

Planning Commission Staff Report

September 24, 2015

Item 2

Applicant: Justin

Schellenberg

Location: 600 S Main

Prepared by: Sean Conroy,

Community Development

Director

Public Hearing: Yes

Zone: RA-1

Attachments:

1. Application
Materials.
2. DRC Minutes.

REQUEST

Consideration of Preliminary Plat approval for the Autumn Lane subdivision plats “A” and “B” consisting of 12 lots, Final Plat approval of Plat “A” consisting of 10 lots, and the application of a TDR Receiving Site Overlay to the property located at approximately 600 South Main Street.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately seven acres in size and is located in the A-2 zone. The property has approximately 300 feet of frontage on Main Street on the east and 600 South is stubbed to the property boundary on the west. The property is undeveloped and has been used for agricultural purposes.

The applicant is proposing the following:

- Apply a Transferable Development Right (TDR) Receiving Site Overlay to the property;
- Develop a 12 lot subdivision in two phases and connect 600 South eastward to Main Street;
- Plat “A” includes 10 lots and would connect with 600 South; and
- Plat “B” includes two lots that will front on Main Street.

EVALUATION

General Plan & TDR Receiving Site Overlay: Goal #5 and associated policies of the Land Use Element of the General Plan encourage the implementation of the TDR program. MCC Chapter 18.76.070 indicates that the RA-1 zone is eligible to be used as a TDR receiving site. Approving the receiving site will allow the applicant to utilize six TDRs to create 12 half-acre lots.

Staff is supportive of allowing the use of TDRs as the request is consistent with the General Plan and City Code.

Zoning & Subdivision Review Criteria: MCC Chapter 18.32.050 requires a minimum lot size of one acre and a minimum frontage of 125 feet per lot in the RA-1 zone. For lots that utilize TDRs, the minimum lot size can be reduced to a half-acre and the minimum frontage to 100 feet. The proposed lots comply with these requirements.

MCC Chapter 17.04.050.B outlines the review standards that shall be used by the City in making its determination on subdivision requests. These standards are shown in attachment “1”. The proposed project complies with these standards.

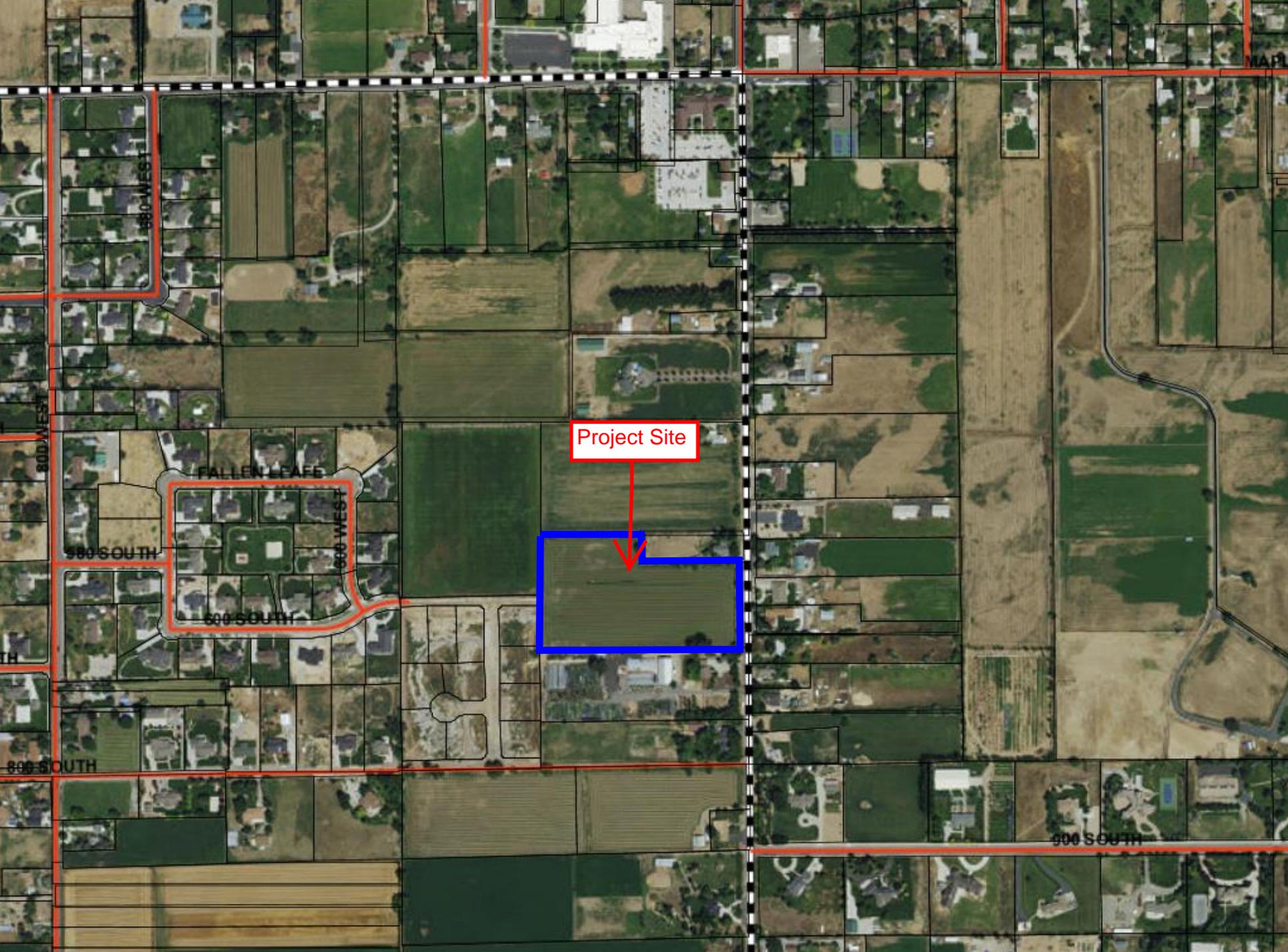
Transportation Plan: The Transportation Plan encourages street connectivity and effective circulation within a subdivision. The proposed extension of 600 South to connect with Main Street will provide improved traffic circulation in the vicinity and is consistent with the goals and policies of the Transportation Plan.

STAFF RECOMMENDATION

- 1) Approve the Preliminary Plats for Plats “A” and “B” with the attached DRC comments;
- 2) Recommend approval of the Final Plat for Plat “A” to the City Council; and
- 3) Recommend approval of the TDR-R Overlay for the project site.

Attachment "1"
Application Materials





Project Site

800 WEST

800 WEST

580 SOUTH

600 SOUTH

FALLEN LEAF

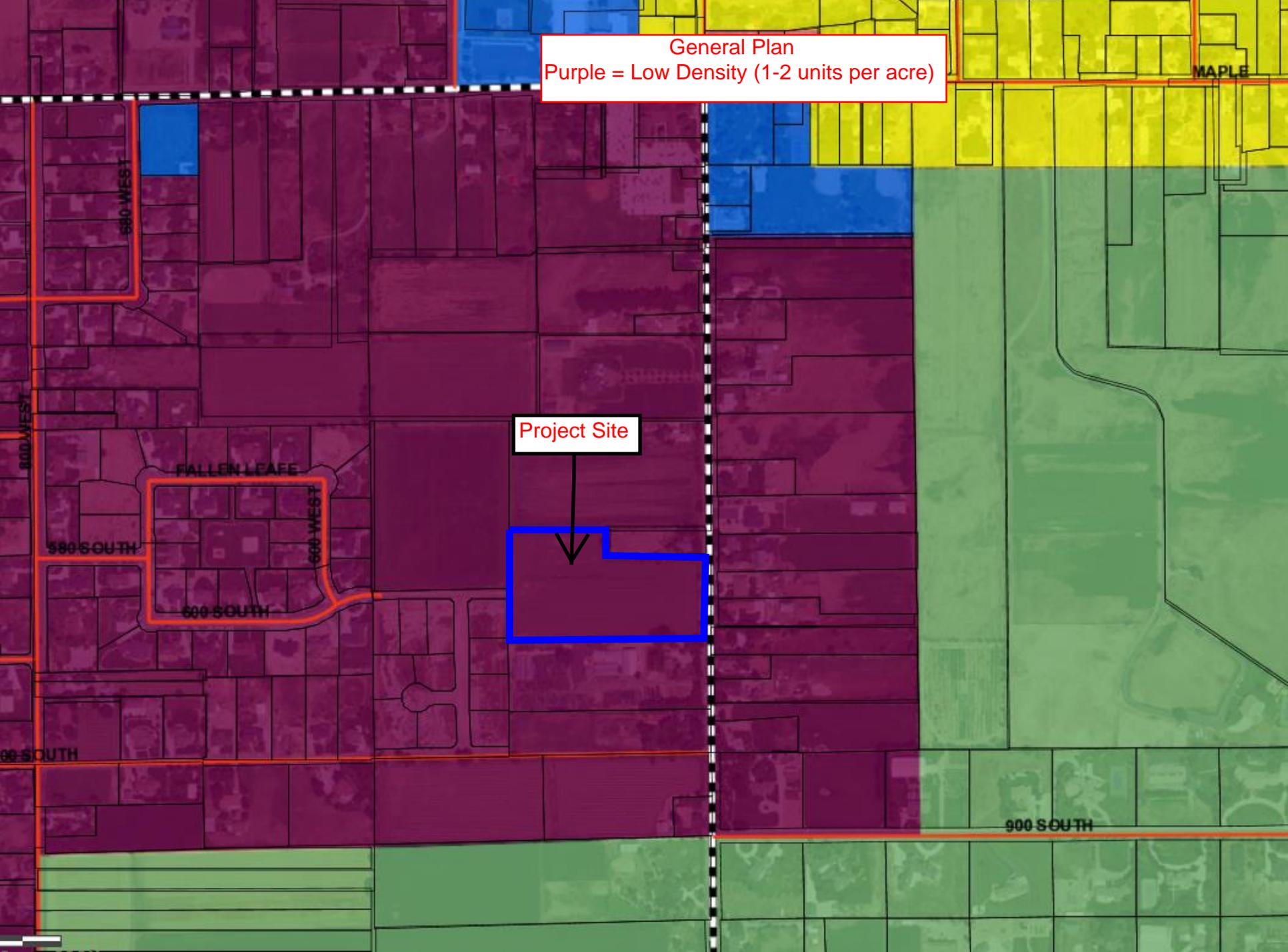
600 WEST

600 SOUTH

600 SOUTH

General Plan
Purple = Low Density (1-2 units per acre)

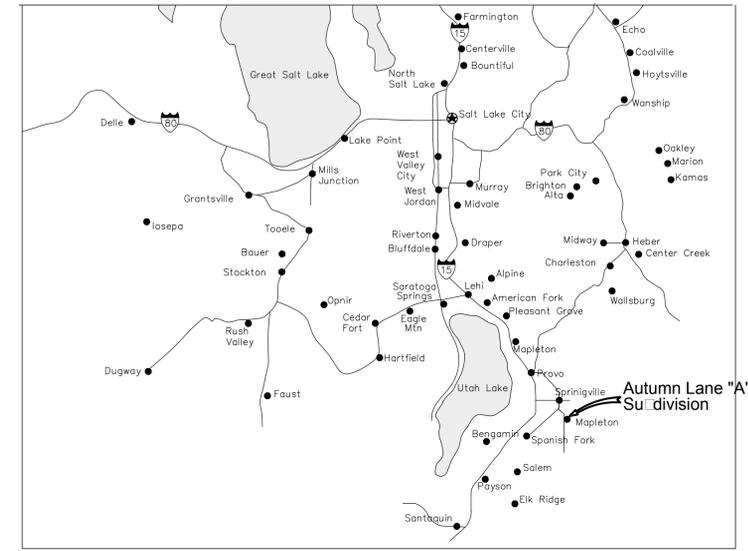
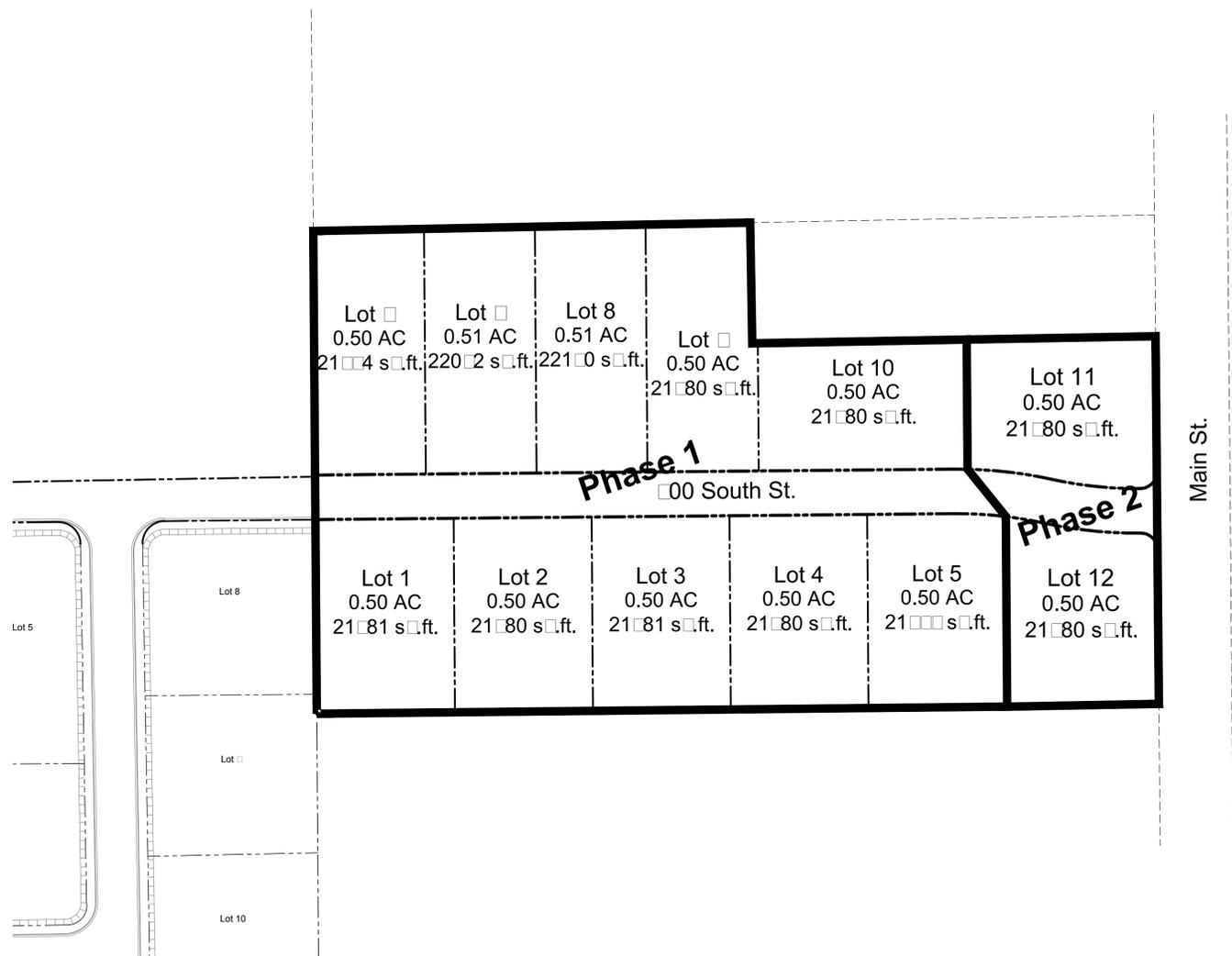
Project Site



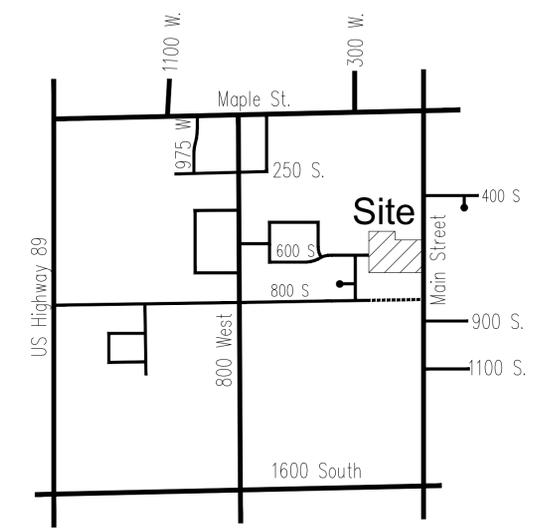
Autumn Lane "A"

Mapleton Utah

| Symbol | Description |
|--------|---|
| | Proposed 8" Sanitary Sewer Main |
| | Existing Sanitary Sewer Main (size noted on plan) |
| | Proposed Culinary Water Main (size noted on plan) |
| | Existing Culinary Water Main (size noted on plan) |
| | Existing Storm Drain pipe (size noted on plan) |
| | Proposed Storm Drain pipe (size noted on plan) |
| | Cable TV utility lines |
| | Existing Power lines |
| | New underground Power lines |
| | Outside Boundary line |
| | Existing surface improvements |
| | Existing Sidewalk |
| | Existing Sidewalk |
| | Existing Contour Elevation |
| | Finish Contour Elevation |
| | Finish Spot Elevation |
| | Drainage Flow Direction |
| | Water Meter (size noted on plan) |
| | Culinary Water Valve |
| | Fire Hydrant |
| | Sanitary Sewer Manhole |
| | Storm Drain Manhole |
| | Storm Drain Box |
| | top of asphalt |
| | top of sidewalk |
| | back of top of curb |
| | back of top of sidewalk |
| | Sanitary Sewer Manhole |
| | Storm Drain Manhole |
| | Water Valve |
| | Gas valve |
| | Water Meter |
| | edge of existing asphalt |
| | Public Utility Easement |



Location Map



Vicinity Map

City Contact List

City Offices
 125 West Community Center Way
 Mapleton, UT 84404
 Phone (801) 481-5155
 Fax (801) 481-5151

Public Works Department
 1405 West 1000 North
 Mapleton, UT 84404
 Phone (801) 481-253
 Fax (801) 481-5100

Community Development Department Staff

Sean Conroy, Community Development Director
 (801) 801-101 or sconroy@mapleton.org
Brian Tucker, Planner
 (801) 801-108 or btucker@mapleton.org
April Houser, Executive Secretary
 (801) 801-110 or ahouser@mapleton.org
Rick Hansen, City Building Official
 (801) 801-110 or rhansen@mapleton.org

Public Works Department Staff

Gary Calder, City Engineer/Public Works Director
 (801) 481-253 or gcalder@mapleton.org
Scott Bird, Public Works Operations Director
 (801) 481-253 or sbird@mapleton.org
Lani Bonnett, Executive Secretary
 (801) 481-253 or lbonnett@mapleton.org
Brent Seamons, Public Works Inspector
 (801) 481-253 or bseamons@mapleton.org
Brad Roundy, Public Works Superintendent
 (801) 481-253 or broundy@mapleton.org

Developer

Justin Schellenberg
 1255 South 1500 East
 Mapleton, Utah 84404
 801-880-0080

Engineer

Dudley and Associates, Inc.
 353 East 1200 South
 Orem, Utah 84058
 801-224-1252

Site Data

one PD-22
 Total Area 214,405 sq. ft. 4.85 acres
 Total number of Lots 12

Sheet Index

- 1.0 Cover Sheet
- 1.1 General Notes
- 2.0 Site Plan
- 3.0 Utility Plan
- 4.0 Grading and Drainage Plan
- D-1.0-3.0 Detail Sheets

PROPERTY DESCRIPTION

Commencing at a point located North 00°30'58" West along the Section line 448.28 feet and West 33.00 feet from the East quarter corner of Section 15, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along an existing fence line as follows: South 88°58'11" West 311.83 feet, South 89°34'58" West 448.29 feet more or less to the Easterly boundary line of Plat "A", Diamond Back Subdivision on file and of record in the office of the Utah County Recorder, Utah County, Utah, thence North 00°25'11" West partially along said subdivision and along a fence line 433.70 feet; thence along a fence line as follows: thence North 88°54'12" East 394.45 feet, thence South 01°00'05" East 108.48 feet, thence North 88°59'22" East 364.05 feet more or less to the westerly Right of Way line of Main Street, Mapleton, Utah; thence South 00°30'58" East along said right of way 330.34 feet more or less to the point of beginning.

Area = 6.72 Acres



NORTH
1" = 40'

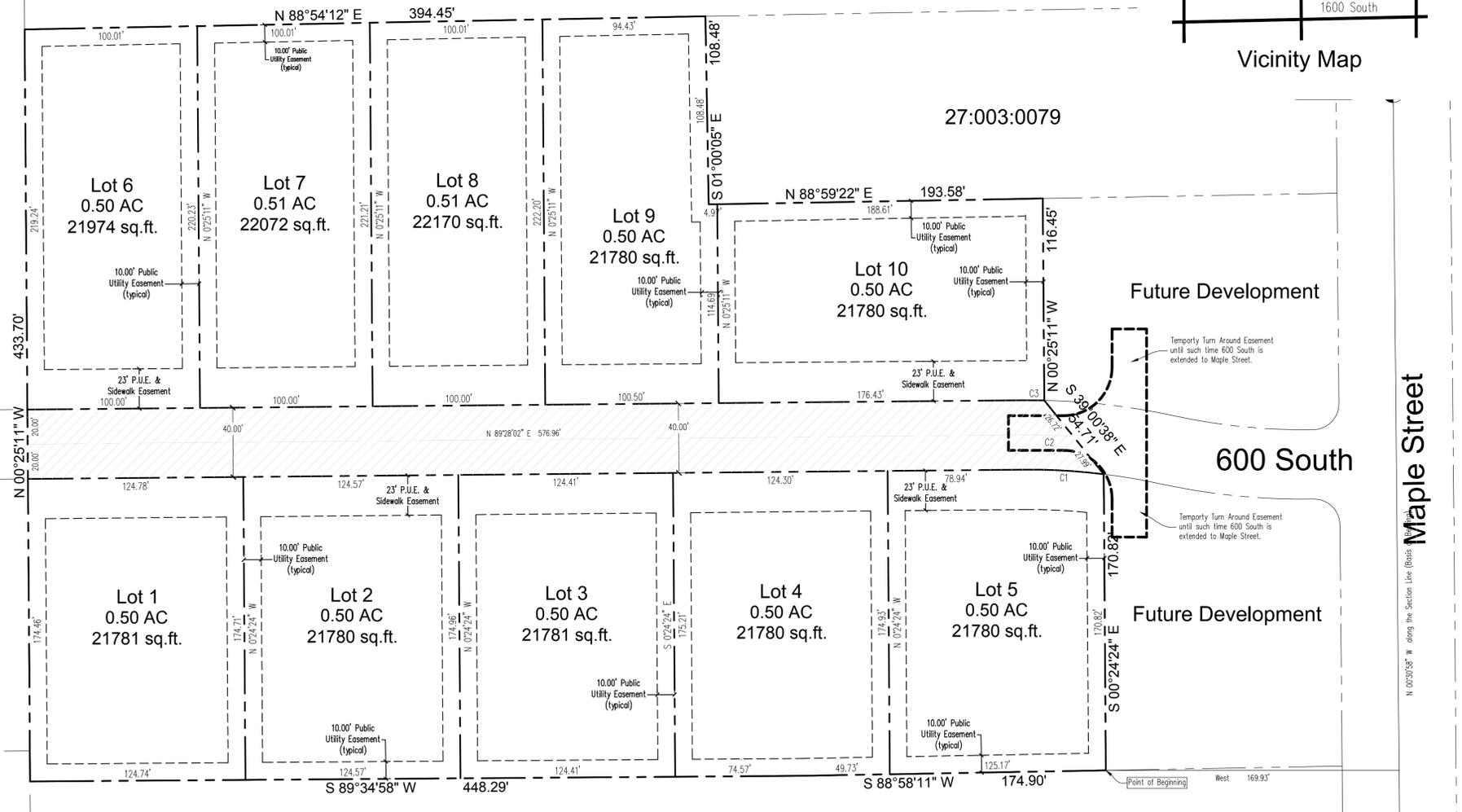
Michael Klauck
27:003:0005

Robert Perry
27:003:0118

600 South

Plat "A", Diamond
Back Subdivision
(2014)

350 West

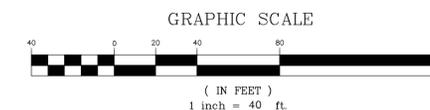


Ross Davis
27:003:0128

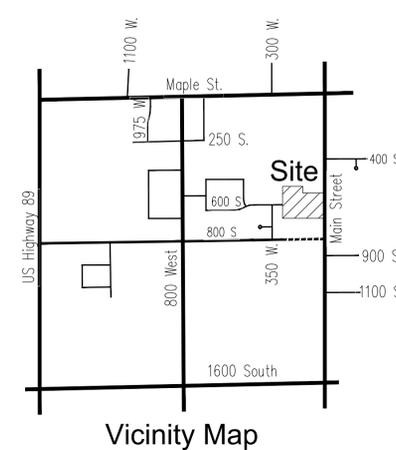
| Curve | Radius | Length | Chord | Bearing | Delta |
|-------|---------|--------|--------|---------------|-----------|
| C1 | 354.41' | 46.35' | 46.31' | N 86°47'34" W | 72°33' |
| C2 | 375.01' | 28.83' | 28.82' | N 88°19'50" W | 42°41'55" |
| C3 | 395.01' | 12.17' | 12.17' | N 89°39'00" W | 1°45'56" |

Area to be dedicated
to Mapleton City.

Note: The proposed subdivision is located in a high water table area, a geo-technical report will need to be submitted which addresses storm water and ground water remediation, storage, distribution and restrictions on basement / habitable floor space. A letter report is required prior to the issuance of a building permit.



East quarter corner
Section 15,
Township 8 South
Range 3 East
S.L.B. & M.



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147809 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located North 00°30'58" West along the Section line 445.81 feet and West 169.93 feet from the East quarter corner of Section 15, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 88°58'11" West 174.90 feet; thence South 89°34'58" West 448.29 feet more or less to Diamond Back Subdivision Plat "A"; thence North 00°25'11" West partially along Diamond Back Subdivision, Plat "A", 433.70 feet; thence North 88°54'12" East 394.45 feet; thence South 01°00'05" East 108.48 feet; thence North 88°59'22" East 193.58 feet; thence South 00°25'11" West 116.45 feet; thence South 39°00'38" East 54.71 feet; thence South 00°24'24" East 170.82 feet more or less to the point of beginning.

Area: 242,917 sq.ft. or 5.58 Acres

Basis of Bearing is North 00°30'58" East along the Section line from the East quarter corner to the Northeast corner of said Section 15.

DATE _____ SURVEYOR
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____

Acceptance of Legislative Body

STATE OF UTAH } S.S.
COUNTY OF UTAH }
On the _____ day of _____, A.D. 20____ personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Expires _____ NOTARY PUBLIC
(See Seal Below)

Planning Commission Approval

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ PLANNING COMMISSION.

COMMUNITY DEVELOPMENT DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

Utility Company Approvals

ROCKY MOUNTAIN POWER _____ QESTAR _____
CENTURYLINK _____ COMCAST _____
MAPLETON IRRIGATION CO. _____

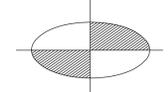
Conditions of Approval

PLAT "A"

Autumn Lane

Mapleton _____ Subdivision
Scale: 1" = 40 Feet Utah County, Utah

PREPARED BY



DUDLEY AND ASSOCIATES INC.

Occupancy Restriction Notice

ORDINANCE NO. _____ OF _____, UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY _____

Acknowledgement (PERSONAL)

STATE OF UTAH S.S.
COUNTY OF UTAH
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES : _____ NOTARY PUBLIC (SEE SEAL)

Acknowledgement (CORPORATE)

STATE OF UTAH S.S.
COUNTY OF UTAH
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ AND _____, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, SHE, SAID _____ IS THE PRESIDENT AND HE, SHE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING AT _____

CORPORATE SEAL

SURVEYOR'S SEAL

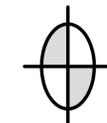
NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

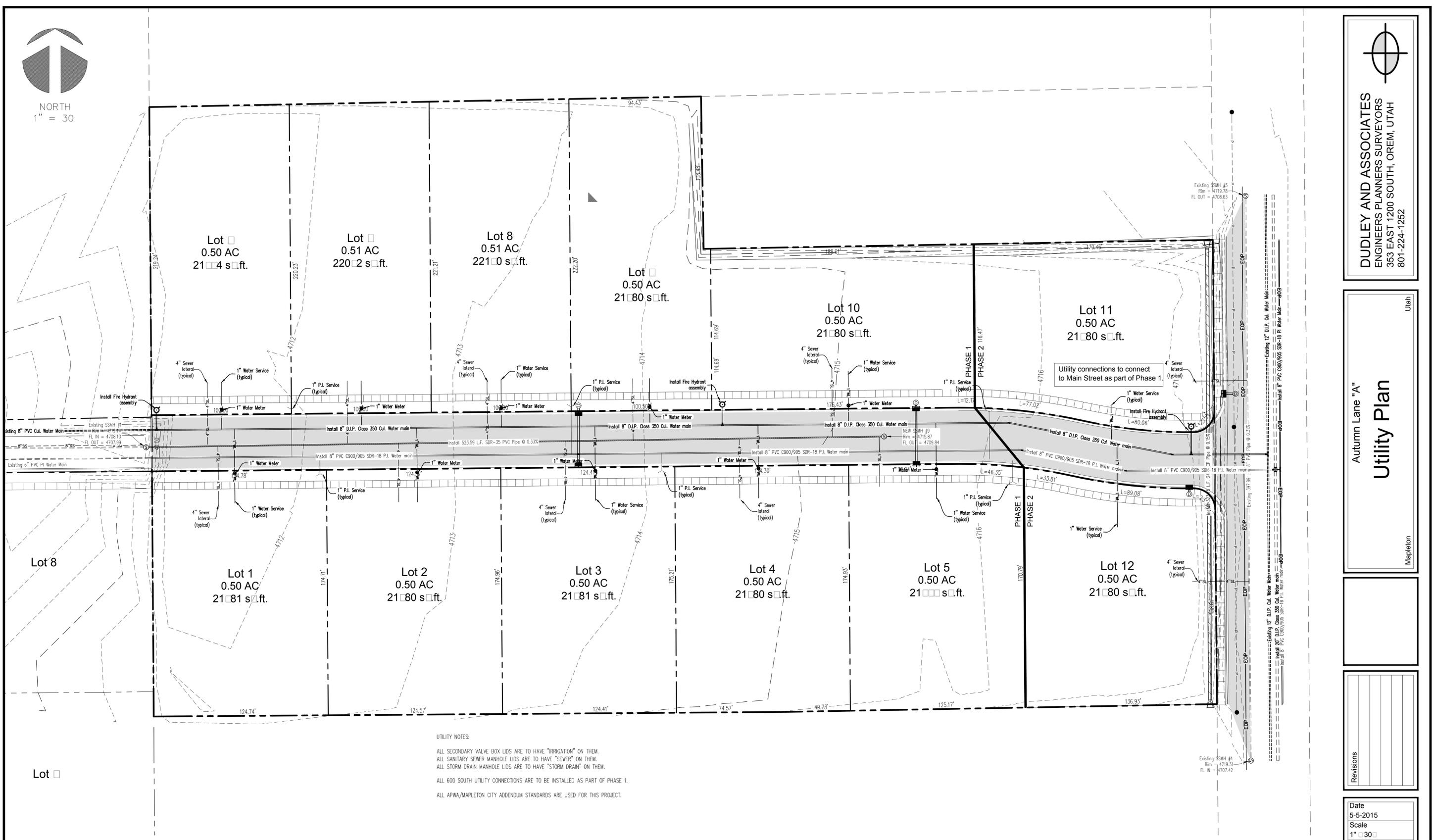


NORTH
1" = 30'



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

Utah
Mapleton
Autumn Lane "A"
Utility Plan



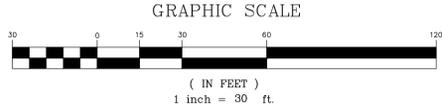
UTILITY NOTES:
ALL SECONDARY VALVE BOX LIDS ARE TO HAVE "IRRIGATION" ON THEM.
ALL SANITARY SEWER MANHOLE LIDS ARE TO HAVE "SEWER" ON THEM.
ALL STORM DRAIN MANHOLE LIDS ARE TO HAVE "STORM DRAIN" ON THEM.
ALL 600 SOUTH UTILITY CONNECTIONS ARE TO BE INSTALLED AS PART OF PHASE 1.
ALL APWA/MAPLETON CITY ADDENDUM STANDARDS ARE USED FOR THIS PROJECT.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Clearing and Grading of Site will be required.

Area to be dedicated to Mapleton City.

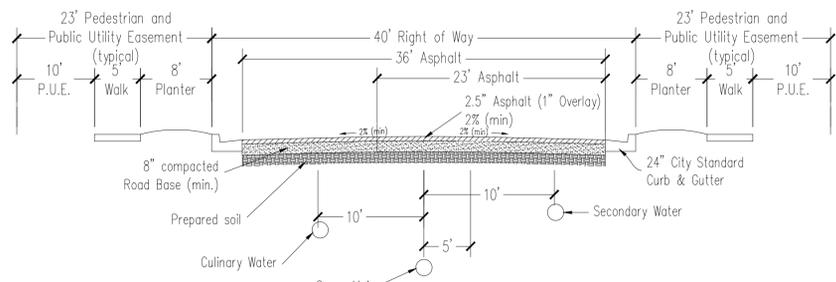


Revisions

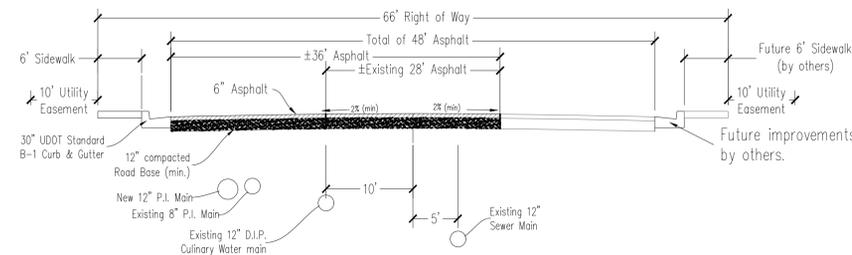
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Date
5-5-2015
Scale
1" = 30'
By
TD
Tracing No.
L - 14054

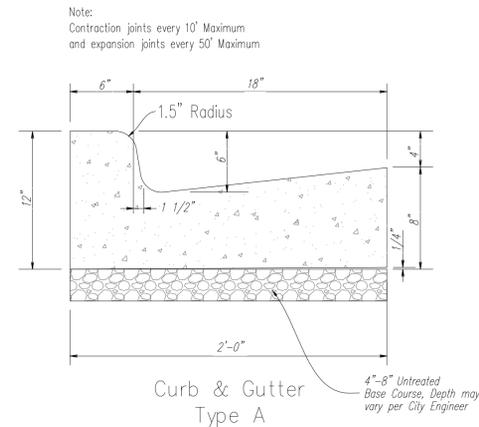
Sheet No.
C - 3.0



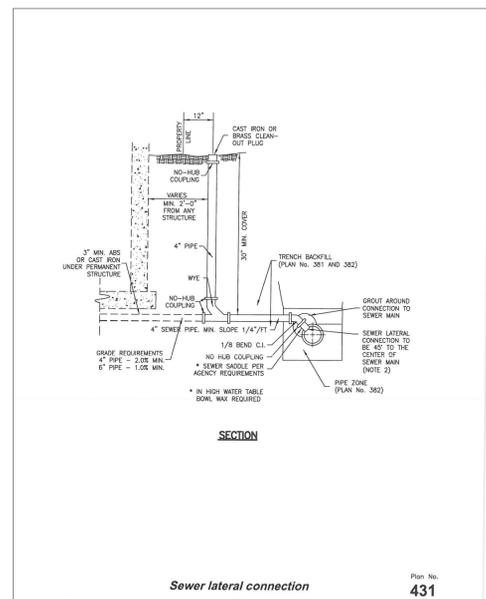
00 South Street Cross Section
40' minor local
 The Minimum street grade is to be 0.400'



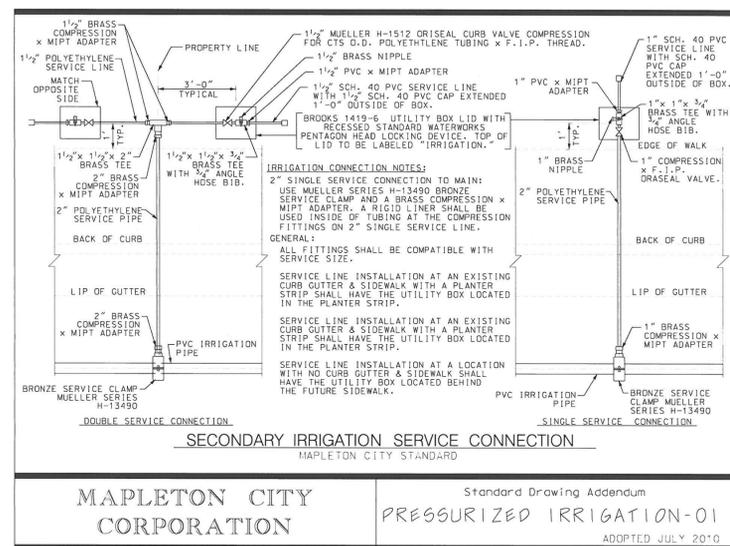
South Main Street Cross Section
Collector Traditional
 The Minimum street grade is to be 0.400'



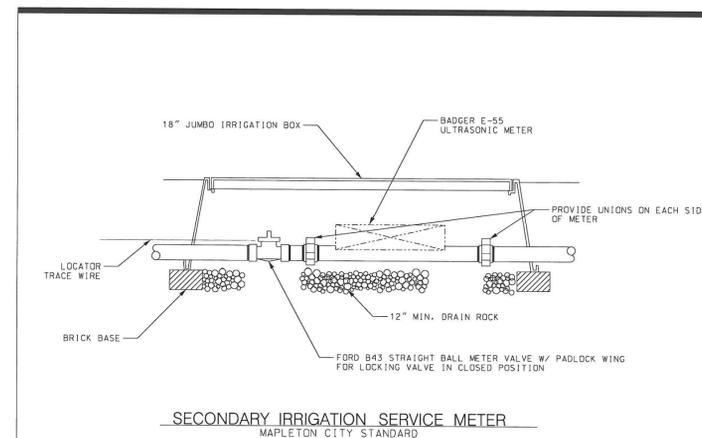
Curb & Gutter Type A
 4"-8" Untreated Base Course, Depth may vary per City Engineer



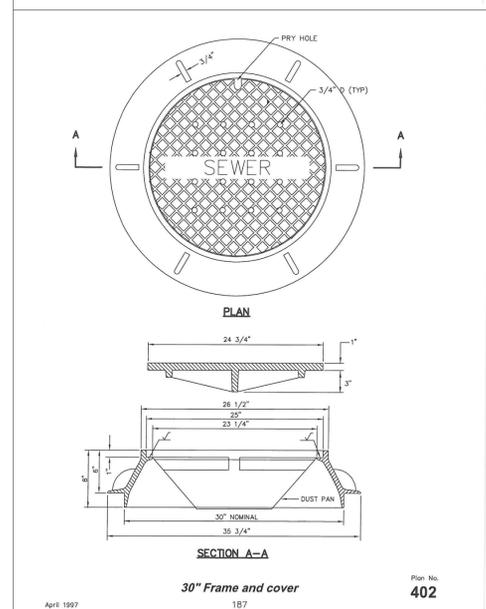
Sewer lateral connection
 April 1997 195
 Plan No. 431



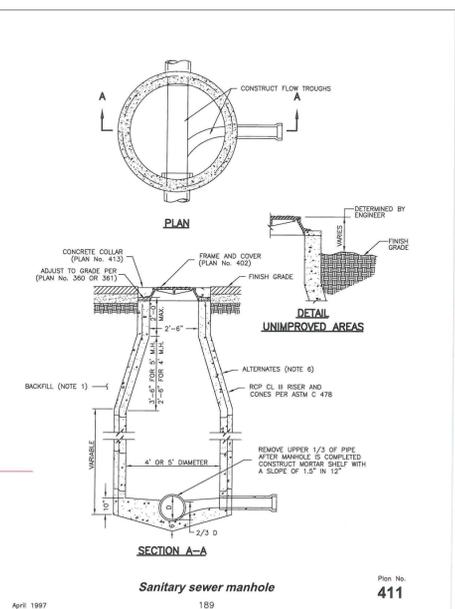
MAPLETON CITY CORPORATION
 Standard Drawing Addendum
PRESSURIZED IRRIGATION-01
 ADOPTED JULY 2010



MAPLETON CITY CORPORATION
 Standard Drawing Addendum
PRESSURIZED IRRIGATION-02
 ADOPTED MAY 2013



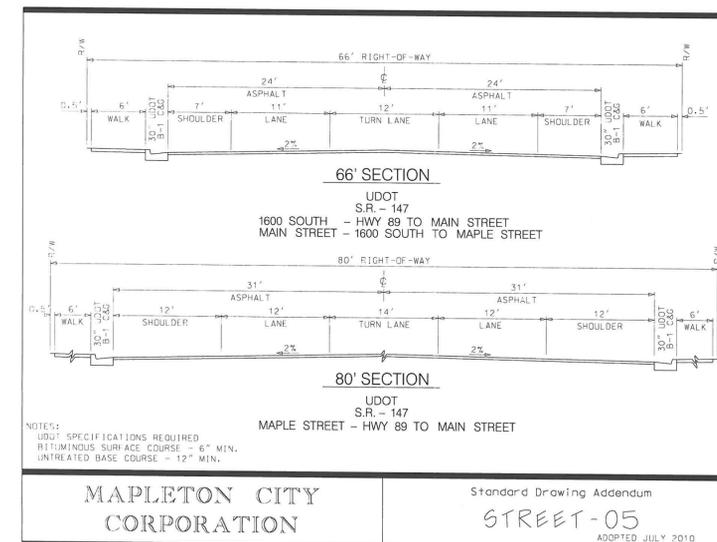
30" Frame and cover
 April 1997 187
 Plan No. 402



Sanitary sewer manhole
 April 1997 189
 Plan No. 411

GRANULAR BORROW WILL BE REQUIRED UNDER STREET AND GRANULAR BACKFILL BORROW IS REQUIRED FOR ALL TRENCH BACKFILL PER AWPASPECIFICATIONS.

Refer to the APWA Standards and the Mapleton City Addendum for details such as fire hydrants, sewer laterals, PI connections, Water lines, etc. Not all city details are included in this document set.



MAPLETON CITY CORPORATION
 Standard Drawing Addendum
STREET-05
 ADOPTED JULY 2010

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

Detail Sheet
 Utah
 Mapleton

Revisions

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|--|
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| |
| |
| |

Date: 5-8-2015
 Scale: not to scale
 By: TD
 Tracing No.: L-14054

Sheet No.: D-1.0

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

September 1, 2015 at 8:30am

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

On August 24, 2015 Justin Schellenberg submitted revised plans for the Autumn Lane subdivision consisting of two phases with a total of 12 lots. The application also includes a request to apply a TDR-Receiving Site overlay to the property. 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**, must be submitted prior to this item being scheduled for a hearing with the Planning Commission.

Community Development Division

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

Email: sconroy@mapleton.org

Please submit revised drawings and the following corrections:

1. ***There is one discrepancy between the property description on the final plat and the callout on the plat (see attached). Please correct.**
2. ***The addresses are shown on the preliminary plat. Please include them on the final plat as well.**
3. ***Please include a signature line for the mayor, city clerk and city engineer under the "Acceptance of Legislative Body" block on the plat.**
4. ***Please move the Century Link signature line on the plat up one space (see attached).**
5. Please include a Utah County Tax Clearance indicating that the property taxes are up to date. Note, any greenbelt roll back taxes must be paid prior to plat recording.
6. Please submit a preliminary title report or policy of title insurance.
7. All boundary overlaps/gaps must be corrected prior to plat recording.
8. This project requires review by the Planning Commission and final approval by the City Council.

Engineering and Public Works Division

Gary Calder, City Engineer, Phone (801) 489-6253, Fax (801) 489-5179

Email: gcalder@mapleton.org

Scott Bird, Public Works Operation Director, Phone (801) 489-6253, Fax (801) 489-5179

Email: sbird@mapleton.org

Address the following concerns in revised drawings:

Project: Autumn Lane "A" Subdivision Revised

Date: August 25, 2015

Sewer System:

1. Show install sewer as 8-inch PVC SDR-35 Pipe. Show Plan.

Water System:

1. Water Model to be reviewed by RB&G. The developer is responsible for any cost associated with this review.

Secondary Water (Pressure Irrigation):

1. ***Show connection to existing 20" PVC Pressurized Irrigation Main with 8" valve, 8"X 20" reducer, 8"X20" cross, 8" X 20" reducer, 8"valve, 8"cross and 8"valve. Show detail for this connection. Change callout on Main Street from "Install 8" DIP class 350 Cul. Water Main to "Install 8" PVC C900/905 SDR-18 PI Water main".**
2. ***Change callout on Main Street to "Install 20" D.I.P Class 350 Cul Water Main to Existing 20" PVC Pressurized Irrigation Main**

Roadway:

1. ***Use 66' UDOT Main Street -1600 South to Maple Street x-section for South Main (Standard Drawing Addendum STREET – 05) not 66' Section Collector (Traditional) Standard Drawing Addendum STREET -03 to show extension of ROW improvements.**
2. ***Show construction detail for Temporary Turnaround with at least 8" of roadbase 600 S and full width street on 600 S leg.**

Storm Drain:

1. ***Inlets shall be spaced at maximum of 300' of flow. Submit amended calculations for feasibility of sumps. Plans only show 2 sumps for entire drainage for Phase 1.**
2. SWPPP and Land Disturbance permits are required.

Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
2. Show APWA/Mapleton City Addendum Standard Drawings for project.
3. Phase 1 and 2 delineation line on Sheet C-2.0 Preliminary Plat does not match Plat for Phase 1 and Future Development.
4. APWA Standards and Drawings with Mapleton City Addendum will be used on entire project. Place on Detail Sheets.
5. Notes still reference Sections of Orem City Code.

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 of 12.5 (rounded down from 12.7) acre feet of water (Mapleton Irrigation, Hobble Creek, or other thru a change application). Phase 2 will require an additional 2.5 acre feet of water.
- Payment of engineering inspection fees (\$170 per lot).
- Payment of street light fee (\$450 per lot).
- Submit a SWPPP and Land Disturbance application and fee (\$500). Contact 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).