

City Council Staff Report

May 2, 2018

Applicant: Andrade
Christensen

Location: Approximately
800 West Maple Street

Prepared by: Brian
Tucker

Public Hearing Item: No

Zone: RA-1

ATTACHMENTS

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

REQUEST

Consideration of a resolution approving a rezone to include the TDR-Receiving zone and the approval of the 6 lot Bluth Subdivision, Plat A, located at approximately 780 West Maple Street in the RA-1 Zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 5.97 acres at approximately 800 West Maple Street and includes the existing home at 782 West Maple. The property is located north of the existing home and is along the right of way for the 800 West corridor. Three of the new lots are proposed to be 1 acre lots with the remaining two new lots consisting of .78 and .89 acres. The existing home will continue on a lot reduced only by the required street dedications for 800 West and Maple Street. This existing lot will be reconfigured to allow the construction of 800 West, one half + 7' of which will be constructed as a result of this subdivision. The applicant will dedicate one TDR to create the two new lots lacking the required 1 acre. The Mapleton Fields Subdivision, Plat "B" had previously been approved for this property.

The RA-1 zone requires 1 acre lots but lots as small as ½ acre are allowed through the TDR program. This project requires a recommendation by the Planning Commission and a final approval from the City Council.

EVALUATION

General Plan: The General Plan indicates that this property should develop in a low-density manner. The proposed ½ acre lots are very much in line with this indication. The characteristics of the "Low Density Residential" land use category indicated by the General Plan "include low density single family homes with ample open spaces and setback requirements meant to provide adequate spacing between dwellings, and houses of worship. A higher density than one dwelling per acre may be allowed pursuant to a development agreement or with the use of "Transferable Development Rights" (TDR's) and zone overlay of TDR-R. In order to allow animals and residential agricultural uses on all lots, lots smaller than 21,780 square feet should not be allowed, even with TDR's or development agreements.

Zoning: Lots located within the RA-1 zoning district have a minimum lot requirement of 1 acre and minimum width of 125'. With the TDR Receiving Overlay Zone the lots have a minimum lot area requirement of 21,780 square feet and a minimum width of 100 feet as allowed by Mapleton City Code (MCC) Chapter 18.32.050.

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

Planning Commission Recommendation: The Planning Commission unanimously recommended approval of the subdivision and the zone change to include the TDR-R Overlay.

STAFF RECCOMENDATION

Adopt the attached Resolution.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes shall be addressed prior to plat recording.

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. 2018-

A RESOLUTION APPROVING A REZONE TO INCLUDE THE TDR-RECEIVING ZONE AND THE APPROVAL OF THE 6 LOT BLUTH SUBDIVISION, PLAT "A", LOCATED AS APPROXIMATELY 780 WEST MAPLE STREET IN THE RA-1 ZONE.

WHEREAS, title 17 of the Mapleton City Code (MCC) outlines the process and requirements for subdivision approval; 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 General Plan designation for the property is low density residential; and

WHEREAS, the property is zoned RA-1 and can be rezoned to include the TDR-R Overlay; and

WHEREAS, the project complies with the General Plan and the RA-1 (TDR-R) zoning standards; and

WHEREAS, the Planning Commission has reviewed this project and has recommended approval to the City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the Preliminary Plat for the Bluth Subdivision, Plat "A" with the findings and conditions as outlined in the staff report dated May 2, 2018.

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

This 2nd Day of May, 2018.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

BLUTH SUBDIVISION

A RESIDENTIAL SUBDIVISION

MAPLETON, UTAH

PRELIMINARY PLAN SET

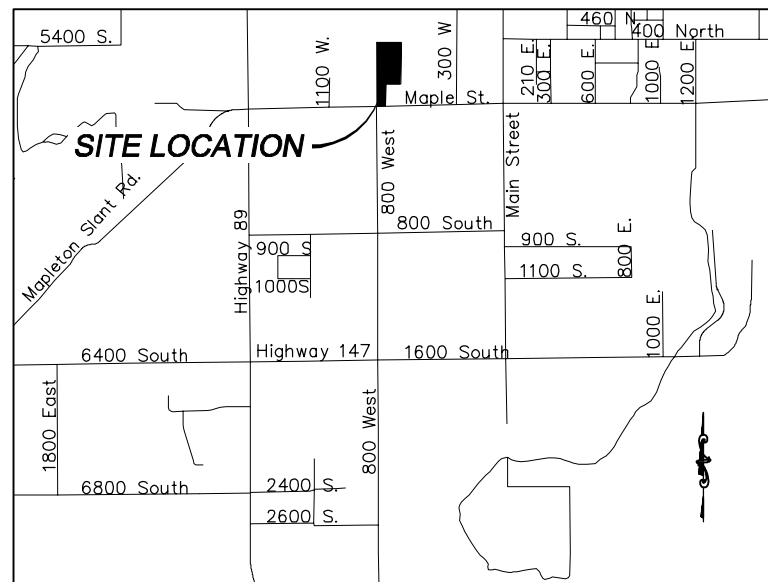
MARCH 2018

-SHEET INDEX-

LEGEND

	SET SUBDIVISION MONUMENT
	FOUND BRASS CAP
	SET 5/8" IRON PIN
	CALCULATED POINT, NOT SET
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	PROPOSED STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED ADS STORM DRAIN W/MH
	PROPOSED PVC SDR-35 SEWER W/MH
	CULINARY WATERLINE
	PRESSURIZED IRRIGATION WATERLINE

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	SITE PLAN SHEET
4	UTILITY PLAN
5	GRADING PLAN
6	EXISTING TOPOGRAPHY
7	DETAIL SHEET
8	DETAIL SHEET
9	DETAIL SHEET
PP-01	STREET PLAN & PROFILE - MAPLE STREET - STA. 10+00 TO 11+50
PP-02	STREET PLAN & PROFILE - 800 WEST STREET - STA. 10+00 TO 15+00
PP-03	STREET PLAN & PROFILE - 800 WEST STREET - STA. 15+00 TO 19+44.44

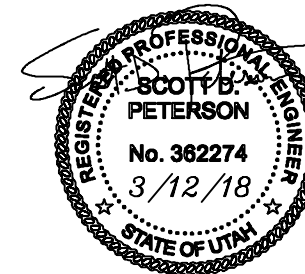


VICINITY MAP

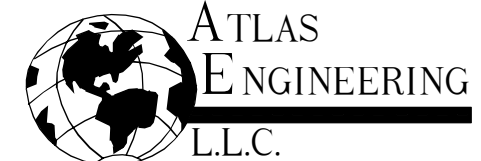
-NTS-

NOTES:

- DO NOT INSTALL FLOOR SLAB BELOW EXISTING GROUND SURFACE.
- CLEARING AND GRUBBING WILL BE REQUIRED PER GEOTECHNICAL STUDY.
- PRESSURE IRRIGATION SHALL BE 8" PVC C-900/905 SDR 18.
- CONCRETE COLLARS REQUIRED ON ALL WATER VALVES AND MANHOLES.
- GRANULAR BORROW IS REQUIRED FOR ALL FILL OF TRENCHES AND ROADWAY. (A-1-a, A-1-b, A-2-b AND A-3)
- MAPLETON/APWA STANDARDS WILL APPLY.
- SWPPP AND LAND DISTURBANCE PERMIT WILL BE REQUIRED.
- ANY ROADWAY CUTS SHALL BE TYPICAL T-TRENCH REPAIRS PER APWA#381.
- PRESSURIZED IRRIGATION VALVES TO HAVE IRRIGATION LID.
- CULINARY SHALL BE 8" PVC C-900.
- AS-BUILTS ARE TO BE COLLECTED AT THE DEVELOPER'S EXPENSE ON ALL UTILITY APPURTENANCES PRIOR TO BACKFILL AND DELIVERED ELECTRONICALLY TO THE CITY'S ENGINEER.



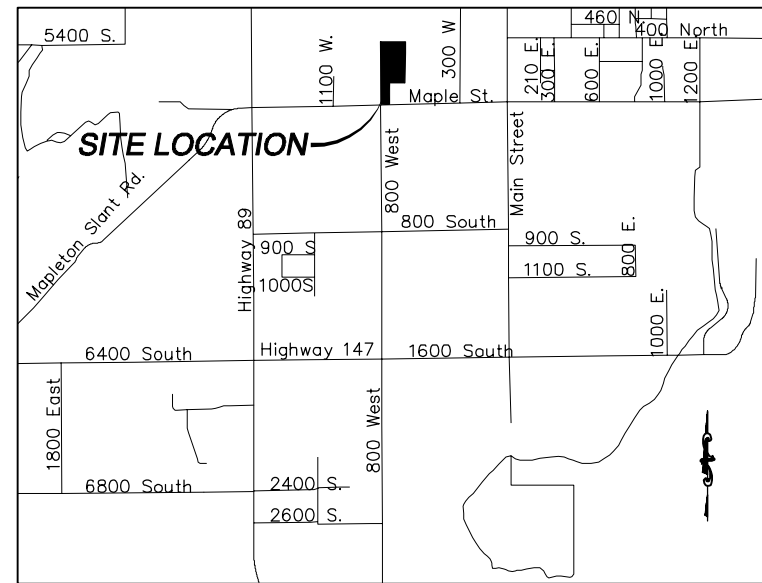
DEVELOPER
 ANDRADE CHRISTENSEN
 andradeic9@gmail.com
 801-787-6728



PHONE: 801-655-0566
 FAX: 801-655-0109
 946 EAST 800 NORTH
 SUITE A
 SPANISH FORK, UT 84660

LEGEND

- ▲ CALCULATED POINT
- SET 5/8 REBAR AND CAP
- SET 1/2" PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EXISTING DEED LINE
- EXISTING STREET CENTERLINE
- 1 PROPOSED LOT NUMBERS
- 1855 S ADDRESS
- ☼ SET STREET MONUMENT
- ▨ AREA DEDICATED TO MAPLETON CITY FOR ROADWAY PURPOSES



VICINITY MAP
-NTS-

SURVEYORS CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE _____

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 HERON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 2018.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH S.S.

ON THE _____ DAY OF _____, A.D. 2018, I PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH (SEAL)

COMMISSION NUMBER _____ FULL NAME-PRINTED _____

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. 2018.

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2018, BY THE MAPLETON CITY ENGINEER.

CITY ENGINEER _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2018, BY THE _____ PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION _____

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2018, BY THE MAPLETON CITY COMMUNITY DEVELOPMENT DIRECTOR.

COMMUNITY DEVELOPMENT DIRECTOR _____

BLUTH SUBDIVISION

A SINGLE FAMILY DEVELOPMENT
MAPLETON, UTAH COUNTY, UTAH

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN CONTAINING 5 LOTS, AND 5.97 ACRES

DOMINION ENERGY COMPANY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED _____
DOMINION ENERGY COMPANY

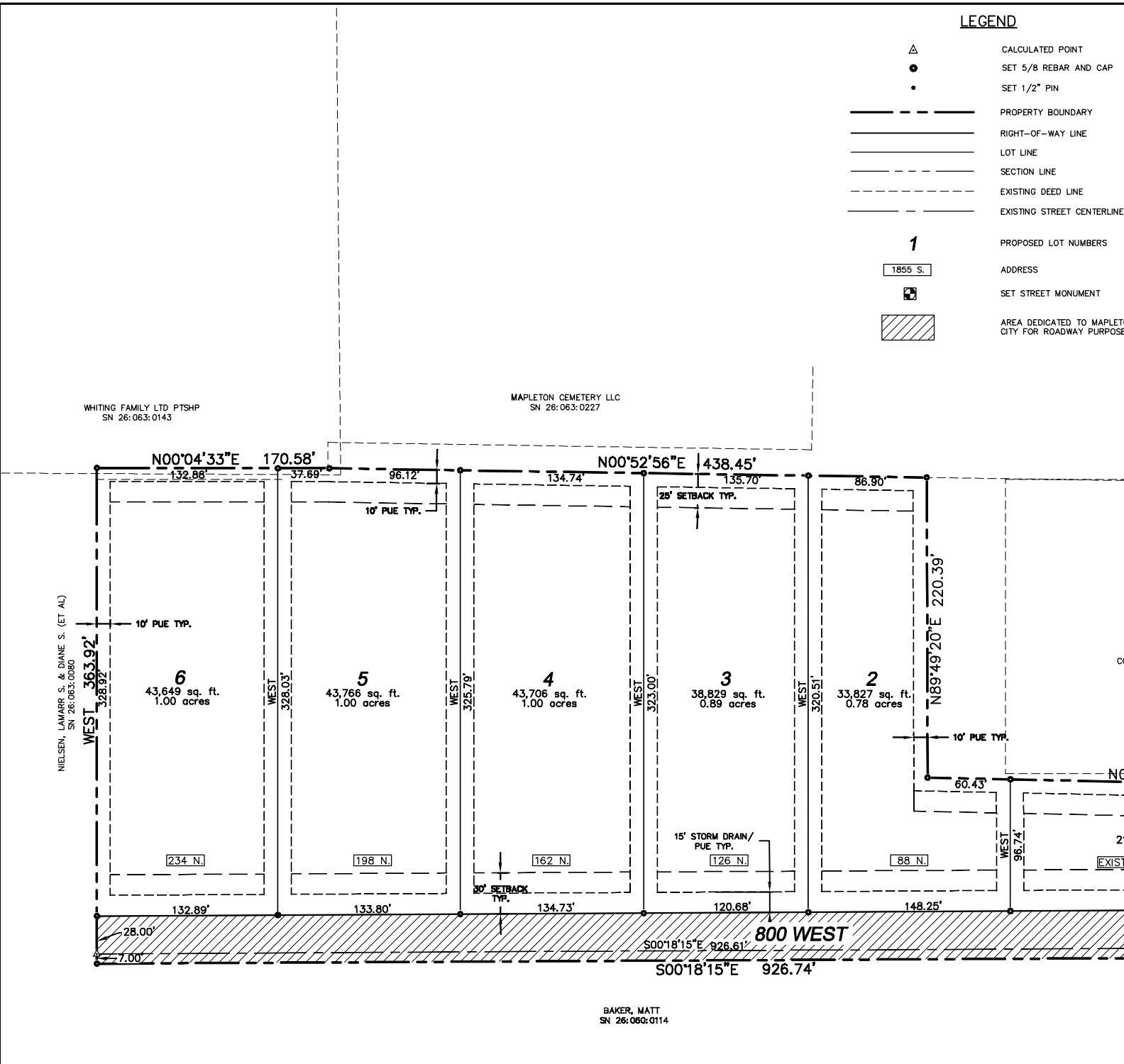
ACCEPTANCE BY UTILITIES

APPROVED _____ APPROVED _____
ROCKY MOUNTAIN POWER CENTURYLINK

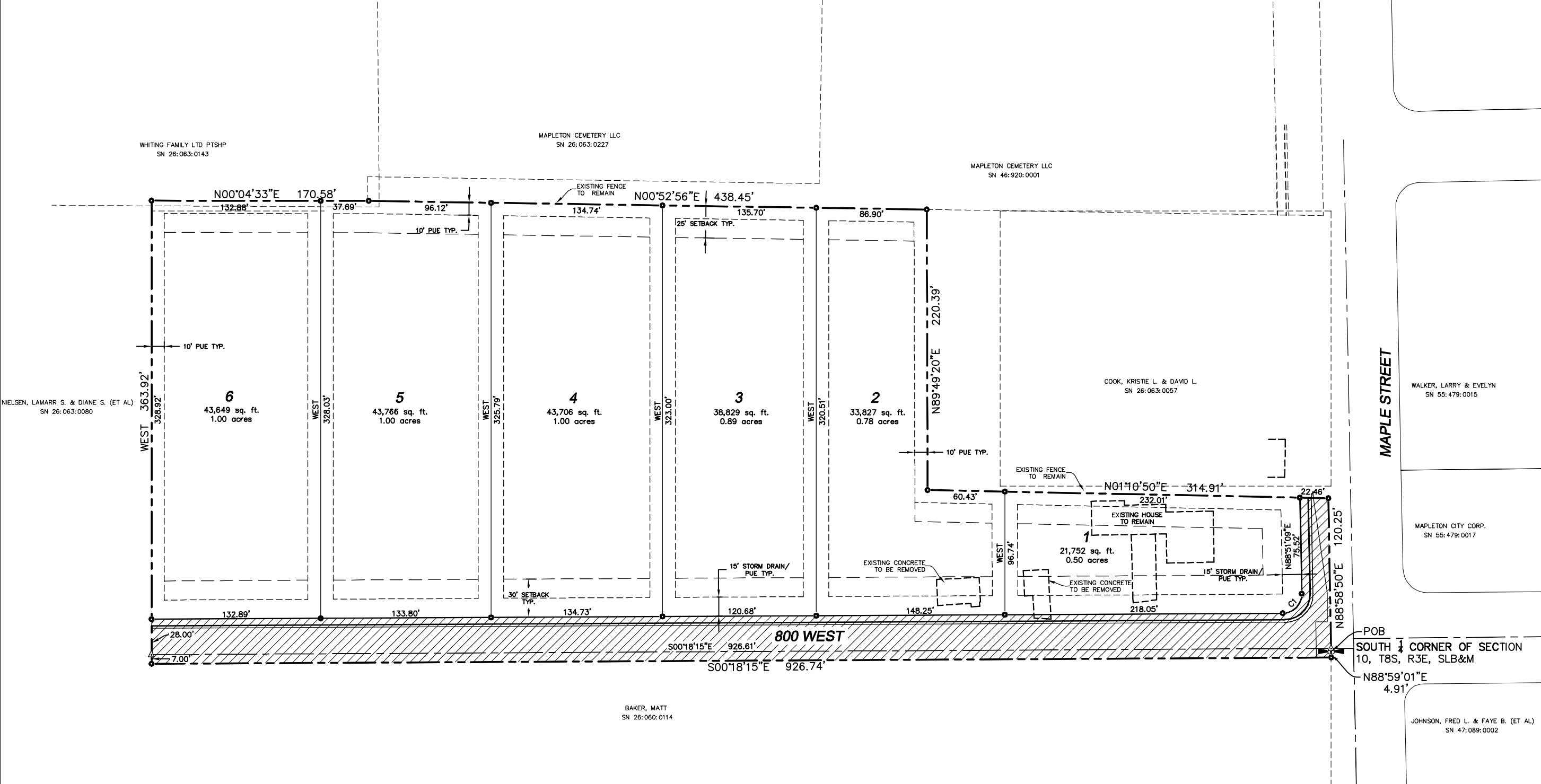
APPROVED _____ APPROVED _____
COMCAST MAPLETON IRRIGATION

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE N88°58'50"E 120.25 FEET; THENCE N01°10'50"E 314.91 FEET; THENCE N89°49'20"E 220.39 FEET, THENCE N00°52'56"E 438.45 FEET; THENCE N00°04'33"E 170.58 FEET; THENCE WEST 363.92 FEET THENCE S00°18'15"E 926.74 FEET; THENCE N88°59'01"E 4.91 FEET TO THE POINT OF BEGINNING. CONTAINS 5.97 ACRES OF LAND.

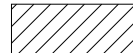


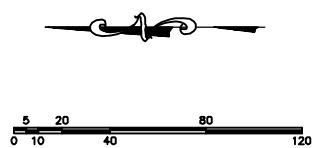
NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			



BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE N88°58'50"E 120.25 FEET; THENCE N01°10'50"E 314.91 FEET; THENCE N89°49'20"E 220.39 FEET, THENCE N00°52'56"E 438.45 FEET; THENCE N00°04'33"E 170.58 FEET; THENCE WEST 363.92 FEET THENCE S00°18'15"E 926.74 FEET; THENCE N88°59'01"E 4.91 FEET TO THE POINT OF BEGINNING. CONTAINS 5.97 ACRES OF LAND.

 ROW TO BE DEDICATED TO MAPLETON CITY



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

WHITING FAMILY LTD PTSHP
SN 26:063:0143

MAPLETON CEMETERY LLC
SN 26:063:0227

MAPLETON CEMETERY LLC
SN 46:920:0001

COOK, KRISTIE L. & DAVID L.
SN 26:063:0057

WALKER, LARRY & EVELYN
SN 55:479:0015

MAPLETON CITY CORP.
SN 55:479:0017

BAKER, MATT
SN 26:060:0114

JOHNSON, FRED L. & FAYE B. (ET AL)
SN 47:089:0002

NIELSEN, LAMARR S. & DIANE S. (ET AL)
SN 26:063:0080

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

January 23, 2018 at 8:30am

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

On January 9, 2018 Ararade Christensen submitted plans for the 6 lot “Bluth Subdivision” in the RA-1 zone and located at approximately 800 West Maple Street. 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 complete subdivision application, including:
 - a. **The applicant must submit a signed copy of the Acknowledgement of Requirements found in the application packet.***
 - b. **The applicant must submit a signed and notarized Property Owner Affidavit to verify ownership. The Property Owner Affidavit is found in the application packet.***
 - c. **The applicant must submit a completed “Utility Notification Form”, including the Utah Department of Transportation (Maple Street is a State Highway). The form is included in the subdivision application packet.***
 - d. **The applicant must submit a preliminary title report or policy of title insurance.***
 - e. **The applicant must submit proof that the taxes are current for the subject property.***
2. As directed by the Mapleton City Engineer, the applicant must submit preliminary storm water drainage plans and calculations designed for a 100 year storm event.
3. As directed by the Mapleton City Engineer, the applicant must submit a Geotech Report addressing soil conditions and ground water.
4. The applicant must submit plans to RB&G Engineering (801-374-5771) to be inputted into the City’s water model. The applicant shall be responsible for the cost of this review.
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 January 9, 2018:

1. **Lot 2 is quite narrow starting about 97’ back from the proposed 800 West. In addition to this lot being irregular, there is a question about whether or not a home**

typical for this size of lot is feasible. The applicant must demonstrate that the buildable area on the lot is sufficient for a reasonable size home. As the applicant and staff have discussed, Lot 1 is considered to be an existing non-conforming lot and so long as the degree of non-conformity is not increased this lot does not need a TDR Certificate. Single Lot 2 does need a TDR Certificate and since an applicant cannot dedicate only ½ of a TDR Certificate, Staff encourages the applicant to widen lot 2 at the expense of lot 3, provided that lot 3 maintains no less than 1/2 acre of land area and 100' feet of width/frontage.*

- 2. A Final Plat must be submitted in accordance with state law and The Utah County Recorder's Requirements.***
 - a. An "Owner's Dedication" block must be included on the Final Plat in accordance with state law and The Utah County Recorder's.
 - b. Signature blocks/lines must 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) must be included.
 - c. Signature blocks/lines must be included for approval by the "Planning Commission Approval" in accordance with state law and Utah County's Requirements. Lines for signatures by the Planning Commission Chairman and Community Development Director must be included.
 - d. 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.
 - e. Signature blocks/lines for Rocky Mountain Power, Century Link, Comcast, Questar Gas, and Mapleton Irrigation need to be included on the final plat. These utility/service providers/infrastructure owners may have requirements for their respective signatures.
3. An assigned address list is attached to these comments. Please label the lots accordingly.
4. The Township in the boundary description does not match the Township called out on the plat.

Engineering and Public Works Division

Steven Lord, City Engineer, Email: slord@mapleton.org

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

Please address the following concerns in revised drawings:

Project: Bluth Subdivision Date: January 23, 2018

1. Please provide a sleeve beyond the R-Tanks for the PI and Water laterals.
2. Please locate the existing sewer lateral to lot 1 or provide a new sewer lateral connection.
3. Please install a fire hydrant at the corner of Maple Street and 800 West.
4. Remove existing power pole at approximate station 12+40 on 800 West. IT is currently located in the proposed sidewalk.
5. Please label proposed street light locations.
6. What material are you proposing for the 8" culinary water line?
7. TBC grade must be minimum 0.4%.
8. Please include R-Tanks in profile.
9. Street sections should be 3" asphalt on 8" untreated base course.

10. Please install a 2" drain line at low point of Secondary Water main, drained into a curb inlet.
11. Curb inlets should be placed every 300'.
12. As-builts are to be collected at the developer's expense on all utility appurtenances prior to backfill and delivered electronically to the City Engineer.
- 13. *Please provide a Geotechnical Report.**
- 14. *Please provide a Drainage Report.**

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 9.5 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 (\$200 per lot).
- Payment of street light fee (\$450 per lot).
- Submit a SWPPP and Land Disturbance application and fee (\$500). Contact JD Shepherd 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).
- Coordinate with the Postal Service regarding location of cluster mailbox (CBU). The purchase and placement of the CBU is the responsibility of the developer (see attached letter).