

# City Council Staff Report

January 6, 2016

**Applicant:** Kim  
Marchbanks

**Location:** 530 West 2000  
North

**Prepared by:** Brian  
Tucker

**Public Hearing Item:** Yes

**Zone:** RA-1

**Attachments:**

1. Findings for  
Decision.
2. Application  
Materials.
3. DRC Minutes.
4. PC Minutes.

## REQUEST

Consideration of a Resolution approving the rezone from the RA-1 to the Residential-Minor Agricultural (RA-2) Zone and the Final Plat for the Marchbanks Subdivision, Plat "A", consisting of two lots, located at approximately 530 West 2000 North.

## BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 1.186 acres and is located in the RA-1 zone at 530 West 2000 North. The property is currently vacant. The applicant is proposing the following:

- The rezone of the property from RA-1 to RA-2 to allow lots as small as 1/3 acre.
- Approval of a subdivision creating two lots approximately .57 acres in size each.
- Street improvements along the 2000 North street frontage.

## EVALUATION

**General Plan:** The General Plan land use designation for this property is Medium Density Residential (MDR). The MDR designation is characterized primarily by single family residences with lot sizes of 14,500 square feet (1/3 acre) or larger. The proposed project is consistent with the General Plan.

**Zoning:** The property is currently zoned RA-1, which requires a minimum of one acre per lot. The applicant is requesting a rezone to RA-2 in order to create to lots of slightly larger than ½ an acre each. The surrounding properties are zoned RA-2, meaning that this property is an inconsistent outlier as currently zoned. The proposed rezone is consistent with the General Plan and with surrounding development.

**Street Design:** The existing 2000 North Street varies in width along its mile long length and various properties may or may not have curb and gutter, depending on if they are developed and when they were developed. The City Engineer has directed the applicant to align the street widening, curb and gutter with existing improvements to the east and west, even though these improvements are not currently installed on the properties directly adjacent to the project area. Sidewalk is not being required in this instance.

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

**STAFF RECCOMENDATION**

Approve the attached Resolution with the attached special condition.

**SPECIAL CONDITION**

1. Any outstanding issues raised in the DRC minutes dated November 18, 2015 shall be addressed prior to plat recording.

## **RESOLUTION NO. 2016-**

### **A RESOLUTION APPROVING THE REZONE FROM THE RA-1 TO THE RESIDENTIAL-MINOR AGRICULTURAL (RA-2) ZONE AND THE FINAL PLAT FOR THE MARCHBANKS SUBDIVISION, PLAT "A", CONSISTING OF TWO LOTS, LOCATED AT APPROXIMATELY 530 WEST 2000 NORTH.**

**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 requested rezone is consistent with the General Plan land use designation for this property.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Mapleton, Utah, to approve the Final Plat for the Marchbanks Plat "A" subdivision with the findings and conditions as outlined in the staff report dated January 6, 2016 and the rezone of the property as described in exhibit "A" from RA-1 to RA-2.

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

This 6<sup>th</sup> Day of January, 2016.

---

Brian Wall  
Mayor

ATTEST:

---

Camille Brown  
City Recorder  
**Publication Date:**  
**Effective Date:**

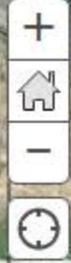
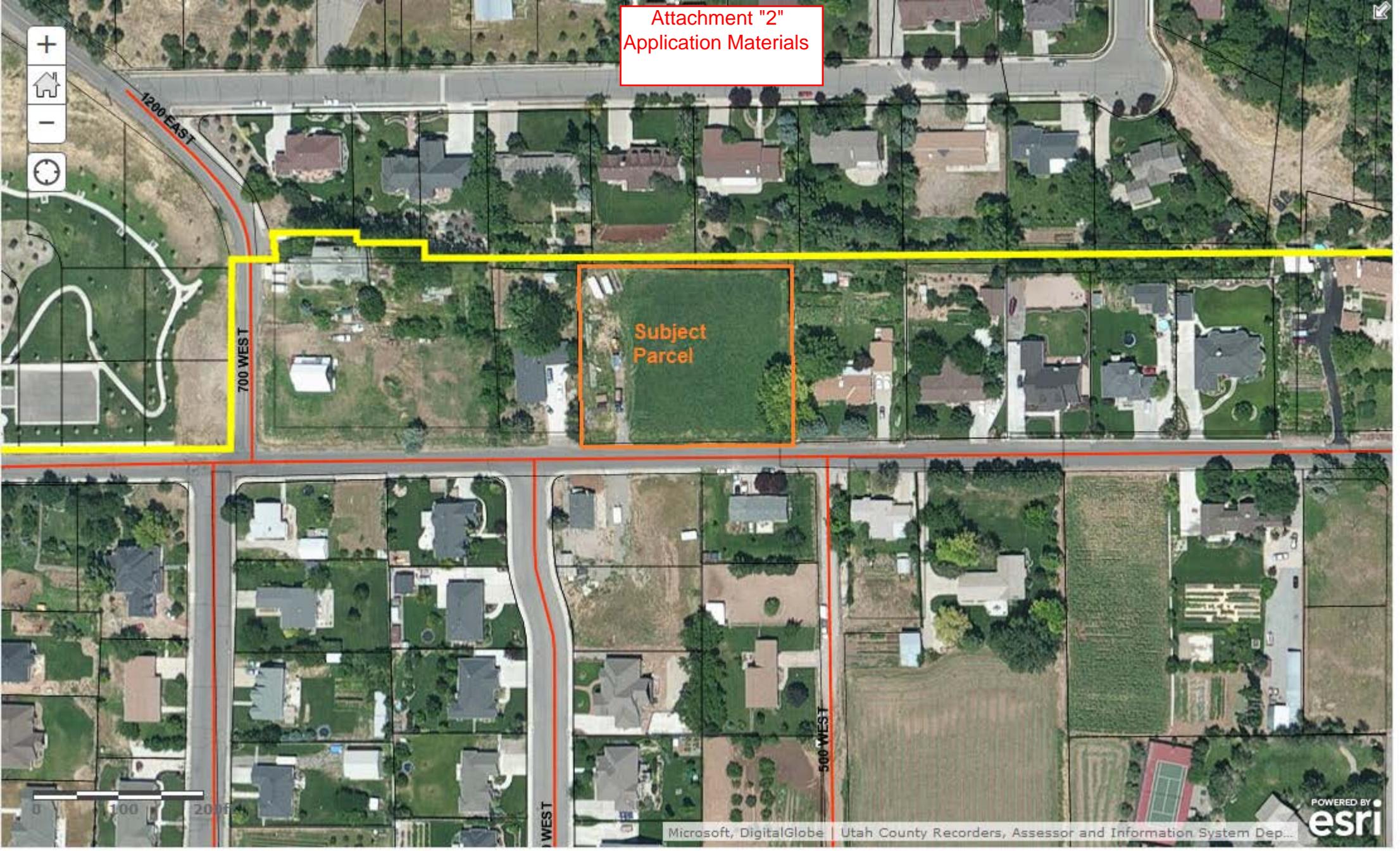
**Exhibit "A"**

Utah County Parcel # 26:021:0060

COM N 1545.49 FT & W 1684.64 FT FR SE COR. SEC. 3, T8S, R3E, SLB&M.; S 1 DEG 55' 53" E 203.74 FT; S 84 DEG 34' 40" E .03 FT; N 88 DEG 37' 18" W 25.79 FT; S 89 DEG 26' 47" W 229.8 FT; N 0 DEG 42' 32" W 204.46 FT; N 0 DEG 42' 32" W 7 FT; S 88 DEG 32' 59" E 17.94 FT; S 87 DEG 5' 35" E 120.89 FT; N 89 DEG 48' 45" E 2.65 FT; N 89 DEG 48' 45" E 109.97 FT TO BEG. AREA 1.196 AC.

<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.	✓

Attachment "2"  
Application Materials



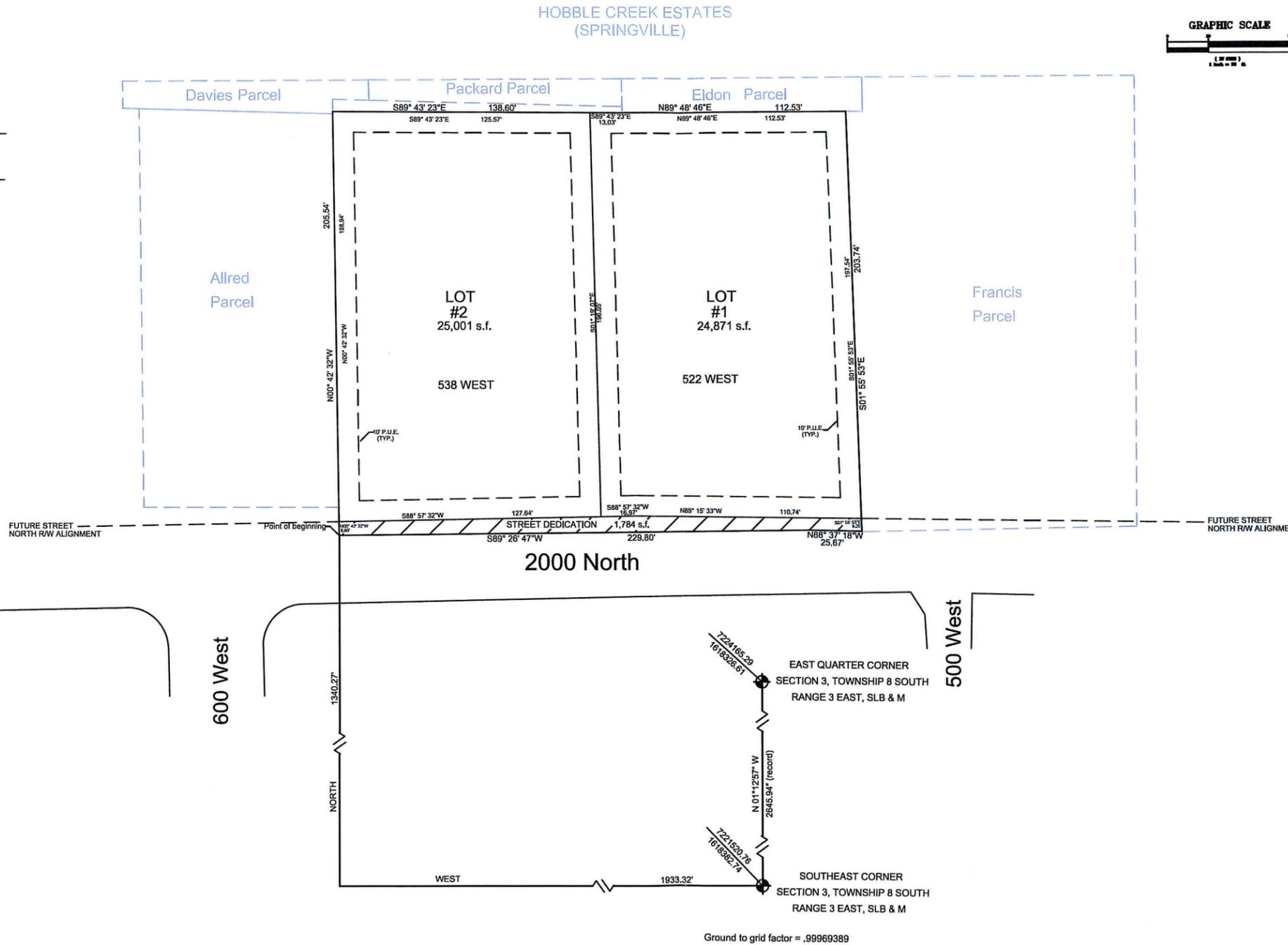
0 100 200

**VICINITY MAP**

NO SCALE



MARCHBANKS SUBDIVISION VICINITY MAP



**SURVEYOR'S CERTIFICATE**

I, DODD M. GREER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 153771, 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 WHICH IS NORTH 1340.27 FEET AND WEST 1933.32 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE

COURSE	DISTANCE	REMARKS
N 0°42'32" W	205.54'	THENCE
S 89°43'23" E	138.60'	THENCE
N 89°48'46" E	112.53'	THENCE
S 1°55'53" E	203.74'	THENCE
N 89°37'15" W	25.67'	THENCE
S 89°28'47" W	229.80'	TO THE POINT OF BEGINNING.

CONTAINING 1.186 ACRES

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE (NAD 1983)

DATE \_\_\_\_\_ SURVEYOR (SEE SEAL BELOW)

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON 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 HERON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**ACKNOWLEDGEMENT**

STATE OF UTAH }  
 COUNTY OF UTAH } S.S.  
 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 BELOW)

**ACCEPTANCE BY LEGISLATIVE BODY**

THE \_\_\_\_\_ CITY COUNCIL OF \_\_\_\_\_ MAPLETON COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

MAYOR \_\_\_\_\_ COUNCIL CHAIRMAN \_\_\_\_\_

APPROVED - CITY ENGINEER (SEE SEAL BELOW) ATTEST - CITY RECORDER (SEE SEAL BELOW)

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE \_\_\_\_\_ MAPLETON \_\_\_\_\_ COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR \_\_\_\_\_

**PLAT "A"**

**MARCHBANKS SUBDIVISION**

MAPLETON CITY \_\_\_\_\_ UTAH COUNTY, UTAH

SCALE 1" = 20 FEET

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
---------------------	--------------------	---------------------------	---------------------

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN.

<b>ROCKY MOUNTAIN POWER</b> Approved and accepted subject to the following conditions. _____ POWER COMPANY APPROVAL	<b>CENTURY LINK</b> Approved and accepted subject to the following conditions. _____ TELEPHONE COMPANY APPROVAL	<b>QUESTAR GAS</b> Approved and accepted subject to the following conditions. _____ GAS COMPANY APPROVAL	<b>COMCAST</b> Approved and accepted subject to the following conditions. _____ CABLE COMPANY APPROVAL	<b>MAPLETON IRRIGATION</b> Approved and accepted subject to the following conditions. _____ IRRIGATION COMPANY APPROVAL
--	--	---	---	--





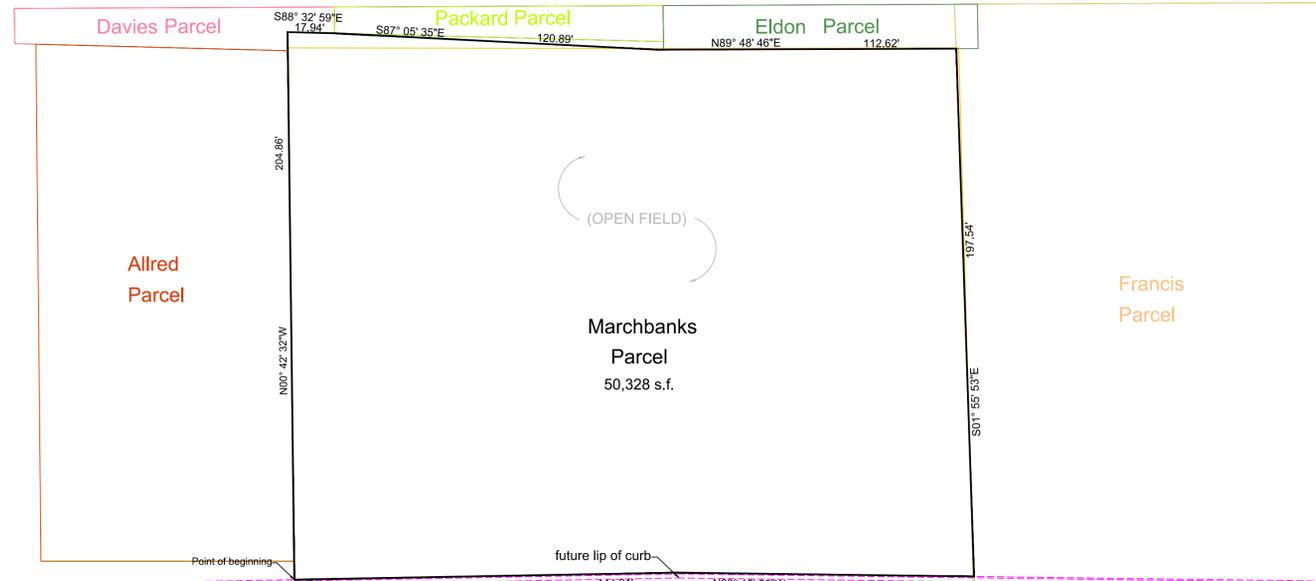
1" = 30'

HOBBLE CREEK ESTATES  
(SPRINGVILLE)

VICINITY MAP



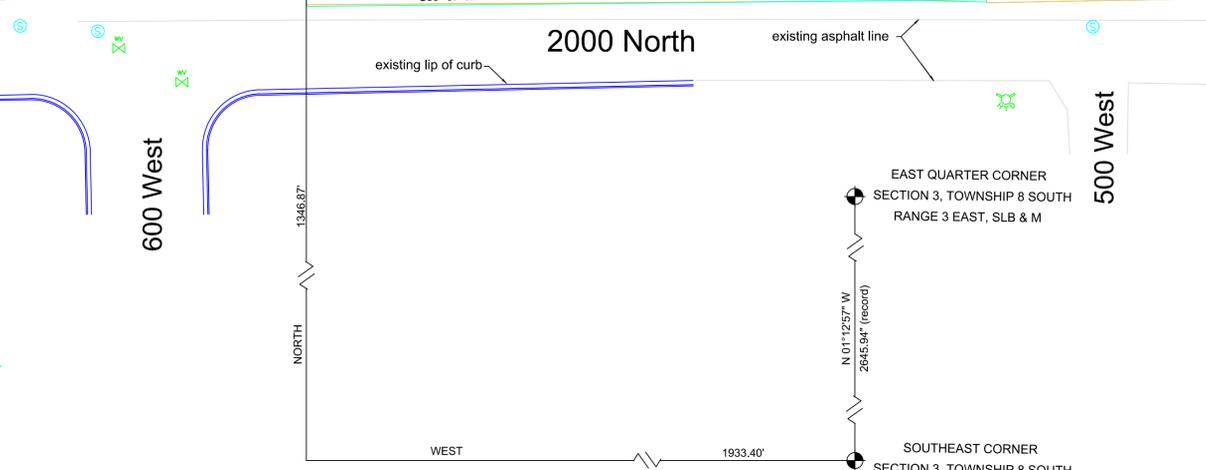
NO SCALE



MARCHBANKS  
SURVEY



MAPLETON



### LEGEND

- EXISTING 6" FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE/CLEANOUT
- EXISTING FENCE
- ASPHALT SURFACE
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- WATER LINE
- SEWER LINE
- POWER POLE

### AS-SURVEYED BOUNDARY DESCRIPTION

AS-SURVEYED BOUNDARY DESCRIPTION:  
 BEGINNING AT A POINT WHICH IS NORTH 1346.87 FEET AND WEST 1933.40 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°42'32" WEST 204.86 FEET; THENCE SOUTH 88°32'59" EAST 17.94 FEET; THENCE SOUTH 87°05'35" EAST 120.89 FEET; THENCE NORTH 89°48'46" EAST 112.62 FEET; THENCE SOUTH 01°55'53" EAST 197.54 FEET; THENCE NORTH 89°15'33" WEST 110.84 FEET; THENCE SOUTH 88°57'32" WEST 144.61 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 1.155 ACRES  
 BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE (NAD 1983).

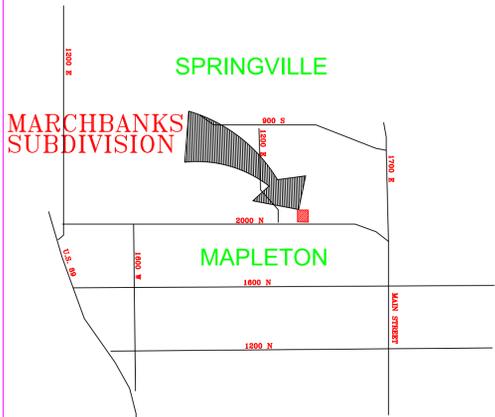
DEVELOPER : KIM MARCHBANKS  
 1149 W. 1240 N. OREM, UT. 84057  
 SURVEYOR\ENGINEER: SPRING CREEK CONSULTANTS  
 1634 E. 400 S. SPRINGVILLE, UT. 84663  
 TOTAL NEW DWELLINGS: 1  
 TOTAL ACRES 1.196  
 Grid to ground factor: .99973  
 Basis of bearing: Utah State Plane  
 Coordinate Utah Central Zone (Nad 1983)



MARCHBANKS 1 DRAWING FILE NAME	APPROVED _____ ENGINEERING _____ DATE _____ APPROVED _____ WATER RESOURCES _____ DATE _____	DATE: _____ INSPECTED BY: _____ TRANSFERRED BY: _____	DESIGNED: _____ DRAWN: _____ CHECKED: _____	DATE: JUNE 2015 SCALE: 1" = 30' AERIAL NO.: _____	SPRING CREEK CONSULTANTS 1634 EAST 400 SOUTH SPRINGVILLE, UTAH 801-376-1585	KIM MARCHBANKS BOUNDARY SURVEY MAPLETON, UTAH	SHEET NO. 1 of 1 DRAWING NO. MARCHBANKS 1

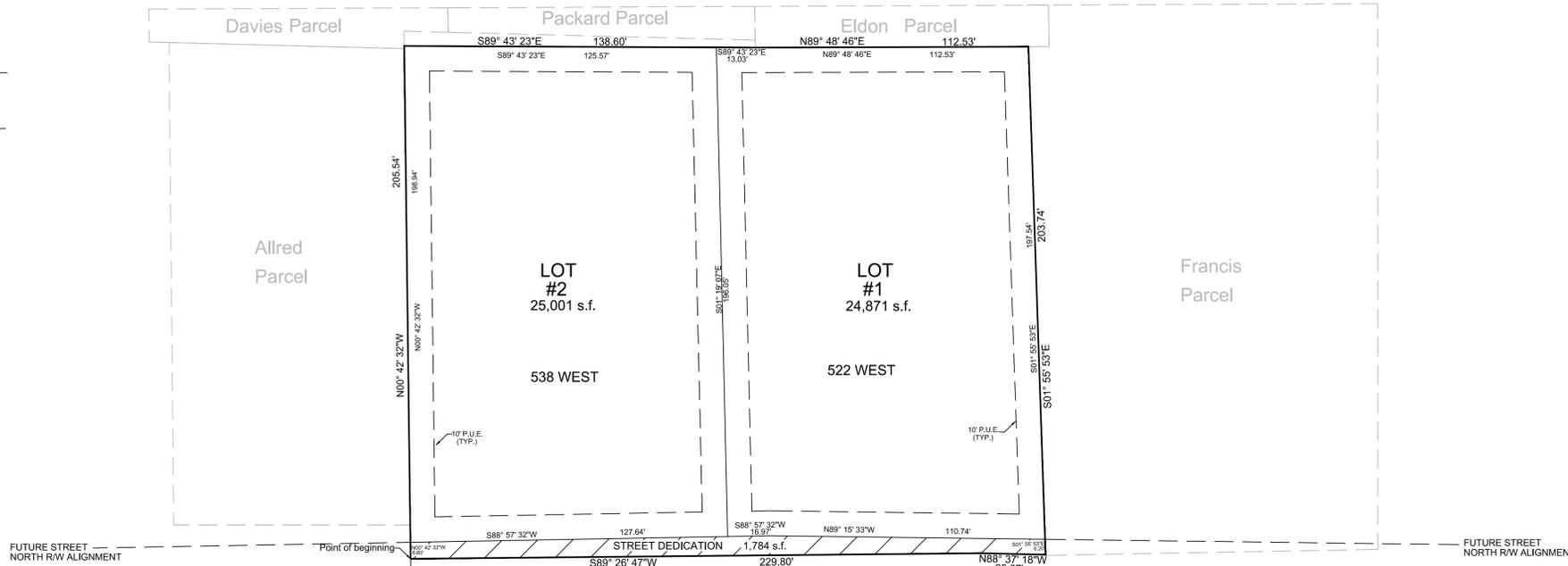
VICINITY MAP

NO SCALE



MARCHBANKS SUBDIVISION VICINITY MAP

HOBBLE CREEK ESTATES (SPRINGVILLE)



2000 North

600 West

500 West

Ground to grid factor = .99969389

QUESTAR GAS

Questar approves this plat solely for the purpose of confirming that the Plat contains 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 right, obligations or liabilities provided by law or equity, this approval does not constitute acceptance, approval or acknowledgement of any terms contained in 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 1-800-366-8532

GAS COMPANY APPROVAL

CENTURY LINK

Approved and accepted subject to the following conditions.

TELEPHONE COMPANY APPROVAL

ROCKY MOUNTAIN POWER

Approved and accepted subject to the following conditions.

POWER COMPANY APPROVAL

COMCAST

Approved and accepted subject to the following conditions.

CABLE COMPANY APPROVAL

MAPLETON IRRIGATION

Approved and accepted subject to the following conditions.

IRRIGATION COMPANY APPROVAL

SURVEYOR'S CERTIFICATE

I, DODD M. GREER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 153771 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 WHICH IS NORTH 1340.27 FEET AND WEST 1933.32 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE

COURSE	DISTANCE	REMARKS
N 0°42'32" W	205.54'	THENCE;
S 89°43'23" E	138.60'	THENCE;
N 89°48'46" E	112.53'	THENCE;
S 1°55'53" E	203.74'	THENCE;
N 88°37'18" W	25.67'	THENCE;
S 89°26'47" W	229.80'	TO THE POINT OF BEGINNING.
CONTAINING 1.186 ACRES		

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE (NAD 1983)

DATE \_\_\_\_\_ SURVEYOR (SEE SEAL BELOW) \_\_\_\_\_

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON 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 HERON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

ACKNOWLEDGEMENT

STATE OF UTAH }  
 COUNTY OF UTAH } S.S.  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC COMMISSIONED IN UTAH, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ CITY COUNCIL \_\_\_\_\_ OF \_\_\_\_\_ MAPLETON \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

MAYOR \_\_\_\_\_  
 APPROVED - CITY ENGINEER (SEE SEAL BELOW) \_\_\_\_\_ ATTEST - CITY RECORDER (SEE SEAL BELOW) \_\_\_\_\_

PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE \_\_\_\_\_ MAPLETON \_\_\_\_\_ PLANNING COMMISSION CHAIR  
 \_\_\_\_\_ CHAIRMAN

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE \_\_\_\_\_ MAPLETON \_\_\_\_\_ COMMUNITY DEVELOPMENT DIRECTOR  
 \_\_\_\_\_ DIRECTOR

PLAT "A"

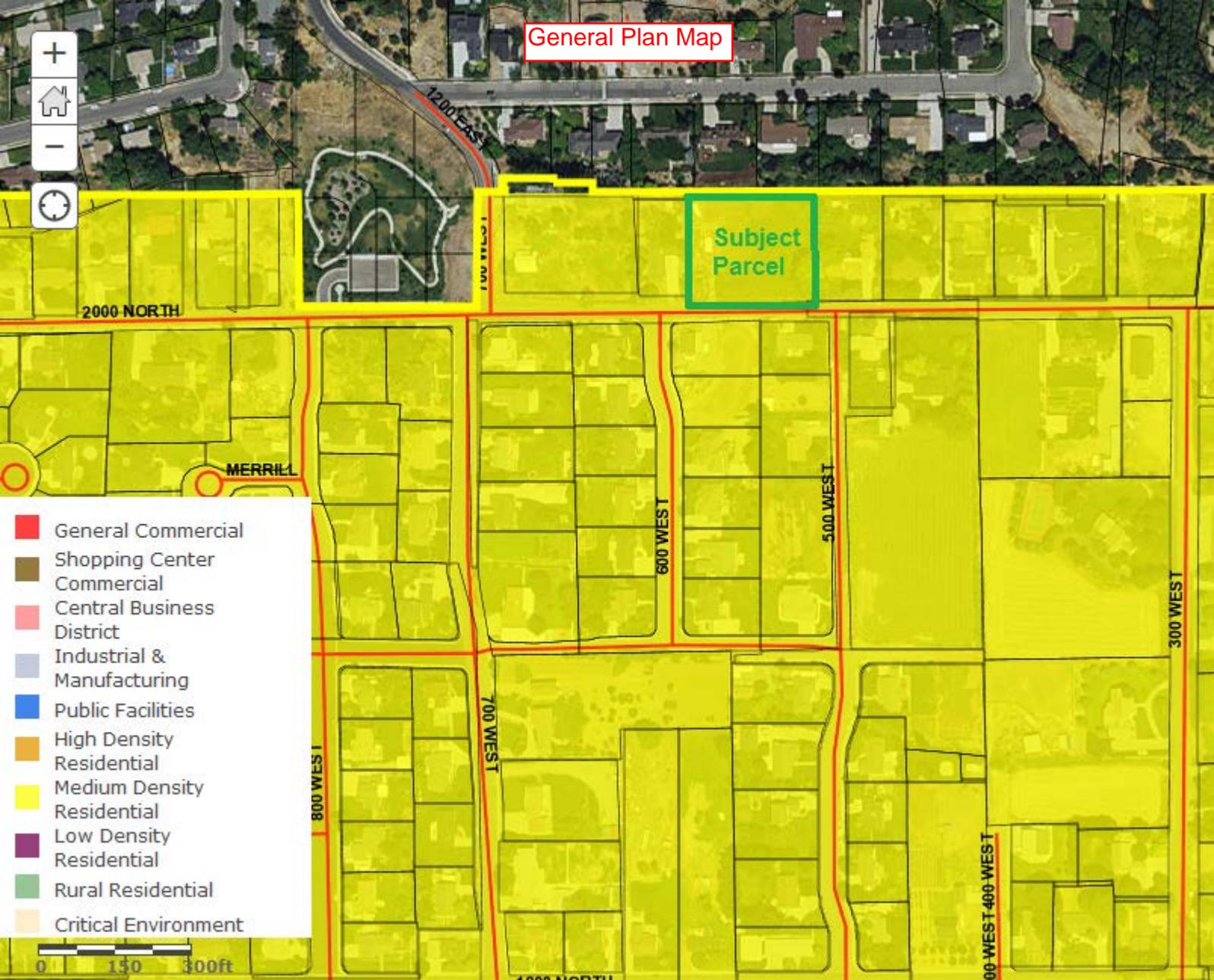
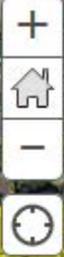
MARCHBANKS SUBDIVISION

MAPLETON CITY \_\_\_\_\_ UTAH COUNTY, UTAH \_\_\_\_\_  
 SCALE 1" = 20 FEET

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
---------------------	--------------------	---------------------------	---------------------

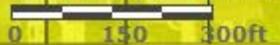
THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN.

General Plan Map

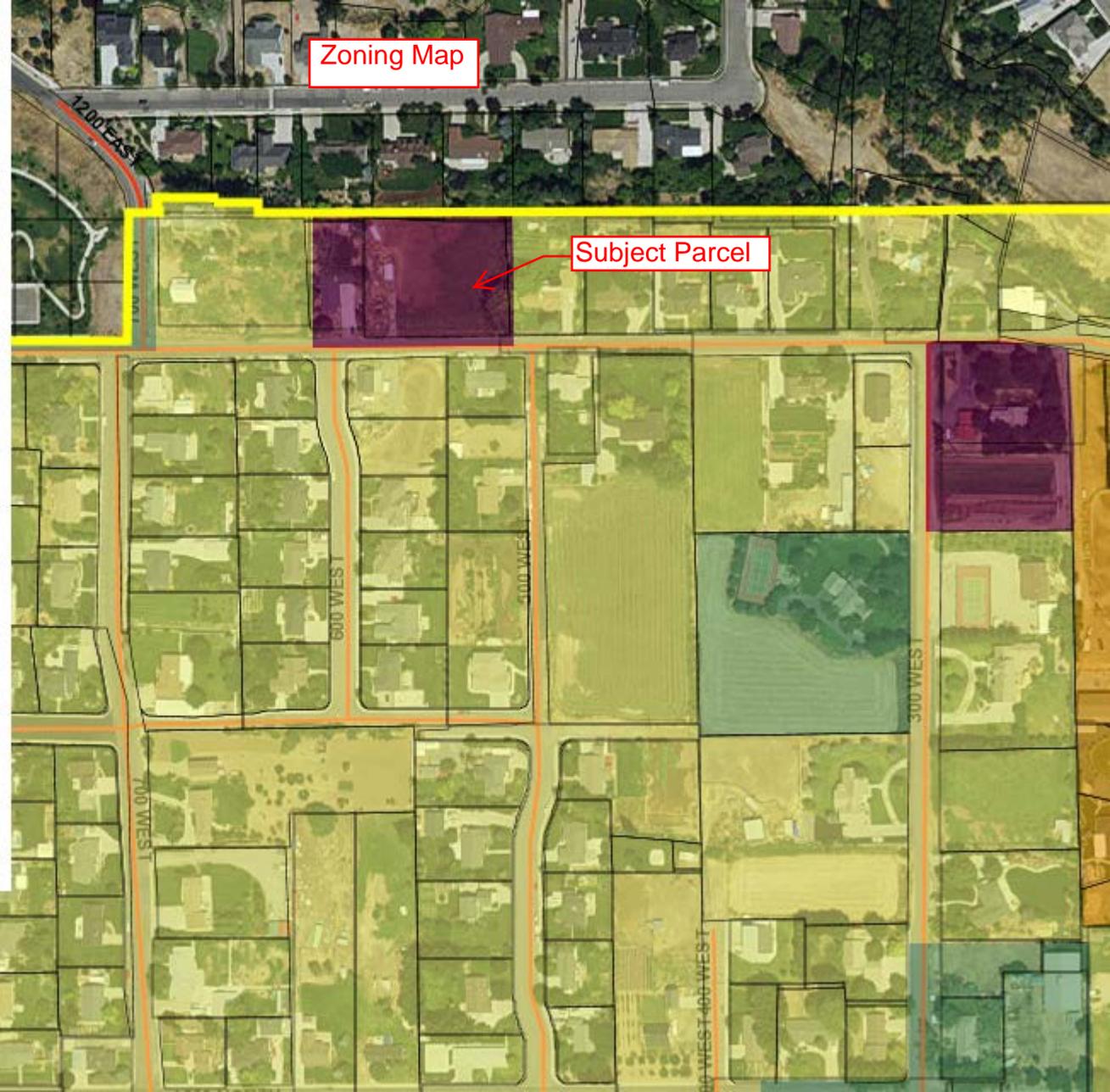


Subject Parcel

- General Commercial
- Shopping Center
- Commercial
- Central Business District
- Industrial & Manufacturing
- Public Facilities
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Rural Residential
- Critical Environment



-  A-2 = Agricultural-Residential
-  CC-1 = Central Commercial
-  CE-1 = Critical Environment
-  GC-1 = General Commercial
-  I&M-1 = Industrial and Manufacturing
-  NC-1 = Neighborhood Commercial
-  OS-P = Open Space and Parks
-  PD = Planned Development
-  PO-1 = Professional Office
-  PRC = Planned Residential Community
-  PRD = Planned Residential Development
-  R-1-B = Residential
-  R-2 = Residential
-  RA-1 = Residential Agricultural
-  RA-1-C = Residential Agricultural Cluster
-  RA-2 = Residential-Minor Agricultural
-  SDP = Specific Development Plan



Zoning Map

Subject Parcel



---

---

## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

November 18, 2015 at 8:30am

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

---

---

On November 17, 2015 an application was re-submitted for plat approval of a two lot subdivision plat for the Marchbanks parcel, consisting of two lots with at least .50 acres at approximately 530 West and 2000 North. 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](mailto:sconroy@mapleton.org)

Brian Tucker, Planner, Phone: (801) 806-9108, Fax: (801) 489-5657

Email: [btucker@mapleton.org](mailto:btucker@mapleton.org)

### Application Deficiencies:

1. The initial Application was for a "Single Lot (Metes & Bounds) Plat Application", an application that has a \$150.00 fee that the applicant paid on June 30, 2015. The resubmitted application is for a 2 lot minor subdivision, the fee for which is \$350.00 + \$45.00/lot, for a total of \$440.00. With the \$150.00 credit from the fee previously paid, the **applicant must submit the remainder of the application fee in the amount of \$290.00**.
2. The applicant must submit a completed "Utility Notification Form". The form is included in the subdivision application packet.
3. The applicant must submit a preliminary title report or policy of title insurance.
4. The applicant must submit proof of the ability to dedicate to Mapleton City 2.5 irrigation shares or water rights prior to plat recording. **The applicant has submitted a certificate in Mapleton City's name for 2.0 acre feet but the scope of the project has changed from one lot to two, resulting in an increased water dedication requirement to 2.5 shares or acre feet.** See attached calculation worksheet. All irrigation shares must be dedicated from the Mapleton or Hobbles Creek Irrigation Company (a dedication of .45 acre feet per unit and 2.5 acre feet per irrigable acreage).
5. The applicant must submit a statement indicating the type of performance guarantee proposed to be offered as security for the construction of the required public improvements. The statement should include an indication of your intent to either install the required improvements prior to recording the subdivision plat (thereby necessitating only a 10% durability bond) or submit a performance guarantee and durability bond prior to recording the plat (thereby allowing for the plat to be recorded prior to the installation of improvements).

### Comments for plans submitted in November 2015:

1. The Boundary Description does not match the call outs on the plat. Specifically the fifth call on the boundary description is N 88° 37' 15" W 25.67' but the same call on the plat is labeled N 88° 37' 18" W 25.67'.

2. Signature blocks/lines are to be included for approval by the “Legislative Body” in accordance with state law and Utah County’s Requirements. Lines for signatures by the Mayor, City Engineer and City Recorder (to attest) are included. **There is no need for a “Council Chairman” signature line.**
3. Signature blocks/lines must be included for approval by the “Planning Commission” in accordance with state law and Utah County’s Requirements. Lines for signatures by the Planning Commission Chair and the Community Development Director must be included.
4. 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.
5. Signature blocks/lines for Rocky Mountain Power, Century Link, Comcast, Questar Gas, and Mapleton Irrigation need to be included on the final plat. Utility Companies may require specific language be included on or near their signature lines. Contact each utility for specific requirements. **Questar Gas includes a significant amount of language in their block. If the plat does not include their language they will stamp the language onto the plat. The stamp they use is probably not well suited to plats and has a tendency to smear very easily and if it becomes illegible the Utah County Recorder will not accept the plat. I encourage you to add this language before printing the plat.**

### **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: Marchbanks Subdivision Date: November 18, 2015**

#### Site Grading:

1. Clearing and grubbing will be required

#### Roadway:

1. Road x-sections for 2000 North shall be provided. (Width, 2% cross slope, 8” road base, 3.5” asphalt).
2. Road x-section to match the width of roadway at Clyde Park

#### Storm Drain:

1. Storm water will need to be collected into a storm drain sump w/ inlet box.
2. Concrete collars on storm water manholes.
3. Land Disturbance permit will be required.

#### Miscellaneous:

1. Receive Mapleton Irrigation Company approval for work on any Mapleton Irrigation Company ditches prior to construction.
2. Mail box re-location will need to be shown
3. Power pole relocation will be required.

4. Granular borrow is required for all fill of trenches and roadways. ( A-1-a, A-1-b, A-2-b and A-3)

**Upon final plat approval from the Planning Commission, 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.
- Submittal of 2.5 acre feet of water (Mapleton Irrigation, Hobble Creek, or other thru a change application).
- 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).

## Marchbank A

Lot #	Sq. Ft.		
1	25,001.00	Irrigable Acres	
2	24,871.00	(=Acres x.65)	0.74
3	0.00		
4	0.00	Outdoor Secondary Irrigation Dedication Requirement	
5	0.00	(=Irrigable Ac x 2.5 ac ft.)	1.86
6	0.00		
7	0.00	# New Units/Lots	2
8	0.00		
9	0.00	Municipal Use Dedication Requirement	
10	0.00	(=.45 per lot)	0.9
Total SF	49,872.00	<b><u>Total Dedication =</u></b>	2.76
Acres	1.14	<b><u>2.5 Acre Feet</u></b>	

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
December 10, 2015

---

---

**PRESIDING AND CONDUCTING:** Chairman Rich Lewis

**Commissioners in Attendance:** Golden Murray  
Justin Schellenberg – Excused at 6:35pm  
Keith Stirling – Seated at 6:35pm

**Staff in Attendance:** 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.

*Items are not necessarily heard in the order listed below.*

**Item 1. Planning Commission Meeting Minutes – October 22, 2015.**

**Motion:** Commissioner Murray moved to approve the October 22, 2015 Planning Commission Minutes.  
**Second:** Commissioner Schellenberg  
**Vote:** Unanimous

**Item 2. Consideration of a rezone from Residential-Agricultural (RA-1) to Residential-Minor Agricultural (RA-2), and Preliminary and Final Plat approvals for the Marchbanks Subdivision Plat “A”, consisting of two lots, located at approximately 530 West 2000 North.**

**Brian Tucker**, Planner, went over the Staff Report for those in attendance. This is a 1.186 acre parcel. The property is currently surrounded by primarily 1/3 acre lots. This would be a 2 lot subdivision, with each lot having over 1/2 acre. This request is consistent with the development pattern in this area, and conforms to the General Plan.

**Chairman Lewis** opened the Public Hearing. No comments were given and the Public Hearing was closed. **Commissioner Murray** asked Staff about giving a rezone without the use of Transferable Development Rights (TDR’s). Recommendation for approval is due to the property being within a 1/3 acre area on the General Plan, and Staff’s feeling that it follows the general

zoning and lot sizes for the area. The applicant has completed most of the items of concern in the Development Review Committee (DRC) minutes referred to in the Staff Report this evening.

**Motion:** Commissioner Murray moved to recommend approval to the City Council of an ordinance rezoning the property at approximately 530 West 2000 North from Residential-Agricultural (RA-1) to Residential-Minor Agricultural (RA-2), and Preliminary and Final Plat approvals for the *Marchbanks* Subdivision Plat “A”, consisting of two lots, with the special condition that any outstanding issues raised in the Development Review Committee (DRC) minutes dated November 18, 2015 be addressed prior to plat recording.

**Second:** Commissioner Stirling

**Vote:** Unanimous

---

April Houser, Executive Secretary

---

Date