

City Council Staff Report

May 18, 2016

Applicant: Cory Holley

Location: Approximately
1750 W Slant Road

Prepared by: Brian
Tucker

Public Hearing Item:
Yes

Zone: A-2, RA-2

ATTACHMENTS

1. Findings for Decision.
2. Proposed Resolution
3. Proposed Plat with preliminary construction drawings and proposed street cross sections.
4. DRC Minutes dated 3/21/2016.

REQUEST

Consideration of Preliminary and Final Plat approval for the *Holley Subdivision Plat "A"* consisting of 11 lots located at approximately 1750 W Slant Road and the rezone of approximately four acres from the Agricultural Residential (A-2) to the Residential Agricultural (RA-2) zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 5.5 acres and is located in an area partially zoned RA-2 and partially zoned A-2. The project is located at approximately 1750 W Slant Road. The developer is proposing an 11 lot subdivision and a rezone of the two properties involved to RA-2. This project requires review by the Planning Commission and final approval by the City Council.

EVALUATION

General Plan: The General Plan land use designation for this property is High Density Residential (HDR). The HDR designation is characterized primarily by single family residences with lot sizes smaller than 14,500 square feet. As the applicant is requesting a rezone to a zoning district that allows less rather than more density than the General Plan designation, proposed project is consistent with the General Plan.

Zoning: The property is zoned both A-2 and RA-2, which require minimum lot sizes of 2 acres and 14,500 square feet with minimum frontages of 200 and 100 feet respectively. The surrounding properties are zoned either GC-1, A-2, RA-1 or RA-1-C. The properties zoned GC-1 are General Planned as Shopping Center Commercial, and the RA-1/RA-1-C properties are General Planned Low Density but all of the property located to the north and the west is General Planned High Density Residential and is expected to develop in a manner consistent with and HDR designation. The proposed project is consistent with the zoning requirements and with the expectation that surrounding property will develop in a relatively dense residential manner.

Street Design: The proposed 1750 West will be constructed as a 56' right of way consistent with a street that is expected to serve as a major local road, providing access to property located to the north of the project area. The other streets will be constructed as minor local roads, utilizing a 40' right of way from back of curb to back of curb and an additional 8' planter strip and 5' side walk within an easement along the right of way. This design is consistent with the adopted Master Street Plan. A hammer head style turnaround will be provided at the north end of the road located as 1900 West.

Remainder property: The proposed subdivision does not include the entirety of the subject parcels. Where the remainder parcels do not contain frontage and at least 3 acres when the plat is recorded they must be attached to an adjoining parcel and incorporated with that adjoining parcel into one legal description on one deed.

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

Adopt the attached Resolution.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated March 21, 2016 shall be addressed prior to plat recording.
2. Remnant parcels lacking frontage and/or a land area of 3 acres must be combined with an adjacent parcel into one legal description and recorded as one deed.

Attachment “1” Findings for Decision

No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓

RESOLUTION NO. 2015-

A RESOLUTION APPROVING THE FINAL PLAT FOR THE HOLLEY SUBDIVISION PLAT "A" CONSISTING OF 11 LOTS, AND THE REZONE OF APPROXIMATELY 5.5 ACRES FROM AGRICULTURAL RESIDENTIAL (A-2) TO RESIDENTIAL AGRICULTURAL (RA-2).

WHEREAS, title 17 of the Mapleton City Code (MCC) outlines the process and requirements for subdivision approval; and

WHEREAS, the Planning Commission has reviewed and approved the Preliminary and Final Plats for this subdivision; and

WHEREAS, the proposed project complies with title 17 of the MCC as outlined in the findings for decision attached to the City Council Staff Report; and

WHEREAS, the RA-2 rezone request is consistent with the General Plan and with MCC Chapter 18.12.010.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the Final Plat for the Holley Subdivision, Plat "A" with the findings and conditions as outlined in the staff report dated May 18, 2016, and to rezone a portion of the property from A-2 to RA-2 as described in exhibit "A".

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

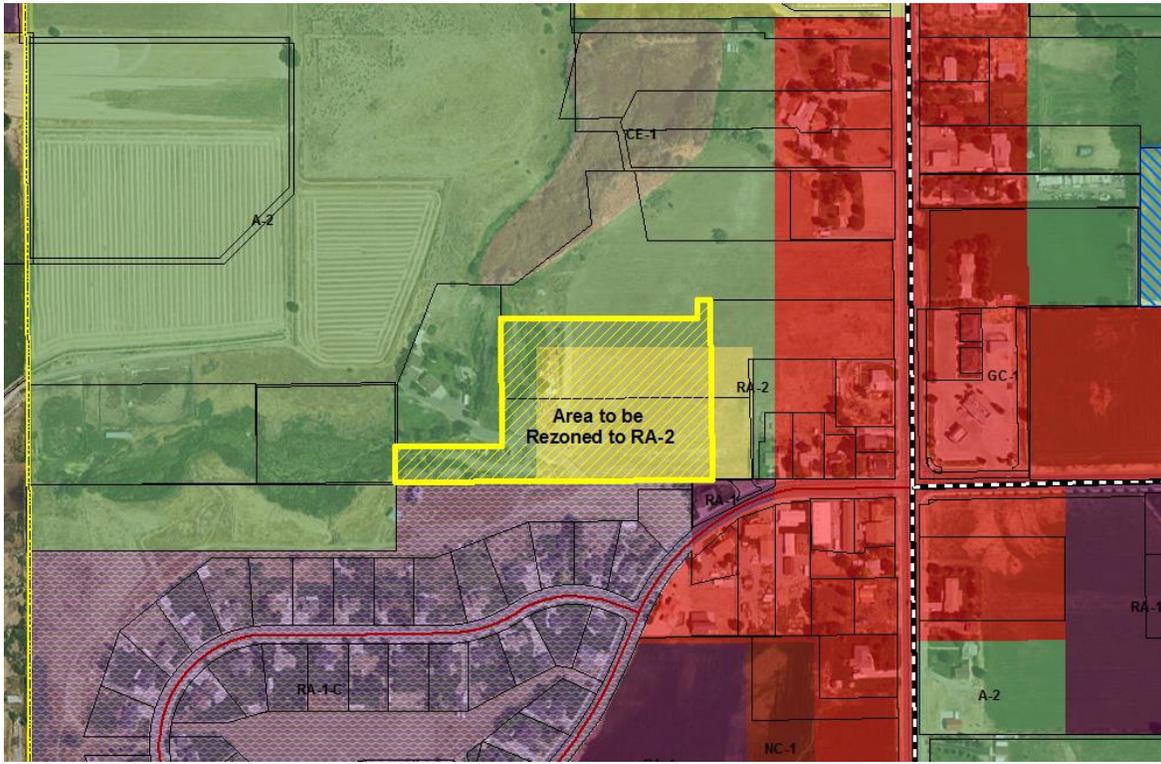
This 18th Day of May, 2016.

Brian Wall
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

EXHIBIT "A"



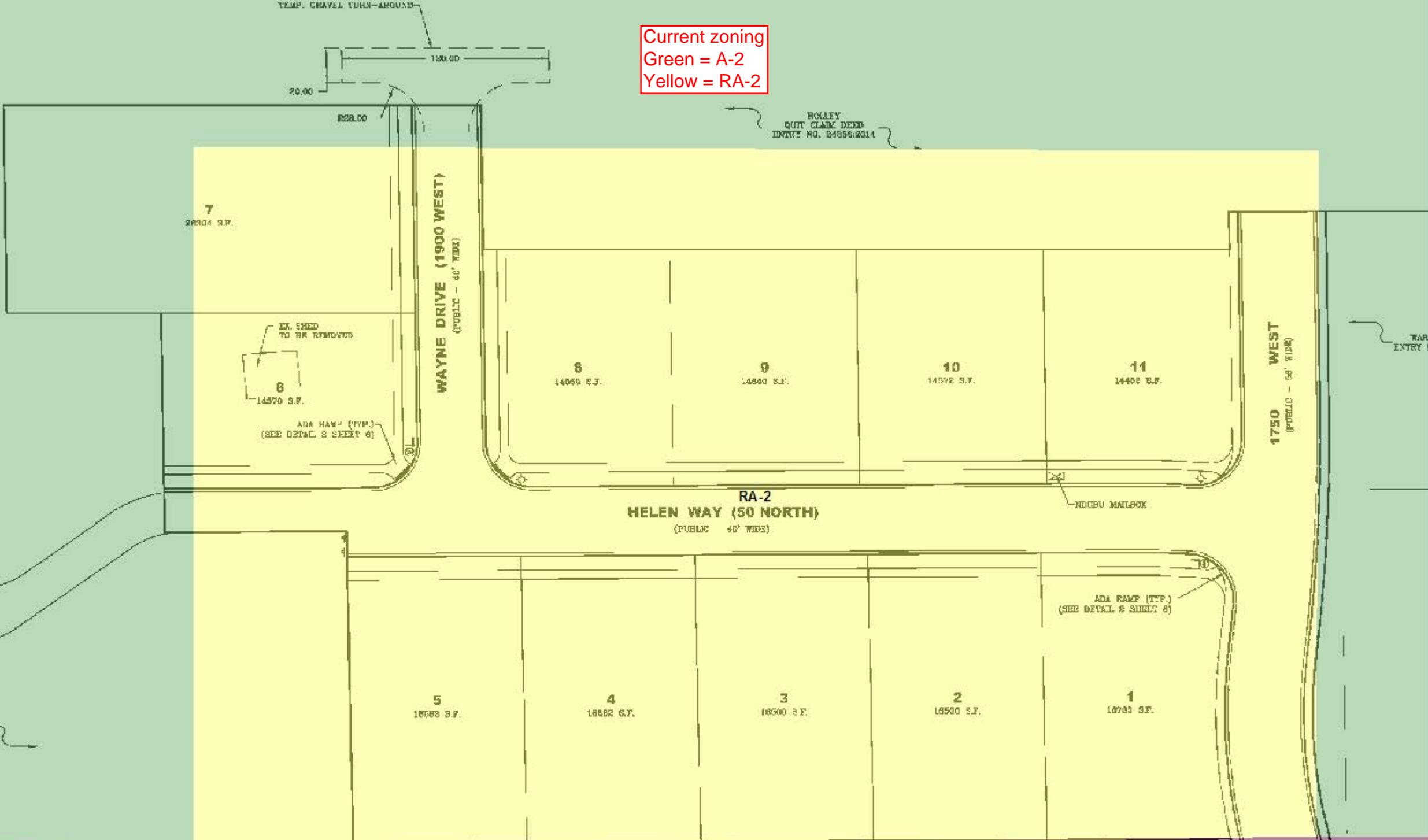
Project Location



1600 West

Maple Street

Current zoning
Green = A-2
Yellow = RA-2

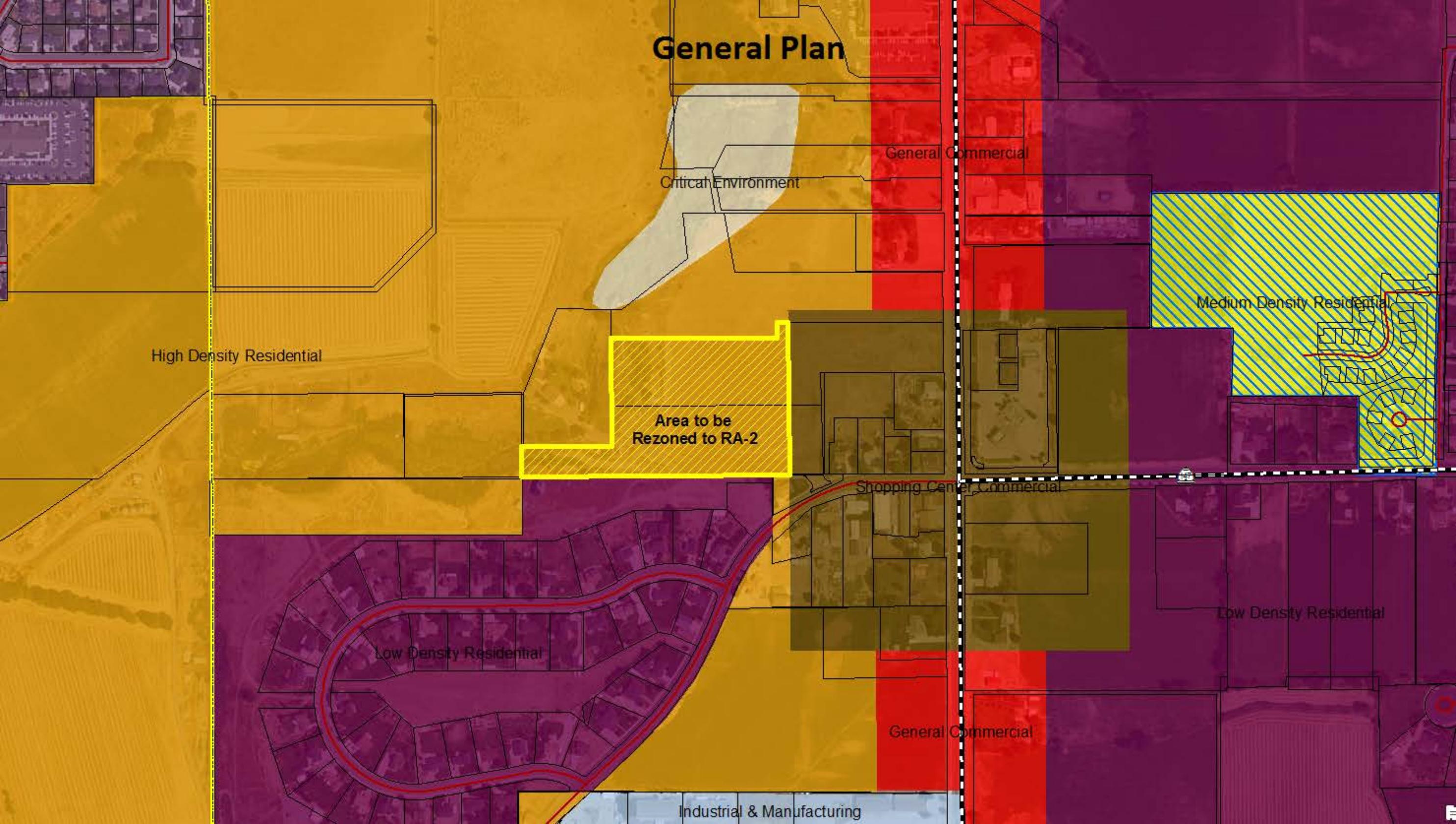


ANDERSEN
WARRANTY DEED
ENTRY NO. 2248877.2007

MAPLETON CITY
WARRANTY DEED
ENTRY NO. 1310812007

GC-1

General Plan



High Density Residential

Area to be
Rezoned to RA-2

General Commercial

Critical Environment

Medium Density Residential

Shopping Center Commercial

Low Density Residential

Low Density Residential

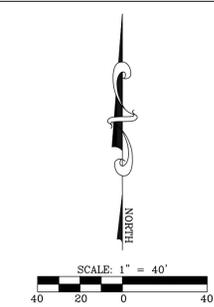
General Commercial

Industrial & Manufacturing

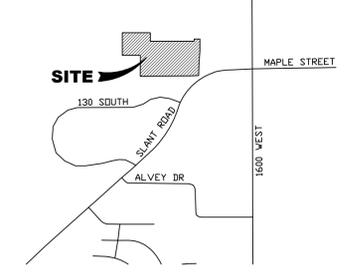
HOLLEY SUBDIVISION

PLAT "A"

A PORTION OF THE SE 1/4 OF SECTION 9, T8S, R3E, SLB&M, MAPLETON CITY, UTAH



VICINITY MAP



3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

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TABULATIONS

TOTAL AREA: 5.63 ACRES
OF UNITS: 11
STREET AREA: 1.20 ACRES

NOTES

- CLEARING AND GRUBBING WILL BE REQUIRED ON SITE.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MAPLETON CITY/APWA STANDARDS.
- ALL VERTICAL DATA IS BASED ON NGVD 29 DATUM.
- MATURE, DESIRABLE TREES SHOULD BE PRESERVED TO THE EXTENT POSSIBLE ALONG THE EASTERN PROPERTY LINE.
- REMOVE ALL CONCRETE THAT DOES NOT MEET CURRENT CITY STANDARDS.
- CONCRETE COLLARS TO BE PLACED ON ALL MANHOLES & WATER VALVES.
- ALL CULINARY WATER LINES TO BE DUCTILE IRON CLASS 350.
- ALL PI LINES TO BE C900/C905 SDR-18 PVC.
- SUMP DEPTHS VARY. SEE PLAN & PROFILES.
- CONTRACTOR TO FOLLOW RECOMMENDATIONS AS PER GEOTECHNICAL REPORT.

LEGEND

EXISTING	PROPOSED
WATER METER	WATER (DUCTILE IRON CLASS 350)
WATER	WATER VALVE
WATER VALVE	FIRE HYDRANT
FIRE HYDRANT	SEWER
SEWER	SEWER MANHOLE
SEWER MANHOLE	STORM DRAIN
STORM DRAIN	STORM DRAIN MANHOLE
STORM DRAIN MANHOLE	STORM DRAIN CURB INLET
STORM DRAIN CURB INLET	PI
PI	PI VALVE
PI VALVE	FENCE

DEVELOPER / OWNER

CORY HOLLEY
CB4 DEVELOPMENTS LLC
244 N. 900 E.
SALEM, UT 84653

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

HOLLEY SUBDIVISION

NOT FOR CONSTRUCTION

HOLLEY SUBDIVISION
MAPLETON CITY, UTAH COUNTY, UTAH

COVER

REVISIONS

1	
2	
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4	
5	

LEI PROJECT #:

2015-0085

DRAWN BY:

JLR

CHECKED BY:

NKW

SCALE:

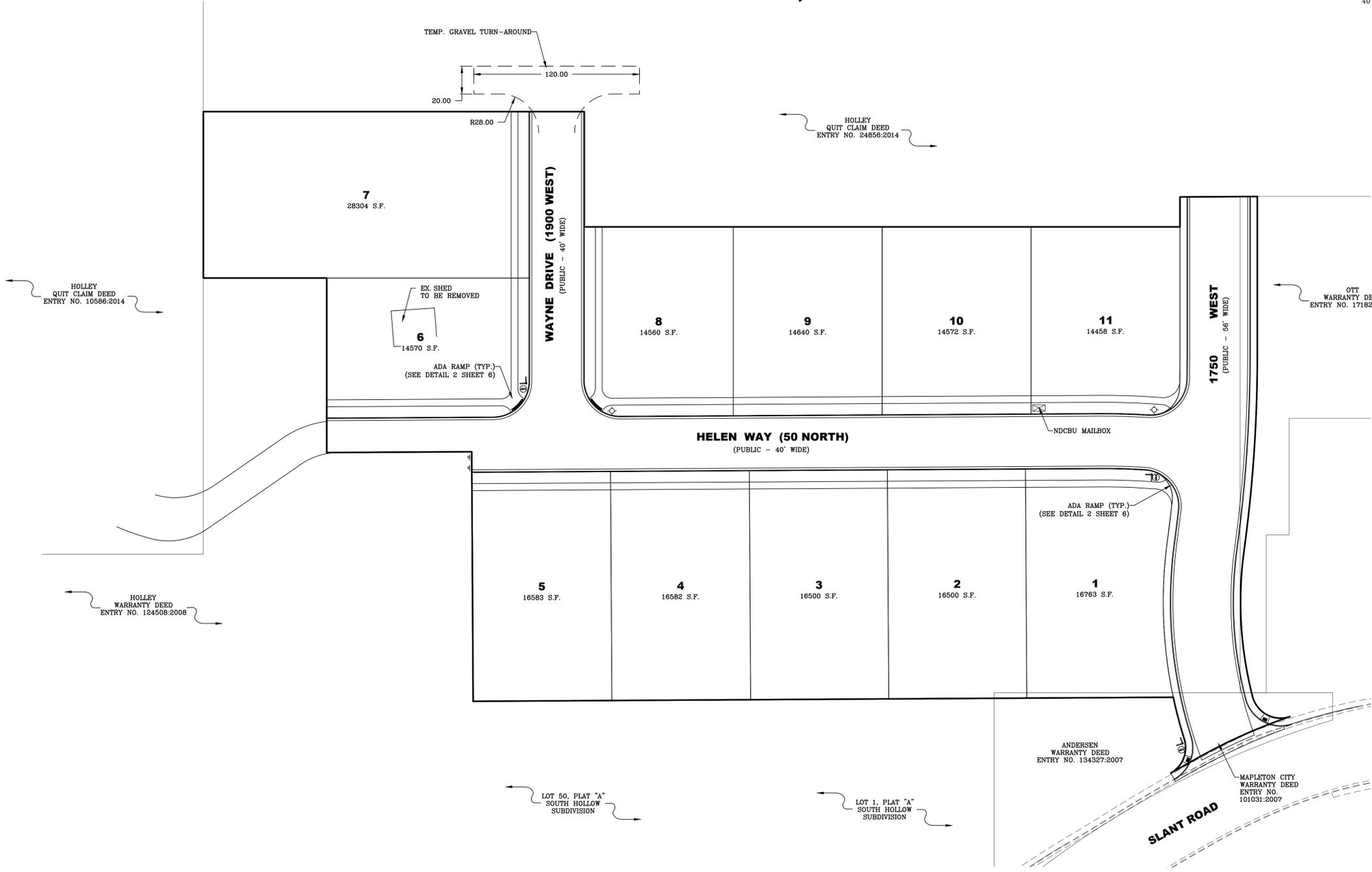
1" = 40'

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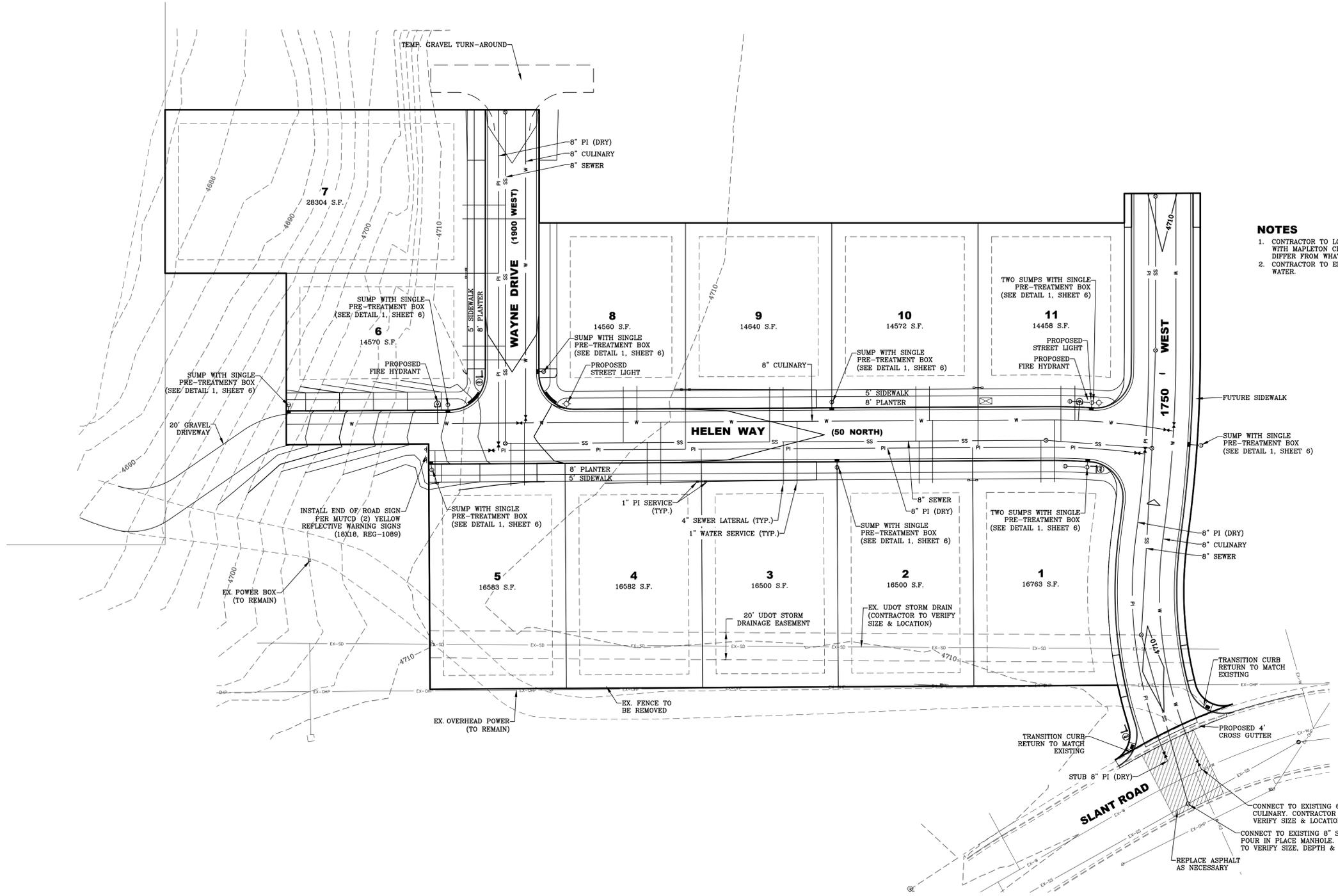
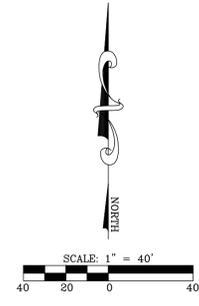
03/01/2016

SHEET

COVER



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- NOTES**
1. CONTRACTOR TO LOCATE EXISTING UTILITIES IN SLANT ROAD & COORDINATE WITH MAPLETON CITY & LEI ENGINEERING IF SIZES LOCATIONS & DEPTHS DIFFER FROM WHAT IS SHOWN IN PLANS.
 2. CONTRACTOR TO ENSURE MINIMUM 10' SEPARATION BETWEEN SEWER & WATER.

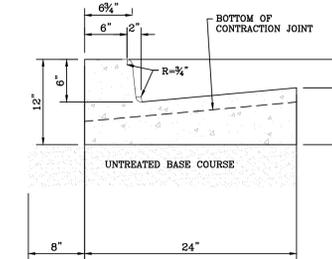
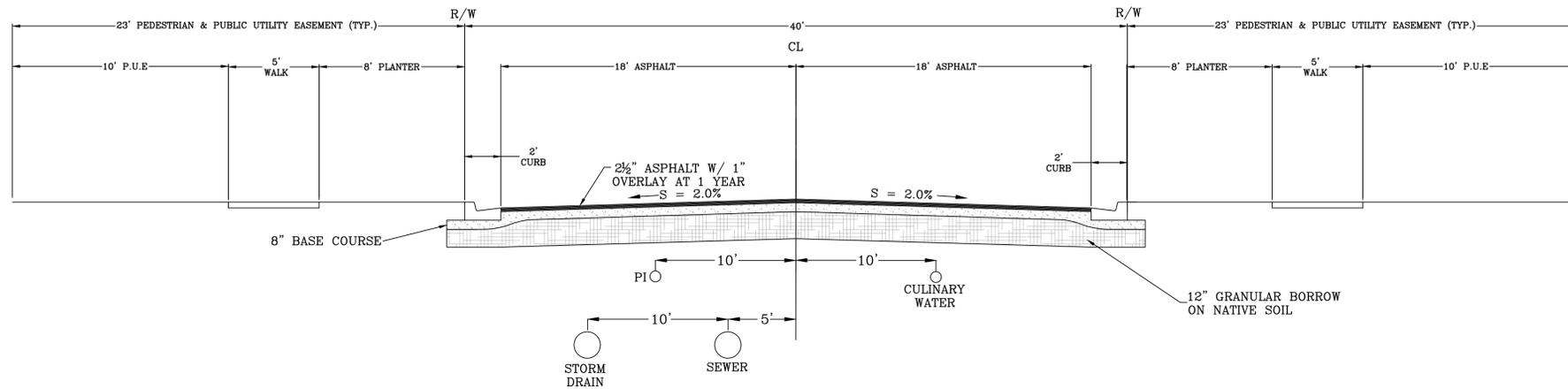
NOT FOR
CONSTRUCTION

HOLLEY SUBDIVISION
 MAPLETON CITY, UTAH COUNTY, UTAH
UTILITY & GRADING PLAN

REVISIONS	
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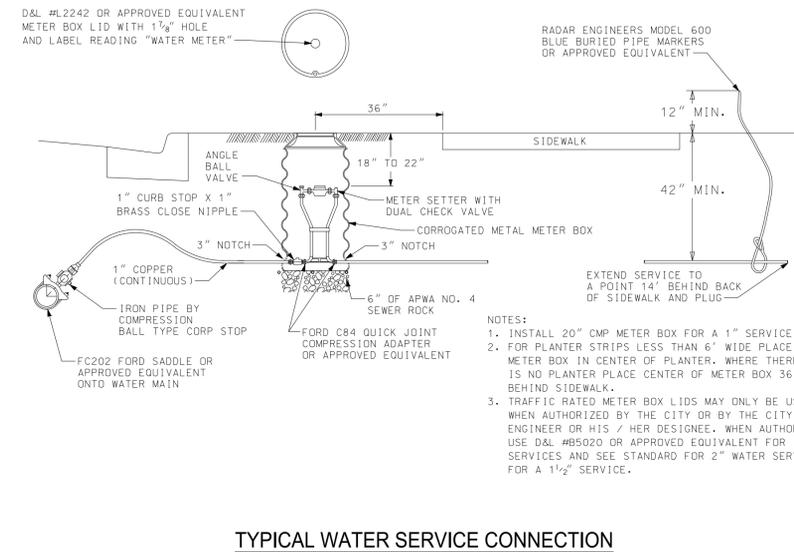
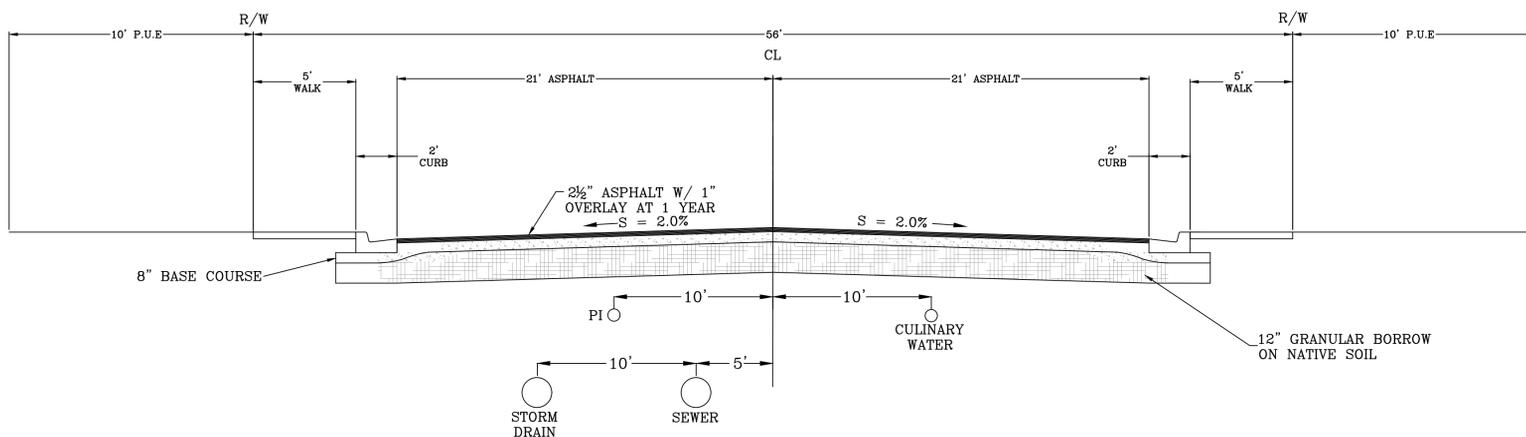
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2015-0085
 DRAWN BY:
JLR
 CHECKED BY:
NKW
 SCALE:
1" = 40'
 DATE:
03/01/2016

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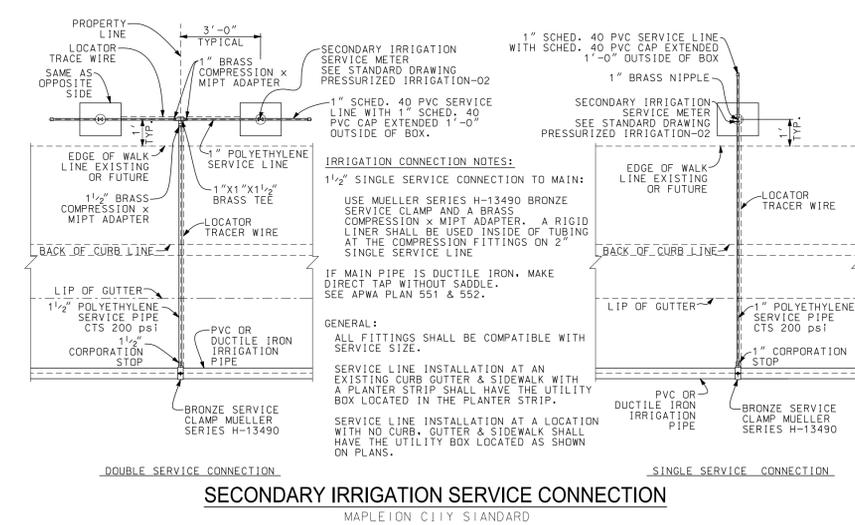
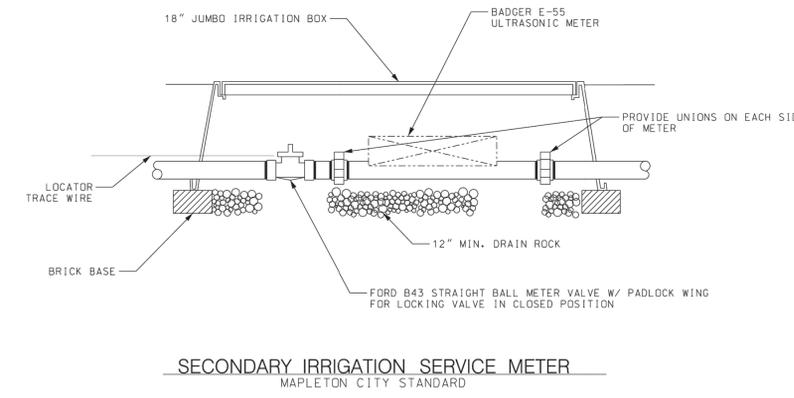
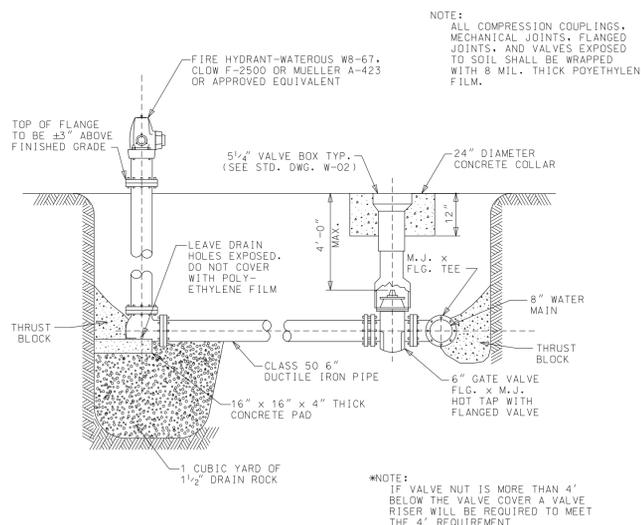
1 40' SECTION MINOR LOCAL (WAYNE DRIVE & HELEN WAY)

2 24" CURB & GUTTER



3 56' SECTION MINOR LOCAL (1750 WEST)

4 WATER SERVICE CONNECTION DETAIL



5 FIRE HYDRANT DETAIL

6 SECONDARY IRRIGATION SERVICE METER DETAIL

7 SECONDARY IRRIGATION SERVICE CONNECTION DETAIL

NO.	REVISIONS
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LEI PROJECT #:	2015-0085
DRAWN BY:	JLR
CHECKED BY:	NKW
SCALE:	N.T.S.
DATE:	03/01/2016

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MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

March 21, 2016 at 8:30am

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

On or about March 2, 2016 Cory Holley resubmitted plans for an 11 lot “Holley Subdivision” subdivision in the RA-2 zone and located at approximately 1750 West Slant Road. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards. **All items that include an * and are bolded are required prior to any public hearings.**

Community Development Division

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

Email: sconroy@mapleton.org

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

Email: btucker@mapleton.org

Please submit revised drawings and the following corrections:

Application Deficiencies:

1. The applicant must submit a cover letter describing the project.
2. **The applicant must submit proof that the taxes are current for the subject property.***
3. **The applicant must submit a completed “Utility Notification Form”. The form is included in the subdivision application packet.***
4. The applicant must submit proof of the ability to dedicate to Mapleton City 13 irrigation shares or water rights prior to plat recording. All irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company (a dedication of .45 acre feet per unit and 2.5 acre feet per irrigable acreage).
5. If the applicant is seeking future reimbursement for specific on-site and off-site improvements, written notification from applicant to city must be received prior to the recording of the final plat.
6. 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 September 2, 2015:

1. **The proposed subdivision includes portions of but not the entirety of parcels 26:059:0061, 26:059:0067 and 26:059:0025. A future development plan must be submitted that shows how the remainder of these parcels will be dealt with, either as future phases or as a part of an adjacent parcel.***
2. It appears that a gaps and/or overlaps exist between the subject parcels and the Ott and Anderson properties located to the east and south, respectively.

Engineering and Public Works Division

Gary Calder, City Engineer, Email: gcalder@mapleton.org

Scott Bird, Public Works Operation Director, Email: sbird@mapleton.org

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

Address the following concerns in revised drawings:

Project: Holley Subdivision

Date: March 21, 2016

Water System:

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

Roadway:

1. Roadway:
 - a. Show mid Street Pedestrian Ramp on east side of 50 North 1750 West intersections.
 - b. Show Mid Street Pedestrian Ramp Detail.

Storm Drain:

1. Remove on Cover Page “Note 9. SUMP DEPTH VARY. SEE PLAN & PROFILES.” (Sumps to be installed per the depth on the standard drawing).
2. Show Storm Drain Pre-Treatment sumps adjacent to inlets instead of sumps in a series on 50 N. Move one sump from series on 50 N. and 1750 W. to the North and South curb tangents on 1750 W. and include a pre-treatment inlets with sumps in 1750 W. Move Sump on East side of 50 N. and 1750 W. intersection from behind sidewalk and place in 1750 W.
4. SWPPP and land disturbance plan will be required.

Miscellaneous:

1. Receive irrigation company approval for work on Irrigation Company ditches
2. 1750 W. sewer may be in conflict with UDOT Drain Pipe without showing actual depth and location of drain.
3. Show location of power poles along south side of subdivision.
2. APWA standards/Mapleton City Addendum applies.

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 13 water shares or converted water rights in the name of Mapleton City in the amount of .45 acre feet per building lot and 2.5 acre feet per irrigable acre for outdoor use. All irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company.
- Payment of engineering inspection fees (\$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).