

Planning Commission Staff Report

February 28, 2019

Item 7

Applicant: Evan Roundy

Location: Approx. 2200 E
Maple Canyon Rd

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: N

Zone: CE-1

Attachments:

1. Standard Findings.
2. Application materials and preliminary plans.
3. DRC Comments.

REQUEST

Consideration of a Preliminary Plat application for the Roundy Estates Plat “A” subdivision consisting of one lot located at approximately 2200 East Maple Canyon Road in the Critical Environmental (CE-1) Zone.

BACKGROUND AND PROJECT DESCRIPTION

The Roundy family owns a 32 acre parcel on the east side of Mapleton that is largely undeveloped. 18 acres of the property is in the Agricultural-Residential (A-2) zone and is relatively flat. As the property moves east it includes a steep portion of the Mapleton bench with approximately eight acres of property above the bench. Just east of the property is the Maple Canyon parking lot that is owned and maintained by the Forest Service.

The applicants are proposing a Preliminary Plat that would subdivide the upper portion as a single 8.6 acre lot to accommodate a new residential dwelling. The remaining property may be further subdivided at a later time.

EVALUATION

General Plan: The proposed lot is designated as “Critical Environmental” in the General Plan. This designation is meant for environmentally sensitive property and should be protected as open space to the extent possible. The designation does allow for residential development with a minimum lot size of at least three acres.

CE-1 Zone: The subject lot is located in the CE-1 zone. This zone requires a minimum lot size of three acres and a minimum frontage of 250 feet. The proposed lot complies with these minimums. The CE-1 zone includes several restrictions on residential construction that will apply to the new home on the lot. Some of these restrictions include:

- Home cannot be built on a fault line;
- New buildings must be at least 250’ from the crest of the bench;
- Exterior materials shall blend with natural materials and predominant colors and hues of the surrounding foothills; and
- Limited exterior lighting.

Access: The proposed lot has frontage on Maple Canyon Road. The frontage slopes steeply up from the road and makes a driveway access difficult. The applicant is working with the Forest Service to gain access through the parking lot, which would allow a driveway with a much gentler slope. Staff has added a special condition regarding access.

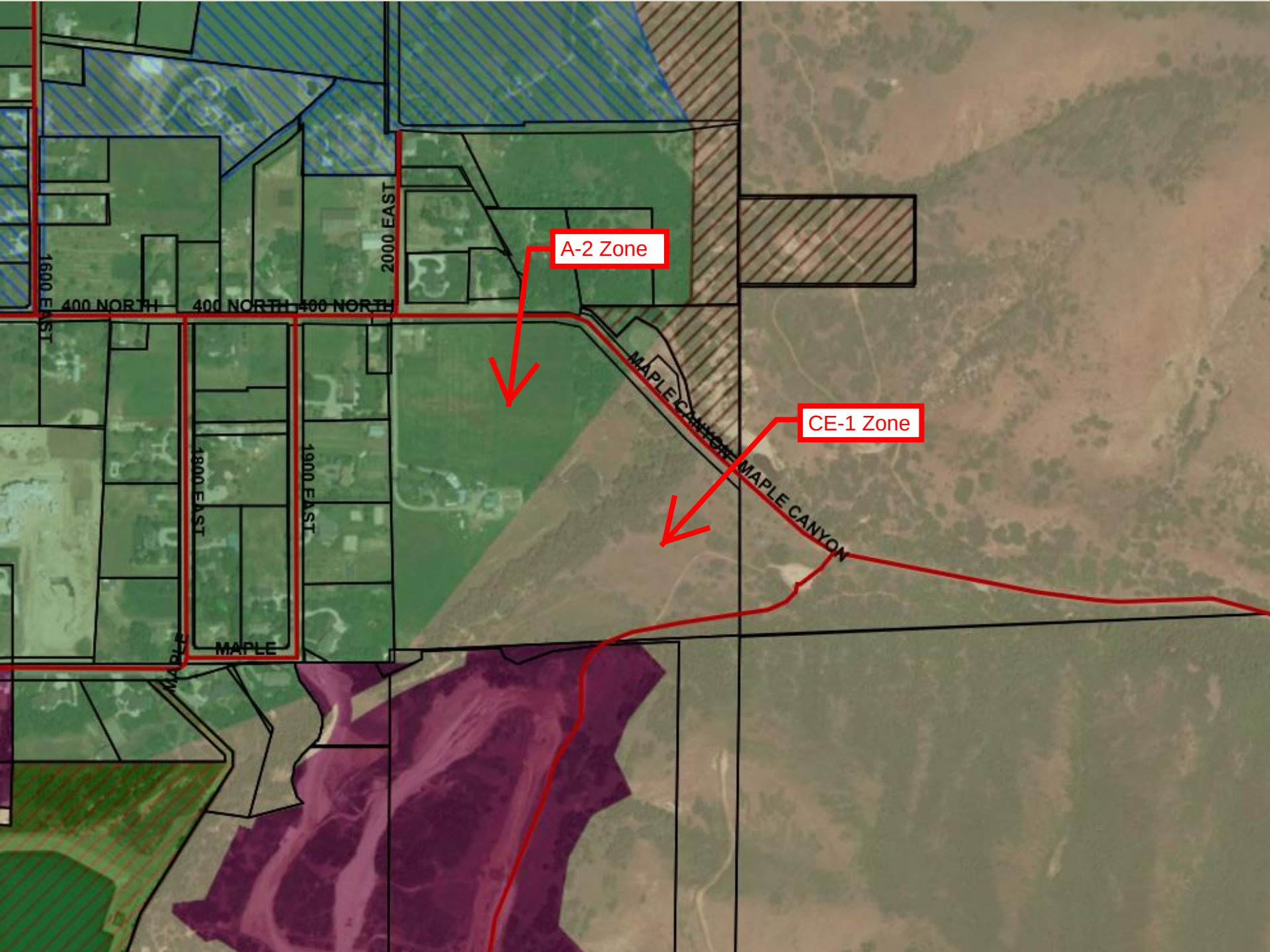
STAFF RECCOMENDATION

Approve the Preliminary Plat with the attached special conditions.

SPECIAL CONDITIONS

1. The applicant shall comply with all outstanding DRC comments.
2. The applicant shall provide evidence of legal access through Forest Service property 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.	✓



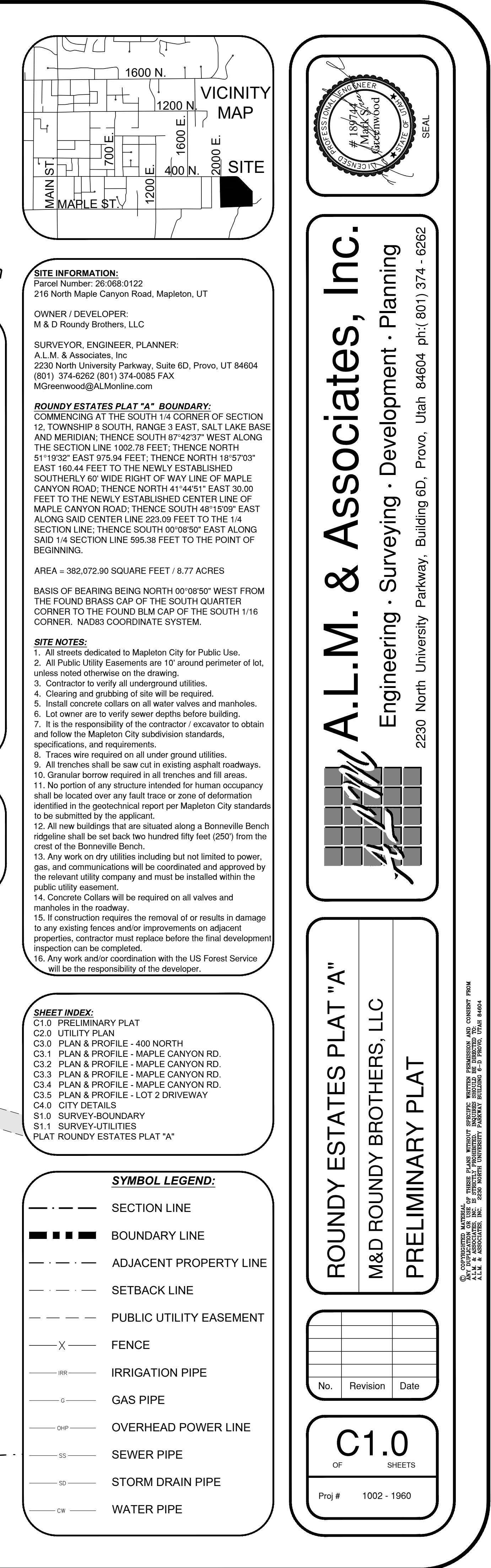


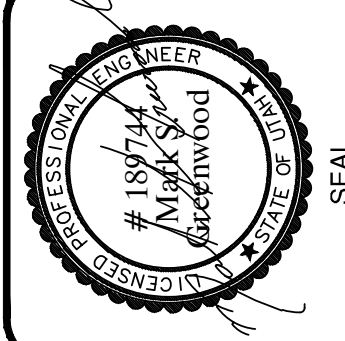
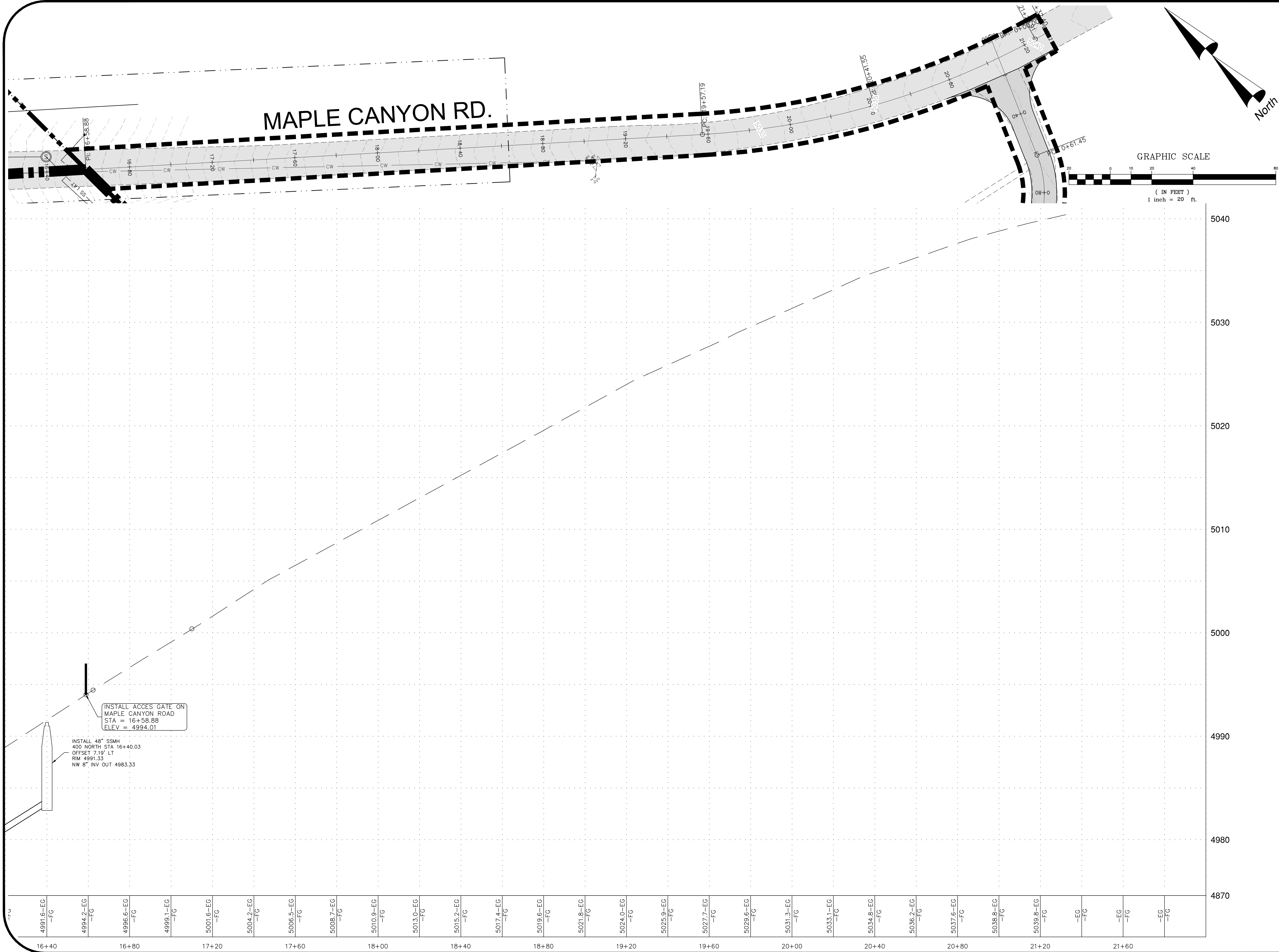


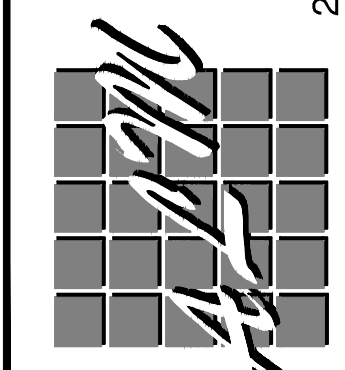
New Lot Frontage



Forest Service
Parking Lot,
proposed access
point



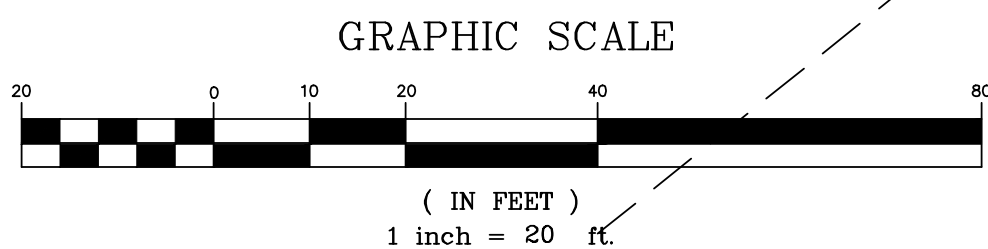
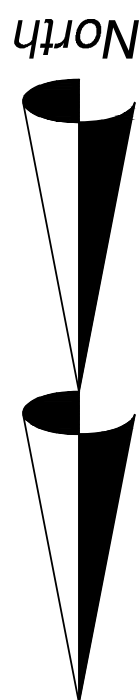
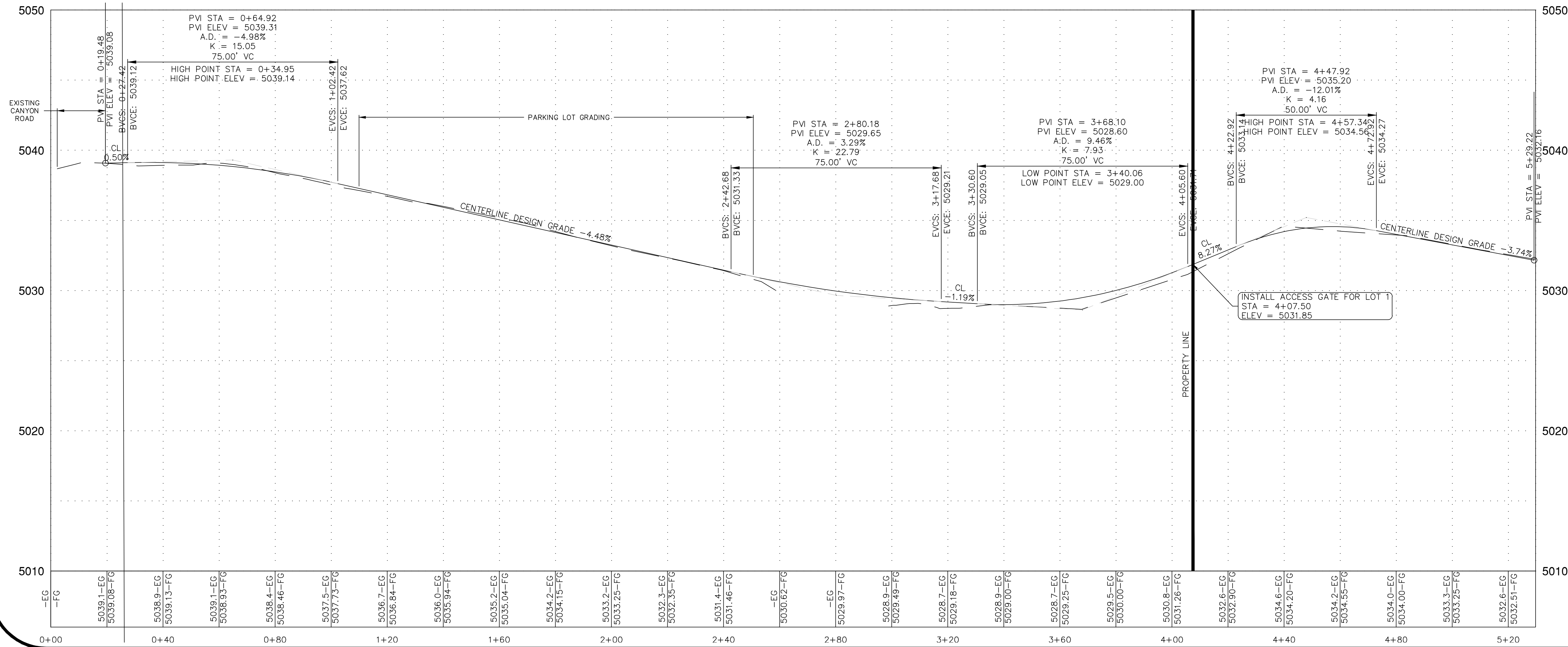
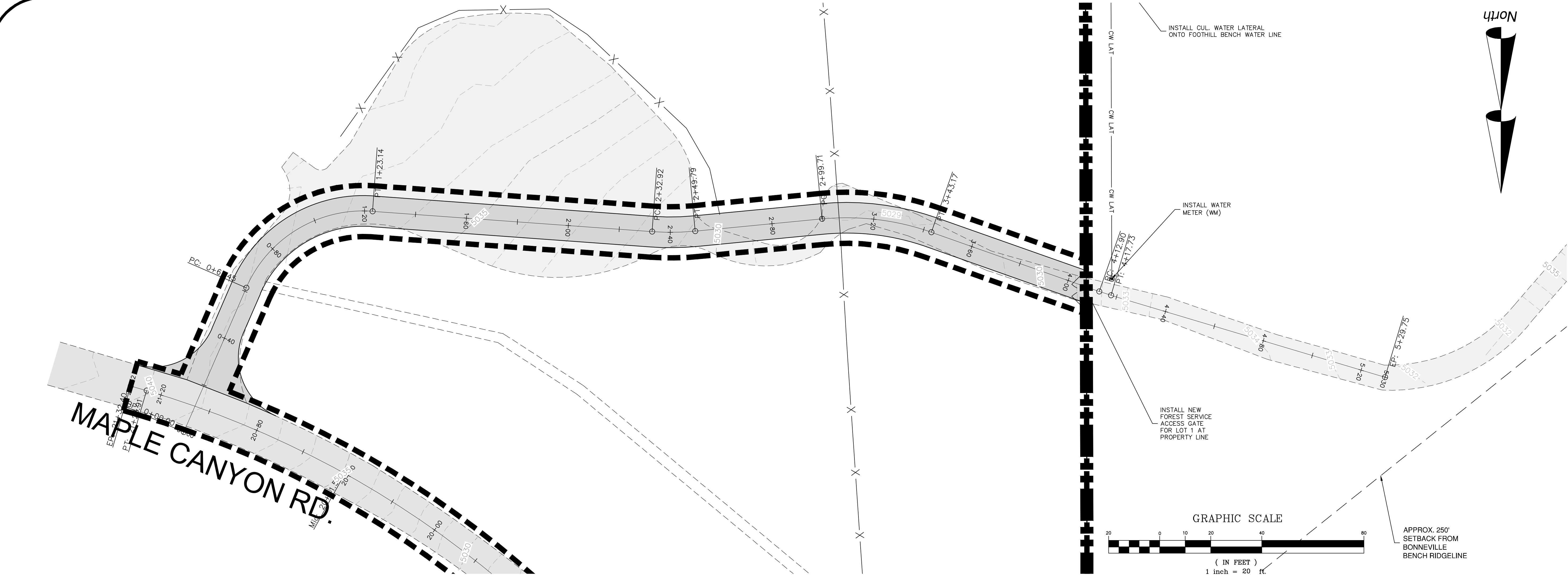


**A.L.M. & Associates, Inc.**
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374-6262

ROUNDY ESTATES PLAT "A"
M & D ROUNDY BROTHERS, LLC
PLAN & PROFILE - MAPLE CANYON

No.	Revision	Date

C3.4
OF SHEETS
Proj #



APPROX. 250' SETBACK FROM BONNEVILLE BENCH RIDGELINE



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ROUNDY ESTATES PLAT "A"

M & D ROUNDY BROTHERS, LLC

PLAN & PROFILE - LOT 2 DRIVEWAY

No.	Revision	Date

C3.5
OF SHEETS

Proj #

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

January 24, 2019 at 8:30am

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

On January 14, 2019 revised plans were submitted for the Roundy Estates subdivision consisting of 1 lot. 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. Items listed in ***bold** must be submitted prior to scheduling a hearing with the Planning Commission.

Community Development Division

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

Email: sconroy@mapleton.org

Please submit revised drawings and the following corrections:

1. I apologize, I gave you the wrong address last time for lot 2. On the final mylar please have the address as 2204 E.
2. Please indicate how the new lot will be accessed (through Forest Service lot?).

Engineering and Public Works Division

Steven Lord, P.E. Public Works Director/City Engineer, Phone (801) 489-6253

Email: slord@mapleton.org

Missing Items from Submitted Plan Set

1. ***The applicant must submit a geotechnical report per Mapleton City standards.**

Water/PI

1. Please show connection to future Foothill Bench Waterline for culinary water, this connection cannot be a direct lateral.

Details

1. Please contact City Engineer for updated Mapleton City standard drawings.

General

(These items are intended for reference purposes only. Notice to proceed with construction will not be given until these items are either noted on the plans or discussed in a pre-construction meeting).

1. An excavation permit, available online at www.mapleton.org will be required for all work performed in the city right-of-way.
2. All utility crossings will be marked with etchings in the back of curb.
3. Please follow APWA standards and specifications unless otherwise identified in the Mapleton City Supplement to APWA Standards and Specifications available online at www.mapleton.org.

4. Electronic As-Built drawings of any and all utility connections and appurtenances will be required prior to the approval of final inspection.
5. Any work on Mapleton Irrigation Company ditches will be approved by the Irrigation Company.
6. Any work on dry utilities including but not limited to power, gas, and communications will be coordinated and approved by the relevant utility company and must be installed within the public utility easement.
7. Concrete Collars will be required on all valves and manholes in the roadway.
8. The applicant must submit plans to RB&G Engineering (801-374-5771) to be added into the City's water model. The applicant shall be responsible for the cost of this review.
9. The applicant must submit a Storm Drain report certifying that the proposed Storm Drain design will accommodate the 100-year storm.
10. The applicant must submit a geotechnical report per Mapleton City standards.
11. Any work in UDOT Right-of-Way will require a separate UDOT access and encroachment permit.
12. Please ensure 10' separation between culinary water and sanitary sewer lines.
13. A maintenance plan and agreement will be required and recorded for all storm drain retention basins.
14. A note must be placed on the plans to identify any existing fences and/or improvements on adjacent properties. If construction requires the removal of or results in damage to these items, they must be replaced before the final development inspection can be completed.
15. A stamped and signed plan set will be delivered electronically to the City Engineer prior to commencement of any construction.
16. Any work and/or coordination with the US Forest Service will be the responsibility of the developer.

Prior to plat recording:

- ☐ Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- ☐ Obtain final plat approval from the DRC.
- ☐ 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. An additional impact fee of \$6,968 will be required at the time of building permit issuance.
- ☐ Submittal of water shares/rights (.45 acre feet for indoor and 2.5 acre feet per irrigable acre for outdoor).
- ☐ Payment of \$200 for engineering inspection fees.
- ☐ Payment of \$450 per lot for street light fees.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for \$31.00.