas and telephone utility providers.
6. Submit evidence of ability to meet the TDR Certificates requirements with subdivision application. 15 TDR Certificates will be needed to create the proposed 30 lots that do not meet the 1 acre requirement in the RA-1 district.

Comments for plans submitted June 30, 2015:

1. Please place the assigned addresses on the final plat (Final page of this document).
2. Please include a line for the 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.

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: Walter Farms "A" Date: July 15, 2015

Site Grading:
1. Clearing and grubbing of site will be required

Sewer System:
1. Extend sewer on 550 West (Lot 25) to south property line.

Water System:
1. Water Model review by RB&G (801) 374- 5771, the cost of this review is the responsibility of the developer

Roadway:
1. Include a 1" overlay with level course on 300 West and 800 North with multiple new utility trenches.
2. Provide information on alignment of 300 West and 800 North with regards to existing and proposed concrete improvements.
    a. (300 West may be able to shift to the east, 800 North needs to align with the west, and future improvements to north and east.)

Storm Drain:
1. Provide Geo-tech report and storm water calculations for a 100 year storm.
    a. Provide basin detail such as landscape, storage capacity, basin sump detail.
2. Storm drain boxes and inlets shall be every 300' maximum (add inlets on 800 North, 610 North and 550 West)
3. Include maintenance plan of storm drain basin, which is to be recorded with the lot #25.
4. Include detail on storage basin on lot #31
5. SWPPP and land disturbance plan will be required.

Miscellaneous:
1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches
2. Power poles will need to be removed on 800 North and 300 West.
3. Mapleton/APWA standards.
4. Granular borrow required in all trenches and fill areas.
5. Plat page shows 300 West with 66' wide R/W this should be changed to 56'.

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 one water share per lot (Mapleton Irrigation or Hobble Creek shares).
- Payment of engineering inspection fees ($170 per lot).
- Payment of street light fee ($450 per lot).
- Submittal of 16 Transferable Development Rights (TDRs).
- 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 an $1 per lot).

Walter Farms Assigned Addresses (Based on 6/30/2015 Drawings)

Lot #	Primary Address	Secondary Address (Corner Lots)
Lot 1	627 N 300 West	NA
Lot 2	659 N 300 West	NA
Lot 3	691 N 300 West	NA
Lot 4	723 N 300 West	NA
Lot 5	755 N 300 West	NA
Lot 6	787 N 300 West	335 W 800 North
Lot 7	786 N 420 West	397 W 800 North
Lot 8	754 N 420 West	NA
Lot 9	722 N 420 West	NA
Lot 10	688 N 420 West	NA
Lot 11	656 N 420 West	NA
Lot 12	624 N 420 West	NA
Lot 13	633 N 420 West	472 W 610 North
Lot 14	655 N 420 West	NA
Lot 15	697 N 420 West	NA
Lot 16	729 N 420 West	NA
Lot 17	757 N 420 West	NA
Lot 18	789 N 420 West	469 W 800 North
Lot 19	772 N 550 West	523 W 800 North
Lot 20	738 N 550 West	NA
Lot 21	698 N 550 West	NA
Lot 22	664 N 550 West	NA
Lot 23	634 N 550 West	538 W 610 North
Lot 24	588 N 550 West	541 W 610 North
Lot 25	635 N 550 West	NA
Lot 26	667 N 550 West	NA
Lot 27	699 N 550 West	NA
Lot 28	731 N 550 West	NA
Lot 29	767 N 550 West	571 W 800 North
Lot 30	603 W 800 North	NA
Lot 31	639 W 800 North	NA

MAPLETON CITY
PLANNING COMMISSION MINUTES
August 13, 2015

PRESIDING AND CONDUCTING:	Chairman Rich Lewis
Commissioners in Attendance:	Golden Murray Thomas Quist (Alternate) Justin Schellenberg
Staff in Attendance:	Sean Conroy, Community Development Director Brian Tucker, Planner
Minutes Taken by:	April Houser, Executive Secretary

Chairman Lewis called the meeting to order at 6:30pm. Rich Lewis gave the invocation and Golden Murray led the Pledge of Allegiance.

Alternate Commissioner Thomas Quist was seated as a voting member this evening.

Items are not necessarily heard in the order listed below.

Item 1. **Planning Commission Meeting Minutes – July 9, 2015.**

Motion: Commissioner Murray moved to approve the July 9, 2015 Planning Commission Minutes.
Second: Commissioner Quist
Vote: Unanimous

Item 2. **Consideration of a Preliminary and Final Plat approval for the *Riding Subdivision Plat "A"* consisting of six lots located on 800 South between 800 and 1100 West in the Residential-Agricultural (RA-1) with TDR-Receiving zone.**

TO BE CONTINUED.

Motion: Commissioner Schellenberg moved to continue this item until the August 27, 2015 Planning Commission Meeting.
Second: Commissioner Murray
Vote: Unanimous

Awaiting Approval

Item 3. **Consideration of a Final Plat approval for the *Canto Subdivision Plat "B"*, an amendment of the Canto Subdivision Plat "A" to include two additional lots, located at approximately 600 East Maple Street in the Residential-Minor Agricultural (RA-2) zone.**

Brian Tucker, Planner, went over the Staff Report for those in attendance. Back in August 2014 a 3-lot preliminary and 1-lot Final plat were approved for the Canto Subdivision. This new request will consist of 3 lots. One lot currently has a home on it, so 2 new lots will be created. All 3 of the lots meet the requirement for the RA-2 Zone. Most of the improvements will be on Maple Street.

Mike Klauck, representing Kathy Zobell, stated that this is a continuation of the Canto Plat A subdivision.

Chairman Lewis opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Murray moved to approve the Final Plat for the *Canto Subdivision Plat "B"*, an amendment of the Canto Subdivision Plat "A" to include two additional lots, located at approximately 600 East Maple Street in the Residential-Minor Agricultural (RA-2) zone with the attached conditions listed in the Staff Report this evening.
Second: Commissioner Quist
Vote: Unanimous

Item 4. **Consideration of Preliminary and Final Plat approvals for the *Walter Farms Subdivision Plat "A"* consisting of thirty one lots located at 800 North and 300 West and the application of a TDR-Receiving Site Overly Zone.**

Brian Tucker, Planner, went over the Staff Report for those in attendance. The property is located on approximately 19.17 acres in size. This proposal will make use of 15 Transferable Development Right (TDR) Certificates. The General Plan in this area calls out for low density residential, which calls for lots between 1 acre in size, with ½ acre lots when applying the use of TDR's. The proposed subdivision does require some amendments to the current Transportation Master Plan. Some of this is due to the layout of the Stonebridge Subdivision. This development would be a result of that development and the spirit of what the City was trying to achieve with street connectivity and alignment through this area of the City. Staff recommends approval of the requested rezone, and feels the minor adjustments to the Transportation Plan to be appropriate. The property owner of Lot 25 will be required to maintain the Retention Area on their lot.

Mark Greenwood, applicant's Engineer, was in attendance to answer any questions that arose. Chairman Lewis opened the Public Hearing. **Mike Cobia** was there to represent himself and Roger Michaels, who could not be in attendance this evening. He had a concern with the

Awaiting Approval

setbacks to the Green home that is located by this property on the northwest corner of 800 North and 300 West. Mr. Cobia feels that the setbacks to these homes across the street should be addressed to ensure they can meet the setbacks when their side of 800 North is developed. **Commissioner Schellenberg** asked if the current center line on 800 North would shift when the full improvements are installed on this street. Mike also asked about the existing trail along 300 West. Brian stated that the trail is currently not installed, and that the sidewalk would be taking its place. Mike Cobia felt that the sidewalk should be installed at 6' to be adequate for a trail. Roger Michaels would like a letter stating that it is the intention of the City to remove 600 North off of the Transportation Master Plan map. Brian stated that it is shown to be removed in Item 5 on the agenda this evening. As proposed staff feels this layout will give Mr. Michaels the best development layout of his property. Michael Cobia feels deep sumps need to be installed instead of the current proposal. **Sean Conroy** stated that the City does have an engineer working on a City wide Storm Drain Master Plan. **Julie Hancock** lives on 300 West and feels keeping the white line on the street for pedestrians would be great, as it gives the children an idea of where they are allowed to ride their bikes, scooters, etc. No additional comments were given and the Public Hearing was closed.

Sean Conroy, Community Development Director, verified that the improvements on 300 West show for a 5' sidewalk, curb and gutter. It currently does not show a Trail in this area. **Commissioner Murray** inquired if there would be room down 300 West for a bike lane. Brian stated that there will be a wide shoulder in this area, and would likely allow adequate area until such time that the full improvements have been installed all along 300 West. Mark Greenwood spoke to the alignment of 300 West. It was established off of the LDS Church that was built just north of this development. The Green's home was part of a recorded subdivision plat, which established the property lines. The 56' Right-of-Way (ROW) was taken from the recorded plat, as well as that of the Stonebridge Subdivision. There was a lot of effort put into how the Storm Drainage was going to be handled on this property. There were too many sumps required in order to handle what was needed, which resulted in the proposed retention area. This pond is designed with a possible 3' depth. The sumps being added are an additional measure being taken, and not required with the size of retention basin being installed.

Motion: Commissioner Murray moved to recommend approval to the City Council for the Preliminary and Final Plat of the *Walter Farms Subdivision Plat "A"* consisting of thirty one lots located at 800 North and 300 West and the application of a TDR-Receiving Site Overly Zone with the attached findings and conditions listed in the Staff Report this evening.
Second: Commissioner Schellenberg
Vote: Unanimous

Item 5. Consideration of an amendment of the Master Street Plan in the Mapleton City Transportation Master Plan to include potential connections to 1600 South in Springville and ultimately to Interstate 15 and minor adjustments to acknowledge roads that have been constructed, realigned and planned since the Transportation Plan was adopted on July 20, 2010.

Awaiting Approval

Brian Tucker, Planner, went over the Staff Report for those in attendance. Some of the previous developments were listed in describing what types of adjustments have already been approved and constructed. Allowing for this on the Master Plan will allow Mountainland Association of Governments (MAG) to do traffic studies in these areas. Brian showed those in attendance how 600 North has been proposed to be removed from the Transportation Master Plan Map. The only changes being made, aside of the Interstate 15 connection, are those streets in developments that are already improved. Discussions have taken place with both Springville and Spanish Fork cities. As far as the City is aware, both of the cities are okay with the street alignments being proposed. Staff feels that every change being made has been discussed this evening. Most of the changes are for streets that have already been constructed or approved by both the Planning Commission and City Council. **Commissioner Schellenberg** restated the changes he feels are being proposed again for those in attendance. He felt a list should possibly be written for the City Council when this goes to them for review, so they know what changes are being proposed.

Chairman Lewis opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Schellenberg moved to recommend approval to the City Council of an ordinance amending the Master Street Plan in the Mapleton City Transportation Master Plan to include potential connections to 1600 South in Springville and ultimately to Interstate 15 and minor adjustments to acknowledge roads that have been constructed, realigned and planned since the Transportation Plan was adopted on July 20, 2010.
Second: Commissioner Quist
Vote: Unanimous

Item 6. Discussion of a request to remodel an existing single family residence located at 710 West Maple Street.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. A history of the property was given. In 2000 a modular home was constructed with a garage that has now been converted to living space. The aerial of the property was shown. The applicants would like to construct a new residence on the site. A remodel would not require a plat and improvements to be installed, but demolition would. The garage constitutes approximately 22% of the structure. The Commission is being asked to provide their feedback as to if this should be considered a remodel or demolition. **Commissioner Schellenberg** felt that requiring the property owner to retain the single car garage in order to make it qualify for a remodel instead of a demolition seemed overboard. He felt that the property owner should likely be allowed to remodel the entire home as it would be more aesthetically appealing than the current home.

Awaiting Approval

Mike Klauck, representing the applicants, stated that the property owner's wanted to build a stick frame home on the property. They would like to remove the entire structure, leaving the detached garage in place. If allowed to do so they would utilize the current sewer and water connections. The owners have been sitting on their construction loan for nearly 6 weeks in anticipation that they could construct the new home on the property. Mr. Klauck feels that as a developer and builder this would enhance the city. There would be no additional impact to the current improvements in this area. The Cook's are willing to sign a waiver that they will not oppose a Special Improvement District if it ever was proposed in this area. Mike feels that improvements would cost approximately $50,000 if they were required to be installed at this time. Commissioner Schellenberg leaned toward allowing the applicants to remodel the home with the Waiver of Protest for the possible Special Improvement District, and the required street dedication. **Chairman Lewis** agreed with this, and felt it should not be necessary for the property owner to keep the attached garage in place. The Planning Commission felt that clarification for the current ordinance should be addressed in the future. It was their interpretation that the code currently applies to new construction only where no current living facility is in place.

Item 7. Consideration of a request to construct a 20' x 8'8" sports court wall on a side yard property line at 810 North 1200 East.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The adjacent property owners do not have any concerns with this wall being installed therefore staff recommends approval. The Commission did not seem to have any concerns with the fence.

Motion: Commissioner Quist moved to approve the request to construct a 20' x 8'8" sports court wall on a side yard property line at 810 North 1200 East.
Second: Commissioner Murray
Vote: Unanimous

Item 8. Adjourn.

_____ _____

April Houser, Executive Secretary Date

Awaiting Approval