

Planning Commission Staff Report

January 14, 2016

Item 4

Applicant: Paul Whiting

Location: Approx. 1400 W
& 1600 S

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: Yes

Zone: GC-1, RA-2

Attachments:

1. Application materials.
2. City Council Minutes.

REQUEST

Consideration of a Preliminary Plat for the Whiting Cove subdivision consisting of 43 lots to be built in three phases, Final Plat approval for phase 1 consisting of 31 of the 43 lots, and a General Plan amendment and rezone of approximately 2.5 acres from General Commercial (GC-1) to Residential-Minor Agricultural (RA-2).

BACKGROUND AND PROJECT DESCRIPTION

The Whiting family owns approximately 25.5 acres of property located on the northeast corner of 1600 South and Highway 89. Approximately 8 acres of the property is located in the General Commercial (GC-1) zone with the remaining 17.5 acres located in the Residential Agricultural (RA-2) zone. There are two existing residences on the property with the rest being used primarily for agricultural purposes.

On March 4, 2015 a potential buyer approached the City Council with a project that would have included the following:

- Development of a neighborhood scale grocery store and a hardware store;
- Two addition retail pad sites for future development;
- The rezone of approximately two acres of property from GC-1 to R-2 to accommodate some townhomes; and
- Approximately 38 single-family lots of approximately 1/3 acre in size.

The potential buyer never closed on the purchase and is no longer attempting to develop a project at this site. The Whiting family met with the City Council on November 17, 2015 and presented a revised proposal for the property that included the following:

- Sell approximately 5.5 acres of the GC-1 zoned property to a retail grocer;
- Rezone approximately 2.5 acres from GC-1 to RA-2; and
- Develop a 43 lot residential subdivision consistent with the RA-2 zone (1/3 acre lots).

The City Council was generally supportive of the proposal and the applicant has now submitted a formal application. The Planning Commission is being asked to make recommendations to the City Council for the following items:

- General Plan amendment and rezone of approximately 2.5 acres from GC-1 to RA-2.

- Preliminary plat approval for a 43 lot subdivision consisting of primarily 1/3 acre lots; and
- Final plat approval for plat “A”, which includes the first 31 lots of the project.

There are some technical items associated with the subdivision that have not yet been resolved between staff and the applicant. Therefore, staff recommends that the Commission receive public comment, discuss any comments or concerns, and then continue this item until the next Planning Commission meeting. This will allow staff and the applicant time to work out any outstanding technical issues before the Commission makes a final recommendation.

EVALUATION

Rezone & General Plan Amendment: The applicant has been in negotiations to sell the commercial parcel to a retail grocer. However, all of the interested parties have indicated that they would like to purchase less than the full eight acres. The applicant would like approximately 5.5 acres of the commercial property fronting on Highway 89 and rezone the easterly 2.5 acres from GC-1 to RA-2 and incorporate it into a residential subdivision.

MCC Chapter 18.12.010.B outlines the guidelines that shall be used to determine whether or not a rezone request is in the interest of the public and is consistent with the general plan. The guidelines are outlined below followed by a staff response:

1. Public purpose for the amendment in question.

Response: There are at least the following public benefits from allowing the rezone:

- Reducing the size of the commercial parcel will make it more marketable and will likely lead to its purchase and development by a retail grocer.
- Rezoning the rear 2.5 acres to be included in the residential subdivision development will allow for ingress and egress roads, improving the circulation and safety of the development.

2. Confirmation that the public purpose is best served by the amendment in question.

Response: See #1 above.

3. Compatibility of the proposed amendment with general plan policies, goals, and objectives.

Response: Policy D of the Land Use Element of the General Plan identifies this property as one of the priority intersections for commercial development. The City’s Economic Strategic Plan also encourages the promotion of neighborhood retail opportunities at key nodes along Highway 89. The Economic Strategic Plan also concludes that the City has more property designated as commercial than it likely could support at buildout.

While the applicant is proposing to slightly reduce the size of the commercially zoned property, it will not threaten the City’s ability to develop commercially in other locations. Also, the slight

reduction in commercial property could lead to quicker commercial development at this corner. The rezone request will not impede or detract from the goals of the General Plan.

4. Potential adverse effects to the city by creating "leapfrog" development or areas away from the existing "core" or center of the city.

Response: The proposed subdivision is located near Highway 89 and has City utilities in the vicinity. The 1/3 acre development is consistent with the General Plan and will likely contribute to the success of future commercial development in the area by providing more rooftops. The development does not pose any adverse effects to city services.

5. Potential of the proposed amendment to hinder or obstruct attainment of the general plan's articulated policies.

Response: See #3 above.

6. Adverse impacts on adjacent landowners.

Response: Without the requested rezone, the applicant could still be approved for approximately 36 lots. The addition of seven lots associated with the rezone should not create any significant impacts on adjacent landowners.

7. Verification of correctness in the original zoning or general plan for the area in question.

Response: The accuracy of the zoning boundary is not in question with this application.

8. In cases where a conflict arises between the general plan map and general plan policies, precedence shall be given to the plan policies.

Response: No conflicts exist that should be evaluated by the Commission.

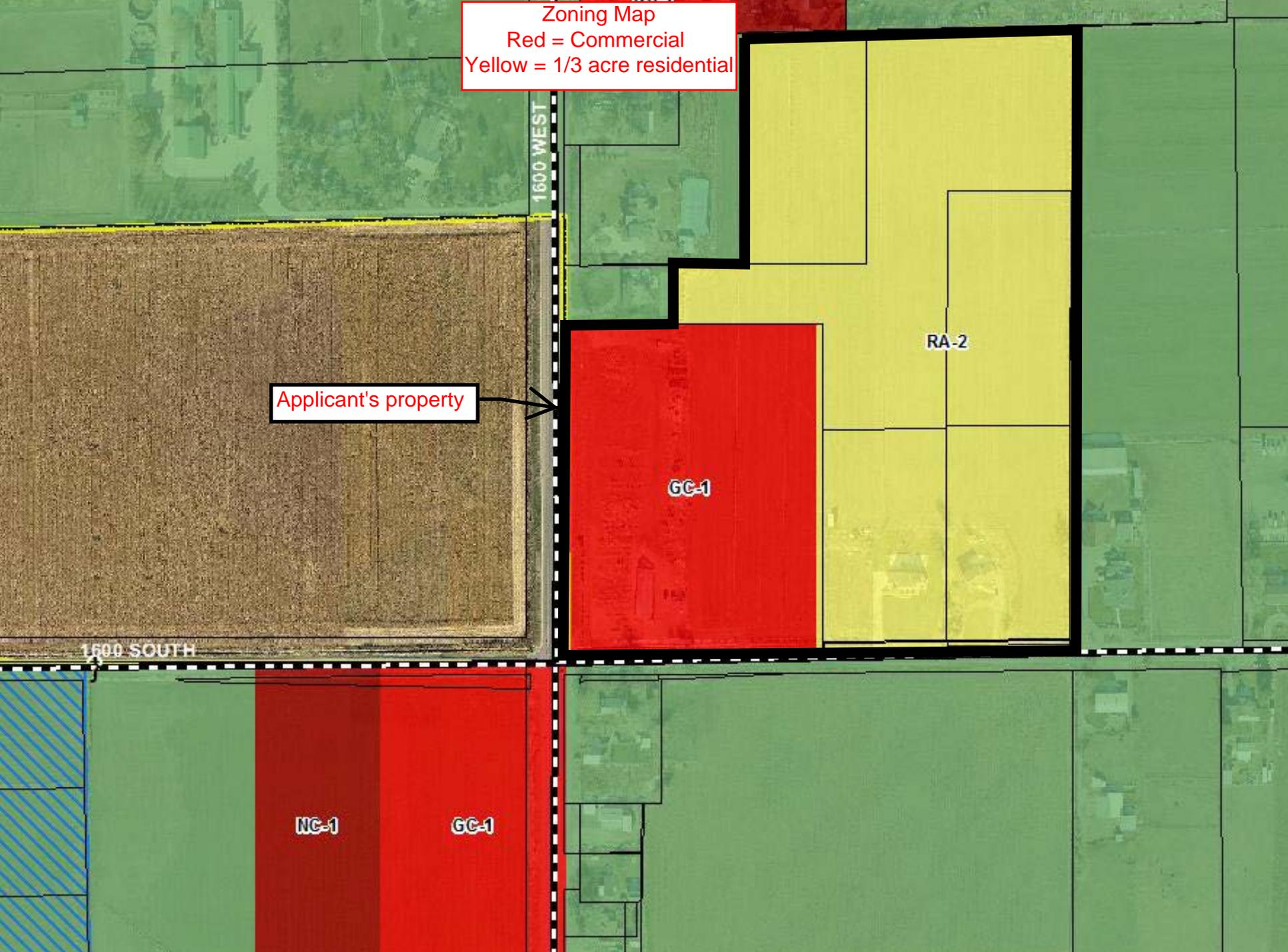
Zoning Standards: Mapleton City Code Chapter 18.36.060 requires a minimum lot size of 14,500 square feet (.33 acres) and a minimum lot frontage requirement of 100 feet on a public road for development in the RA-2 zone. The proposed lots comply with these standards.

Road Design: The Transportation Master Plan encourages the provision of street stubs at logical locations to facilitate future development. The Plan also requires two points of access for projects that will generate 250 average daily trips or more (approximately 25 lots). The applicant is proposing to provide a stub street (1200 South) to both the properties to the east and west. The applicant is also proposing two points off access off of 1600 South.

STAFF RECCOMENDATION

Continue the application until the next Planning Commission meeting.

Zoning Map
Red = Commercial
Yellow = 1/3 acre residential



Applicant's property

1600 WEST

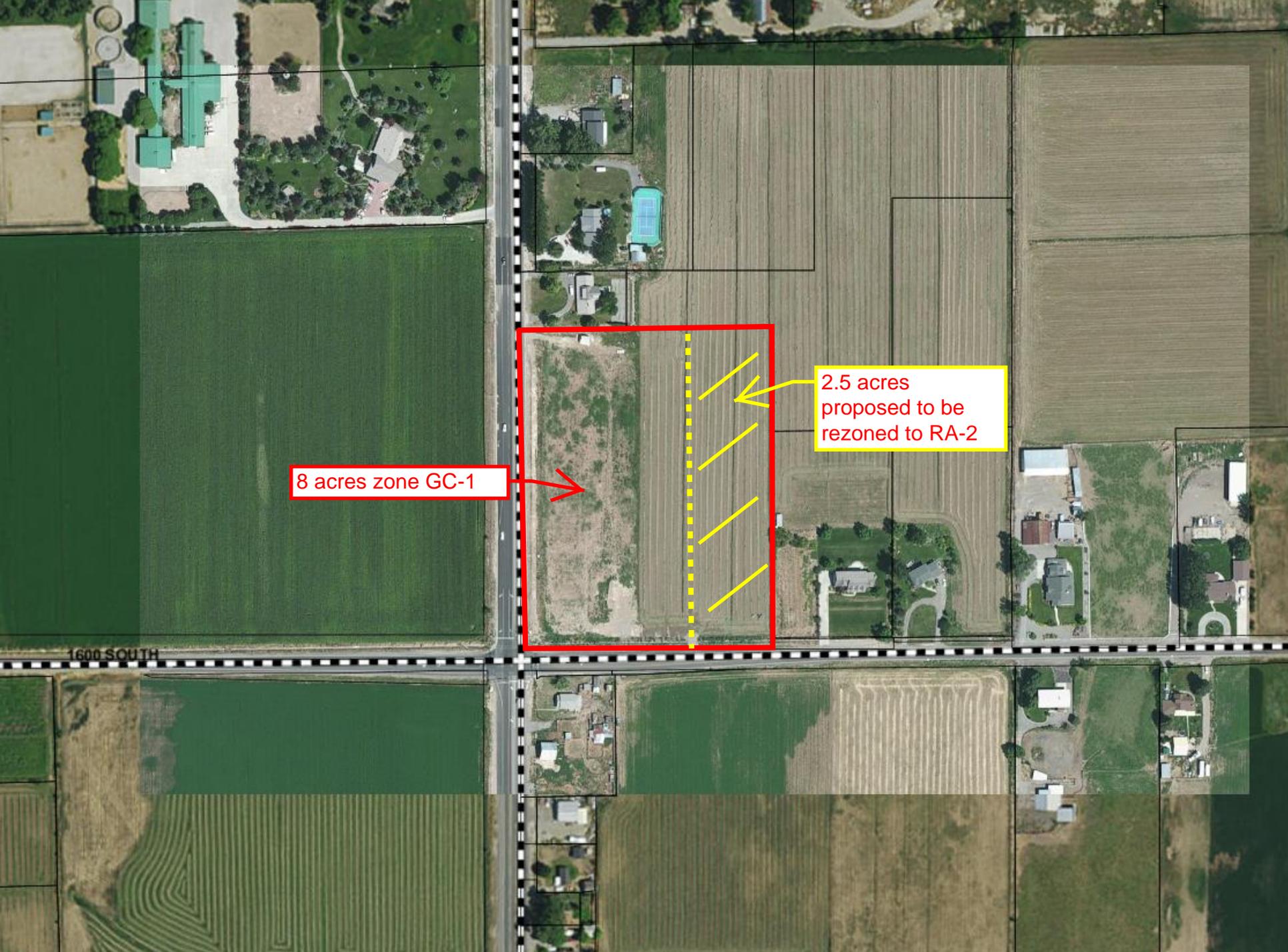
1500 SOUTH

GC-1

RA-2

NC-1

GC-1



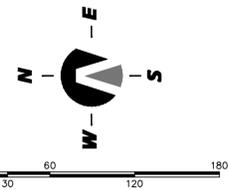
8 acres zone GC-1

2.5 acres
proposed to be
rezoned to RA-2

1600 SOUTH

**WHITING COVE
PRELIMINARY PLAT**

A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,



(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

SURVEYOR'S CERTIFICATE

I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 354377. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KIM WAYNE LUNDEBERG, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH WEST CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE N.89°11'41"E, ALONG THE SECTION LINE A DISTANCE OF 359.57 FEET; THENCE N.00°00'00"W A DISTANCE OF 16.07 FEET TO THE REAL POINT OF BEGINNING.

THENCE N00°00'03"E. A DISTANCE OF 672.08 FEET; THENCE S.89°58'07"W. A DISTANCE OF 139.54 FEET; THENCE N.00°00'07"E. A DISTANCE OF 121.88 FEET; THENCE N.89°59'52"E. A DISTANCE OF 138.71 FEET; THENCE N.00°00'00"W. A DISTANCE OF 473.68 FEET; THENCE N.88°42'33"E. A DISTANCE OF 664.77 FEET; THENCE S.00°16'45"W. A DISTANCE OF 1034.65 FEET; THENCE S.00°26'14"E. A DISTANCE OF 221.69 FEET; THENCE S.89°11'41"W. A DISTANCE OF 500.03 FEET; THENCE S.00°09'30"W. A DISTANCE OF 19.18 FEET; THENCE S.89°59'44"W. A DISTANCE OF 160.39 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 43 LOTS, 848762 SQ.FT. OR 19.48 ACRES OF LAND MORE OR LESS.

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, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____ A.D. 20__.

L.C.

BY: _____
BY: _____

ACKNOWLEDGMENT

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)

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__.

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20__, BY THE MAPLETON CITY PLANNING COMMISSION.

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____ A.D. 20__, BY ROCKY MOUNTAIN POWER
ROCKY MOUNTAIN POWER

UTAH DEPARTMENT OF TRANSPORTATION

APPROVED THIS _____ DAY OF 20__ A.D. BY UTAH DEPARTMENT OF TRANSPORTATION

U.D.O.T. - REGION III

**WHITING COVE
PRELIMINARY PLAT**

A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,

MAPLETON _____ UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL PROFESSIONAL LAND SURVEYOR No. 354377 KIM WAYNE LUNDEBERG STATE OF UTAH	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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COMCAST

APPROVED THIS _____ DAY OF 20__ A.D. BY COMCAST

COMCAST

WEST 1/4 CORNER SECTION 15
T. 8S., R. 3E., SLB&M



N00°17'00"W
2647.28'
(BASIS OF BEARING)
(NAD 83)

SOUTHWEST CORNER SECTION 15
T. 8S., R. 3E., SLB&M



1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

ROCOTY INVESTMENTS LLC
(27-001-0103)

ROCOTY INVESTMENTS LLC
(27-001-0060)

QUESTAR GAS COMPANY

Questar hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Questar may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of service.

Approved this _____ day of _____, 20__

By: _____
Title: _____

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE

WHITING COVE FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,

MINER
(27-001-0106)

SURVEYOR'S CERTIFICATE

I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 354377. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KIM WAYNE LUNDEBERG, P.L.S.

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BEGINNING AT A FOUND BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE N.00°17'00"W. ALONG THE SECTION LINE A DISTANCE OF 645.30 FEET; THENCE N.90°00'00"E A DISTANCE OF 362.74 FEET TO THE REAL POINT OF BEGINNING.

THENCE N00°00'03"E. A DISTANCE OF 47.90 FEET; THENCE S.89°58'07"W. A DISTANCE OF 139.54 FEET; THENCE N.00°00'07"E. A DISTANCE OF 121.88 FEET; THENCE N.89°59'52"E. A DISTANCE OF 138.71 FEET; THENCE N.00°00'00"W. A DISTANCE OF 473.68 FEET; THENCE N.88°42'33"E. A DISTANCE OF 664.77 FEET; THENCE S.00°16'45"W. A DISTANCE OF 1034.65 FEET; THENCE S.00°25'14"E. A DISTANCE OF 1214.69 FEET; THENCE S.89°11'41"W. A DISTANCE OF 131.80 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 9.80 FEET, HAVING A CENTRAL ANGLE OF 28°04'09" AND A CHORD THAT BEARS N.14°02'04"E. A DISTANCE OF 9.70 FEET; THENCE N.00°00'00"E. A DISTANCE OF 172.29 FEET TO A POINT OF CURVATURE OF A 240.22-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 114.93 FEET, HAVING A CENTRAL ANGLE OF 27°24'44" AND A CHORD THAT BEARS N.13°42'44"W. A DISTANCE OF 113.83 FEET TO A POINT OF A REVERES CURVATURE OF A 284.26-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 135.94 FEET, HAVING A CENTRAL ANGLE OF 27°24'02" AND A CHORD THAT BEARS N.13°42'43"W. A DISTANCE OF 134.65 FEET; THENCE N.00°00'03"E. A DISTANCE OF 26.47 FEET; THENCE N.90°00'00"W. A DISTANCE OF 328.08 FEET; THENCE N.00°00'03"E. A DISTANCE OF 150.24 FEET; THENCE N.90°00'00"W. A DISTANCE OF 144.00 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 31 LOTS, 84592432 SQ.FT. OR 13.60 ACRES OF LAND MORE OR LESS.

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 HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

_____, L.C.

BY: _____ BY: _____
BY: _____ BY: _____

ACKNOWLEDGMENT

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)

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ 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____.

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, A.D. 20____, BY THE MAPLETON CITY ENGINEER

CITY ENGINEER

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, PLANNING COMMISSION

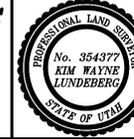
WHITING COVE FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,

MAPLETON _____ UTAH COUNTY, UTAH

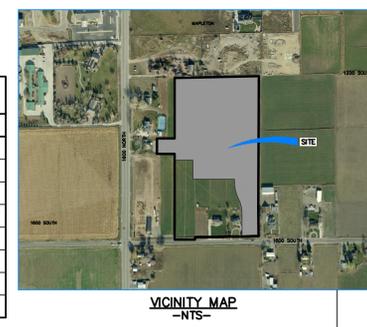
SCALE: 1" = 60 FEET

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



Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992



VICINITY MAP
-NTS-

LEGEND

	FOUND BRASS CAP		RIGHT-OF-WAY LINE
	SET 5/8" IRON PIN		LOT LINE
	SET 1/2" IRON PIN		SECTION LINE
	CALCULATED POINT, NOT SET		EASEMENT
	SET STREET MONUMENT		EXISTING DEED LINE
	PROPOSED LOT NUMBERS		AREA DEDICATED TO MAPLETON CITY FOR ROADWAY PURPOSES
	PROPOSED ADDRESS		
	PROPERTY BOUNDARY		
	CENTERLINE		

LEGEND

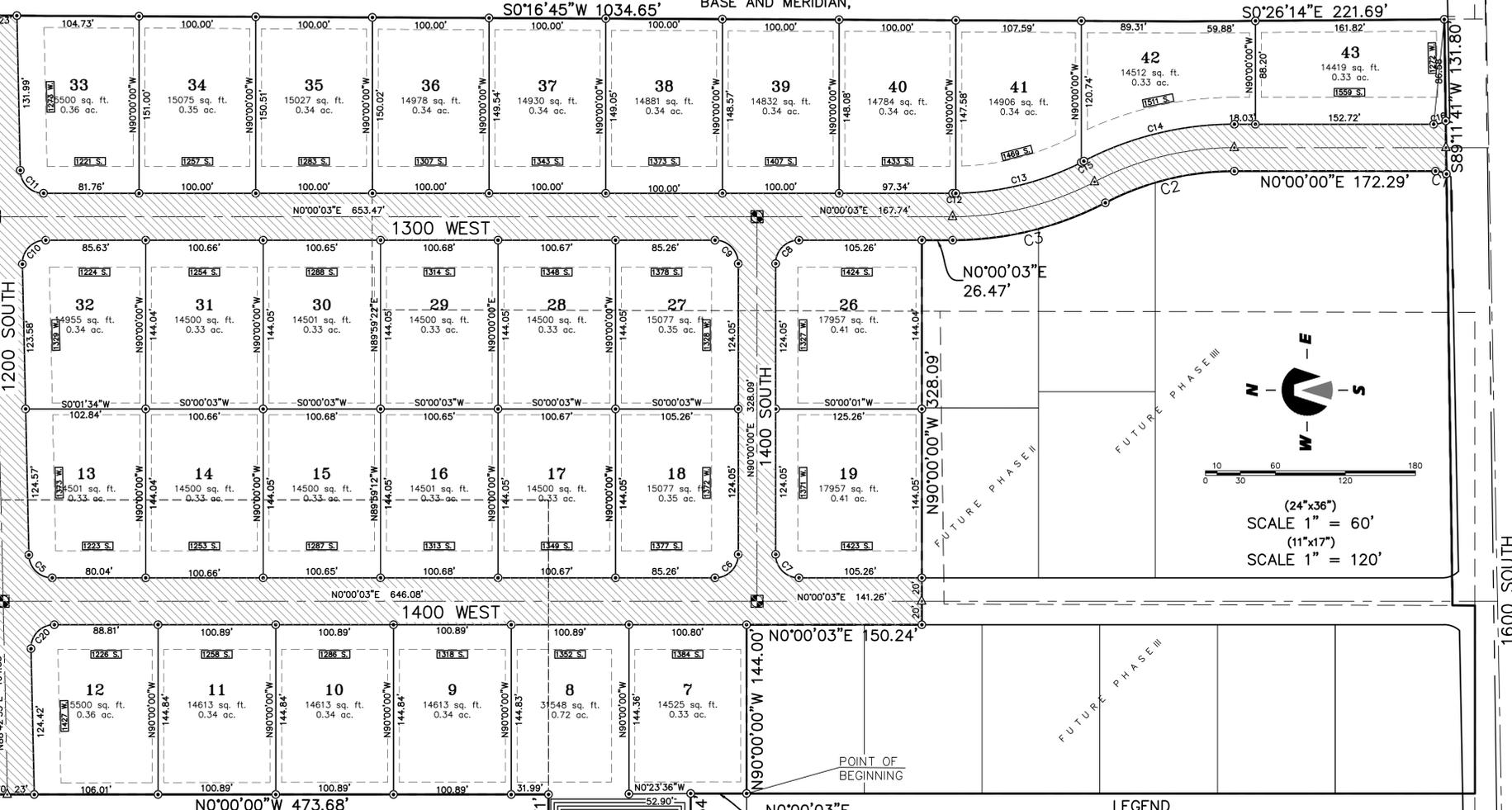
	RETENTION BASIN TO BE MAINTAINED BY OWNER OF LOT 8 AS PER RECORDED MAPLETON CITY STORM WATER MAINTENANCE AGREEMENT
	FUTURE COMMERCIAL
	FUTURE PHASE I FUTURE PHASE II FUTURE PHASE III

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	9.80'	20.00'	9.70'	N14°02'04"E	28°04'09"
C2	114.93'	240.22'	113.83'	N13°42'22"W	27°24'44"
C3	135.94'	284.26'	134.65'	N13°42'43"W	27°24'02"
C5	30.97'	20.00'	27.96'	N44°21'18"E	88°42'30"
C6	31.42'	20.00'	28.28'	S44°59'59"E	90°00'04"
C7	31.42'	20.00'	28.28'	N45°00'02"E	89°59'57"
C8	31.42'	20.00'	28.28'	S44°59'58"E	90°00'03"
C9	31.42'	20.00'	28.28'	S45°00'02"W	89°59'57"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C10	31.87'	20.00'	28.60'	S45°38'42"E	91°17'30"
C11	30.97'	20.00'	27.96'	N44°21'18"E	88°42'30"
C12	2.66'	244.00'	2.66'	N0°18'43"W	0°37'32"
C13	111.73'	244.04'	110.76'	N13°44'32"W	26°14'00"
C14	134.08'	280.00'	132.80'	N13°42'25"W	27°26'08"
C15	2.40'	291.82'	4716.54'	N27°11'22"W	0°28'15"
C16	10.83'	20.00'	10.70'	N15°31'07"W	31°02'15"
C20	31.87'	20.00'	28.60'	S45°38'42"E	91°17'30"



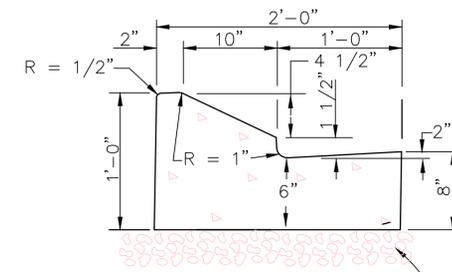
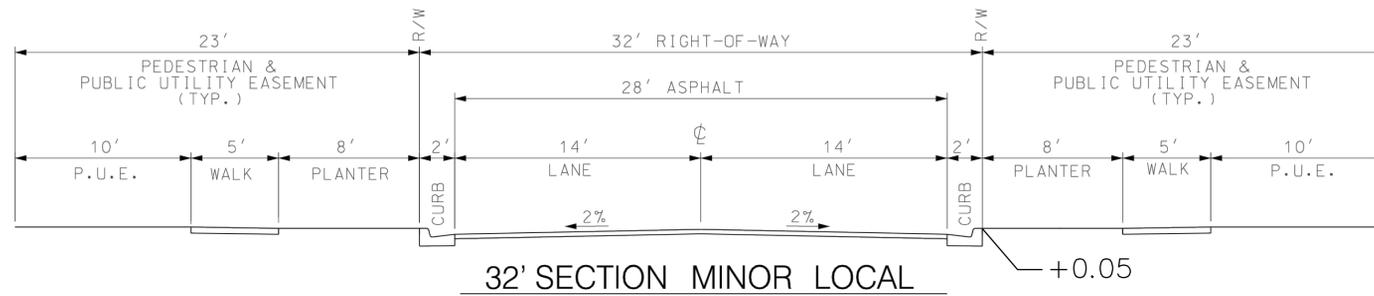
NOTES:
1. A GEOTECHNICAL ENGINEERING INVESTIGATION DATED NOVEMBER 21, 2015 WAS COMPLETED BY ROCKY MOUNTAIN QC, LLC. ALL FINDINGS AND RECOMMENDATIONS OF THIS REPORT SHALL BE FOLLOWED.

QUESTAR GAS COMPANY
Questar hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Questar may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, 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 or the Notes, and does not constitute a guarantee of particular terms or conditions of service.

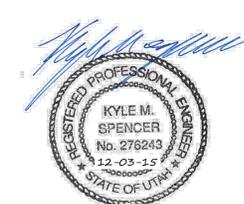
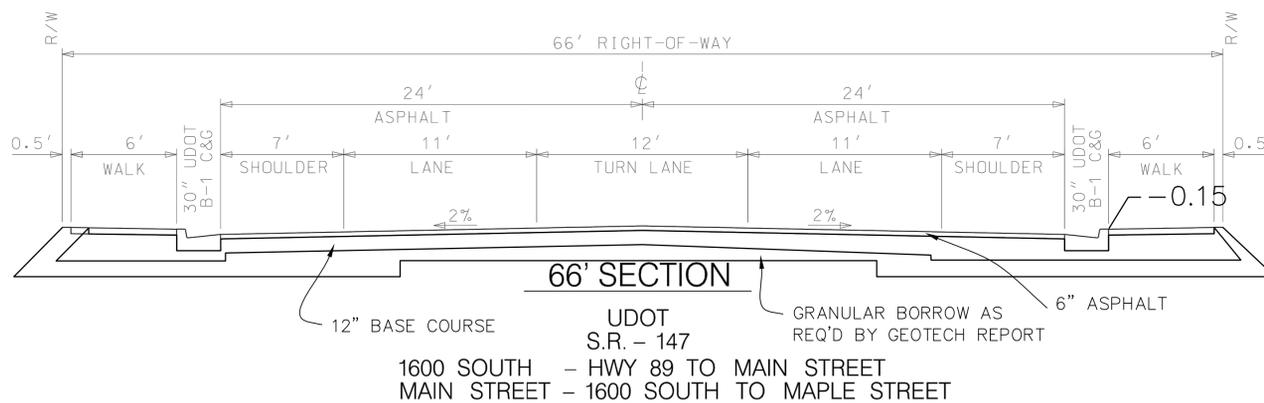
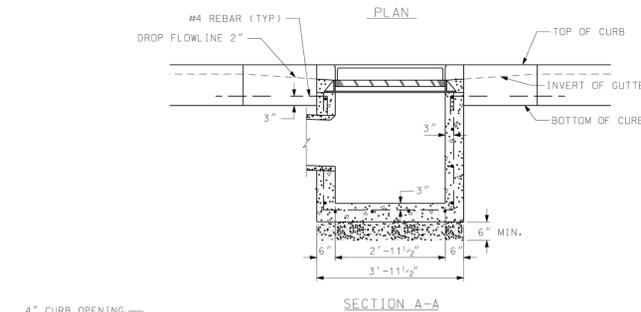
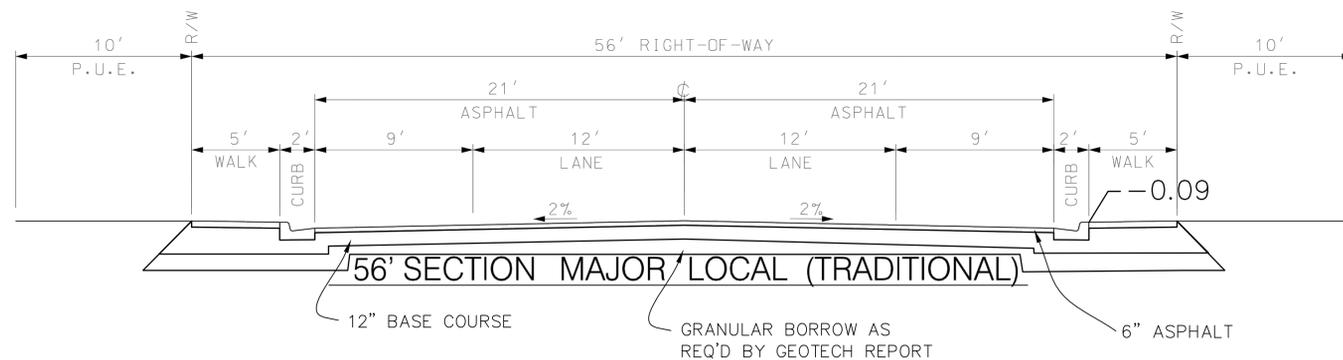
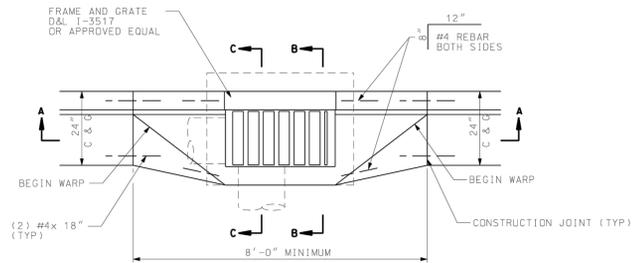
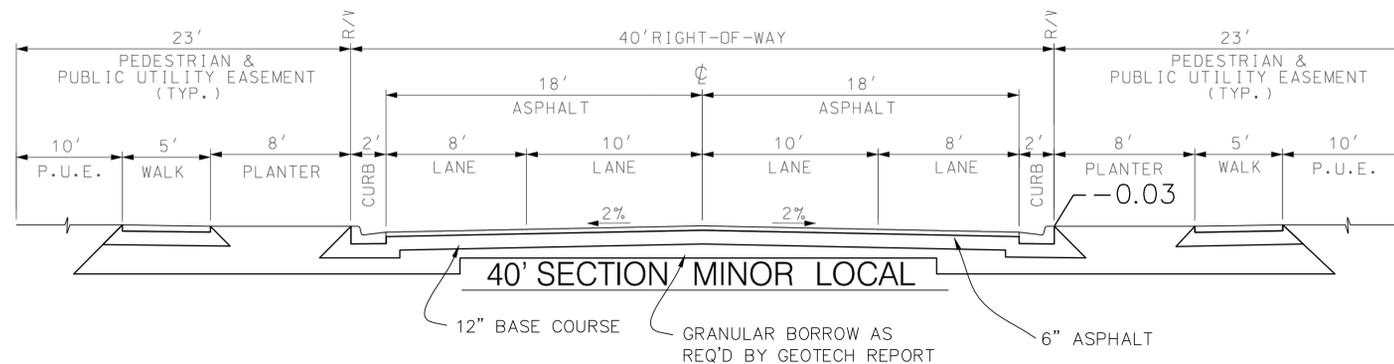
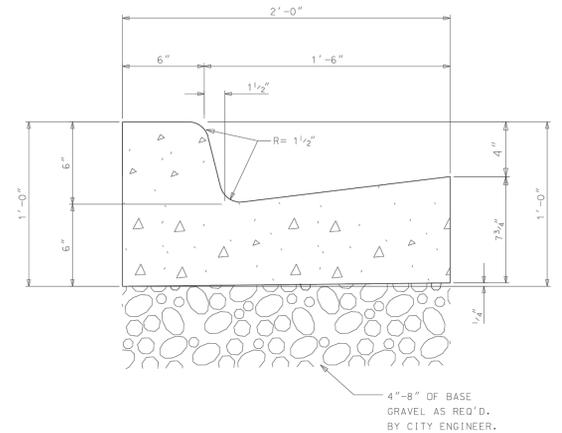
Approved this _____ day of _____, 20____
By- _____
Title - _____

APPROVED _____ APPROVED _____
ROCKY MOUNTAIN POWER CENTURYLINK

APPROVED _____ APPROVED _____
COMCAST MAPLETON IRRIGATION



6" OF BASE GRAVEL AS REQ'D. BY CITY ENGINEER.



CATCH BASIN CURB OPENING WITH SINGLE GRATE
MAPLETON CITY STANDARD
STANDARD DRAWING SD-08
-NTS-

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH PROCUBE CONSULTANTS, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
		REV. COGO FILE:	DATE:



Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

WHITING COVE

DETAIL
MAPLETON, UTAH

JOB NO.
3-04-013-00
SHEET NO.
DT-01

MAPLETON CITY
CITY COUNCIL MINUTES
November 17, 2015

PRESIDING AND CONDUCTING: Mayor Brian Wall

Members in Attendance: Ryan Farnworth
Scott Hansen
Mike Nelson
Jonathan Reid

Staff in Attendance: Cory Branch, City Administrator
Gary Calder, City Engineer/Public Works Director
Sean Conroy, Community Development Director
Debbie Sanchez, Finance Director

Minutes Taken by: Camille Brown, City Recorder

The items may not have been heard in the order below.

Mayor Wall called the meeting to order at 7:00 p.m. Brigham Everett gave the invocation and Johnny Aldred led the Pledge of Allegiance. The Mayor also welcomed the scouts that were in the audience working on merit badges.

OPEN FORUM:

Item 1. Approval of City Council Meeting Minutes October 7, 2015
Motion: Cl. Farnworth moved to approve the October 7, 2015 minutes with Cl. Reid's changes
Second: Cl. Reid seconded the motion.
Vote: Passed 4:0

Item 2. Approval of City Council Meeting Minutes October 22, 2015
Motion: Cl. Nelson moved to approve the October 22, 2015 minutes.
Second: Cl. Farnworth seconded the motion.
Vote: Passed 4:0

ACTION ITEMS:

Item 3. Consideration of a Resolution approving the Final Plat for the Union Meadows Subdivision Plat "A" consisting of sixteen lots located at approximately 15 West 1600 North in the Residential Minor-Agricultural (RA-2) zone.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Mayor Wall inquired about the off set for the road. Gary Calder stated code required that from center line it is 10 feet.

Motion: Cl. Farnworth moved to adopt a resolution approving the Final Plat for the Union Meadows Subdivision Plat "A" consisting of sixteen lots located at approximately 15 West 1600 North in the Residential Minor-Agricultural (RA-2) zone including all DRC special conditions.

Second: Cl. Nelson seconded the motion.
Cl. Hansen Aye
Cl. Reid Aye
Cl. Farnworth Aye
Cl. Nelson Aye
Vote: Passed 4:0
Resolution No. 2015-35

Item 4. Presentation of FY 2014-2015 Audit Report.

Debbie Sanchez, Finance Director, presented the staff report to those in attendance. She then turned the time over to Greg Ogden, Auditor, who reviewed the audit with the Mayor and City Council. Because of the requirement for Cities to implement GASB 68 this year, much of the discussion emphasized the GASB 68 impact to the financial statements.

Greg also addressed the findings in the Management Letter which showed that:

- the General Fund was over the 25% limit allowed by the State,
- that both the Capital Projects and Pressurized Irrigation Funds were over budget, therefore, highlighting the need for the City to start budgeting for depreciation,
- and lastly, stressing the point that all city council meeting minutes need to be put on the State Public Notice website in the future.

Motion: Cl. Nelson moved to approve a resolution for the FY 2014-2015 Audit Report.

Second: Cl. Hansen seconded the motion.

Cl. Reid Aye
Cl. Farnworth Aye
Cl. Nelson Aye
Cl. Hansen Aye
Vote: Passed 4:0
Resolution No. 2015-36

Item 5. Canvass of the 2015 General Municipal Election.

Camille Brown, City Recorder presented the results of the General Election citing that the Board of Canvassers reviewed the numbers and certified that the certifications of the canvass were complete and accurate.

Motion: Cl. Farnworth moved to approve a resolution for the canvass of the 2015 General Municipal Election.

Second: Cl. Nelson seconded the motion with a conflict of interest noted.

Cl. Hansen Aye Noted a Conflict of Interest
Cl. Reid Aye Noted a Conflict of Interest
Cl. Farnworth Aye
Cl. Nelson Aye Noted a Conflict of Interest
Vote: Passed 4:0
Resolution No. 2015-37

DISCUSSION ITEM:

Item 7. A discussion item regarding a residential subdivision project that includes the rezoning of approximately two acres of property from General Commercial (GC-1) to Residential (RA-2). The applicant is Paul Whiting.

Sean Conroy, Planning and Zoning Director, reviewed the staff report for those in attendance. Paul Whiting, the applicant stated that they have had had 3 separate offers from local grocers to have a grocery store on the corner of 1600 South and Hwy 89. This is an 8 acre parcel and they are proposing to sell 5 acres to a grocer and keep the remaining 2.5 acres as Residential.

After further discussion the council seems to be in favor of this.

PUBLIC HEARING:

Item 8. Consideration of a Resolution approving amendments to the Transportation Master Plan. The applicant is Mapleton City.

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. The amendments that are being proposed is updating the transportation map showing new constructed roads or realigned roads and the new extension of Maple Street to Springville. As the council reviewed this it was revealed that two areas are not on the map at 1200 South and 400 South for the Copperhead Subdivision.

Public hearing was opened at 8:13 pm. No comments were made.

Motion: Cl. Nelson moved to approve a resolution approving amendments to the Transportation Master Plan and to add extension to 1200 south as well as 400 south for Copperhead Subdivision

Second: Cl. Farnworth seconded the motion.

Cl. Hansen Aye

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Nelson Aye

Vote: Passed 4:0

Resolution No. 2015-36

Motion: Cl. Farnworth moved to close the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the purpose of discussing the character, professional competence, or physical or mental health or an individual and general litigation

Second: Cl. Nelson seconded the motion

Vote: Passed unanimously

Item 6. Consideration of a Resolution for the appointment of the Chief of Police

Brian Wall, Mayor, discussed last Tuesday nights Wage and Personnel Committee interviews regarding the three remaining candidates. All did great.

Motion: Cl. Farnworth moved to approve a resolution for the Chief of Police and after the interview of the three candidates, the interviewee that was chosen was John Jackson and that he be appointed the Chief of Police upon an agreement and signature of an offer letter.

Second: Cl. Nelson seconded the motion.

Cl. Hansen Aye

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Nelson Aye

Vote: Passed 4:0

Resolution No. 2015-37

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS:

Cl. Reid, stated that the city is in need of a new ambulance. After reviewing the audit tonight, it seems as though there are enough funds for this purchase.

Cl. Farnworth stated that he has a meeting tomorrow with the Solid Waste Committee. The green waste closes on December 1st.

Mayor Wall advised the council that if any of them would like to switch assignments to please let him know. He also asked Camille to propose a date for the Council Christmas dinner in January.

**MAPLETON CITY
CITY COUNCIL MINUTES
March 4, 2015**

PRESIDING AND CONDUCTING: Mayor Brian Wall

Members in Attendance: Ryan Farnworth
Scott Hansen
Jim Lundberg
Mike Nelson
Jonathan Reid

Staff in Attendance: Cory Branch, City Administrator
Sean Conroy, Community Development Director
Gary Calder, City Engineer/Public Works Director
Dean Pettersson, Police Chief/Public Safety Director
arrived at 7:30 pm

Minutes Taken by: Camille Brown, City Recorder

The items may not be heard in the order below.

Mayor Wall called the meeting to order at 7:00 pm. Spencer Nielson gave the invocation and Truman Miller led the Pledge of Allegiance.

OPEN FORUM:

Orpha Dee Johnson inquired about how much longer citizens would have to continue to pay a \$45 sewer charge. Mayor Wall explained that the city is still paying on the sewer bonds until 2017, but the rates can be readdressed at that time.

Item 1. Approval of City Council Meeting Minutes –February 17, 2015

Motion: Cl. Nelson moved to approve the February 17, 2015 minutes

Second: Cl.Hansen seconded the motion.

Vote: Passed 5:0

ACTION ITEMS:

Item 2. Consideration of a resolution appointing the 2015-16 Mapleton Youth Council and Advisors and to receive the Oath of Office.

Camille Brown, City Recorder reviewed the staff report for those in attendance. Mayor of the Youth Council Caroline Hickey introduced the Executive Council and each one spotlighted a different activity that they participated in this last year and what their main focus was going to be for the coming year. The Executive Council and Advisors were administered the Oath of Office after which the remaining members of the Youth Council were administered the Oath of Office.

Motion: Cl. Lundberg moved to make a resolution appointing the 2015-16 Mapleton Youth Council and Advisors and to receive the Oath of Office by the City Recorder.

Second: Cl. Nelson seconded the motion.

Cl. Lundberg Aye

Cl. Reid Aye
Cl. Nelson Aye
Cl. Hansen Aye
Cl. Farnworth Aye
Vote: Passed 5:0
Resolution No. 2015-07

Item 3. Consideration of a resolution authorizing the Public Works Director to purchase and replace one service vehicle for the Public Works Department

Gary Calder, City Engineer/Public Works Director reviewed the staff report for those in attendance. He also thanked the employee's that were there from his department. The existing 2005 Chevrolet K2500 has 111,000 miles on it and it's used on a daily basis. The new vehicle will be purchased through the Utah State Contract Bid Schedule. The cost of the new vehicle is \$25,124.00 and \$9,459.21 for the service body and compartments for a total cost of \$34,583.21 which the funds are available in the Public Works Vehicle Replacement Fund.

Motion: Cl. Nelson moved to approve a resolution authorizing the Public Works Director to purchase and replace one service vehicle for the Public Works Department not to exceed the amount of \$34,583.21 and surplus the existing vehicle.

Second: Cl. Farnworth seconded the motion.

Cl. Reid Aye
Cl. Nelson Aye
Cl. Hansen Aye
Cl. Farnworth Aye
Cl. Lundberg Aye
Vote: Passed 5:0

Resolution No. 2015-08

DISCUSSION ITEMS:

Item 4. Discussion with Paul Johnson on adding non-city entities to URMMA

Cory Branch introduced Paul Johnson from URMMA and turned the time over to him. Mr. Johnson explained that recently a special service district has requested to join URMMA. In URMMA's Interlocal Agreement it limits membership to Utah cities. The cities would need to approve the amendment prior to allowing a special service district to join URMMA. The Executive Board is interested in this, thus Mr. Johnson has been attending each council meeting of the member cities to determine their willingness to allow for this. If all cities are on board, a final amendment will come back to the cities prior to July 1st.

The City Council is willing to agree with the principle of letting other special service districts join URMMA and would be willing to have a resolution brought forward prior to July 1st.

Item 5. Discussion regarding a proposed project concept that includes some neighborhood commercial development, approximately 24 townhomes and 38 single family lots located on approximately 20 acres of property at the northeast corner of 1600 South and Highway 89.

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. The Whiting family owns approximately 20 acres of property located on the northeast corner of 1600 South and Hwy 89. About 8 acres of the property is located in the General Commercial zone the remaining 12 acers in the Residential Agricultural zone.

A concept plan has been received that includes a grocery store and a hardware store on the corner with additional retail pads with 38 1/3 acre lots in the RA-2 zone including 18 townhomes. The GC-1 zone allows for residential units with no limit on density from parking requirements and the residential units must be above ground floor commercial. The RA-2 zone allows for lots as small as 1/3 acre with 100' of street frontage.

The townhomes would require approximately 2 acres of GC-1 and the R-3 zone allows for attached residential, the density of 7 units per acre would allow for 14 units rather than 18.

The issues for discussion include the proposed reduction in commercially zoned property, neighborhood compatibility, competing commercial sites and traffic flow. He showed on the zoning map of other commercial zoned areas and the location where a competing site could be located.

Cl. Lundberg inquired if the commercial is ready to go and Sean stated yes and suggested not to record the townhomes until after the commercial spots are finished.

Mayor Wall stated that the retail office zone was brought into place when the general plan was brought forward. He is concerned about allowing a buffer on the first approved commercial site.

Cl. Nelson stated he would prefer to have TDRs brought forward to buy down the density. There could be a TDR Receiving R-3 zone created.

The Mayor stated that he believes this concept plan could work and he would suggest to move forward.

PUBLIC HEARING ITEM:

Item 6. Consideration of a Resolution to approve a request for a General Plan amendment from Low Density Residential (LDR) to Public Facilities (PF) and a Rezone from Residential Agricultural (RA-1) to Open Space-Parks (OS-P) for an 8 acre property located at 580 West Maple Street.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The applicant owns approximately an 8 acre parcel in the RA-1 zone. He submitted an application for a 13 lot subdivision, and then he became interested in a cemetery. The applicant had approached the city for a public/private partnership, but the applicant is now proposing a private cemetery. The applicant is seeking a General Plan amendment from LDR to PF and a rezone from RA-1 to OS-P. The OS-P zone allows for a private cemetery as a conditional use.

The Planning Commission has reviewed the amendments, but the City Council has the final decision on zone amendments. The Planning Commission would review the Conditional Use Permit. Staff is seeking the council's direction on the site plan and operational items for the Planning Commission to review with the Conditional Use Permit. When considering a rezone the council can consider if this will serve as a public purpose and be compatible with the general plan. Staff wants to make sure that this proposal does not create a leapfrog form of development that would impact the provision of services and have an adverse impact on adjacent properties.

Staff would recommend that there is a need for a cemetery and it does serve a public purpose and the general plan encourages creation of a cemetery

The property is centrally located and there is access off of major collector road, which limits impact on residential neighborhoods. There will be no city funds used and this would better serve the public than a residential subdivision.

Some residents have expressed concern that in the past ground water has been a problem. The applicant, Ben Peay has had a geotech report done and it is noted there is no water at 8' depth. The depths vary from 12.4' to 16.5' since 2012. The Planning Commission determined groundwater may be a concern, but it presented no basis for a denial of the rezone request.

The increased traffic that would be used if there was a cemetery would increase, but not as much as if a subdivision was put in.