

Planning Commission Staff Report

February 28, 2019

Item 4

Applicant: Irwin Brooks

Location: 2044 West 1900 South

Prepared by: Brian Tucker

Public Hearing Item: No

Zone: RA-1

ATTACHMENTS

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

REQUEST

Consideration of a request for Preliminary Plat approval for the Valley View Estates Amended Subdivision, Plat B, a 2-lot subdivision located at 2044 West 1900 South in the RA-1 Zone.

BACKGROUND AND PROJECT DESCRIPTION

On September 5th, 2018, the Mapleton City Council rezoned the Valley View Estates Subdivision and the surrounding area from A-2 to RA-1. Many of the two acre lots within this area are now able to be divided into two smaller, 1 acre lots. The applicant, Irwin Brooks, would like to divide his existing 2.41-acre lot to create a lot for his daughter to build a home. He will retain the home and 1.41 acres and will create a 1-acre lot for a new home.

On January 16, 2019, the Mapleton City Council approved an amendment to the subdivision ordinance that would allow the City Engineer to waive the requirements for curb, gutter and sidewalk for the creation of no more than one lot in an existing subdivision. The City Engineer has indicated that he will waive the improvement requirements for this subdivision. This project requires a final approval from the Planning Commission.

EVALUATION

General Plan: The General Plan indicates that this property should develop in a low-density manner. The proposed 1 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.

Zoning: Lots located within the RA-1 zoning district have a minimum lot requirement of 1 acre and minimum width of 125’. Each of the lots meet there standards.

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

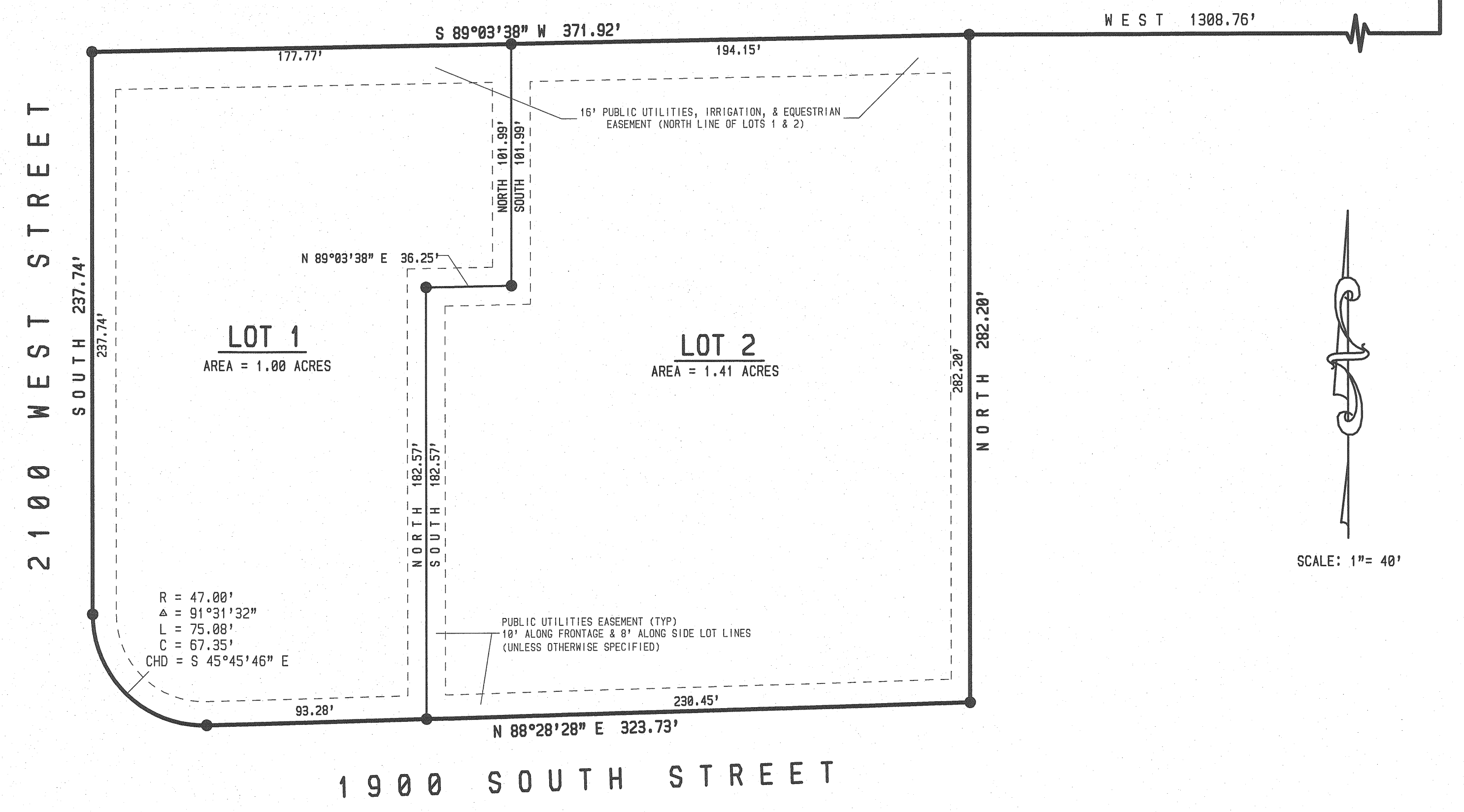
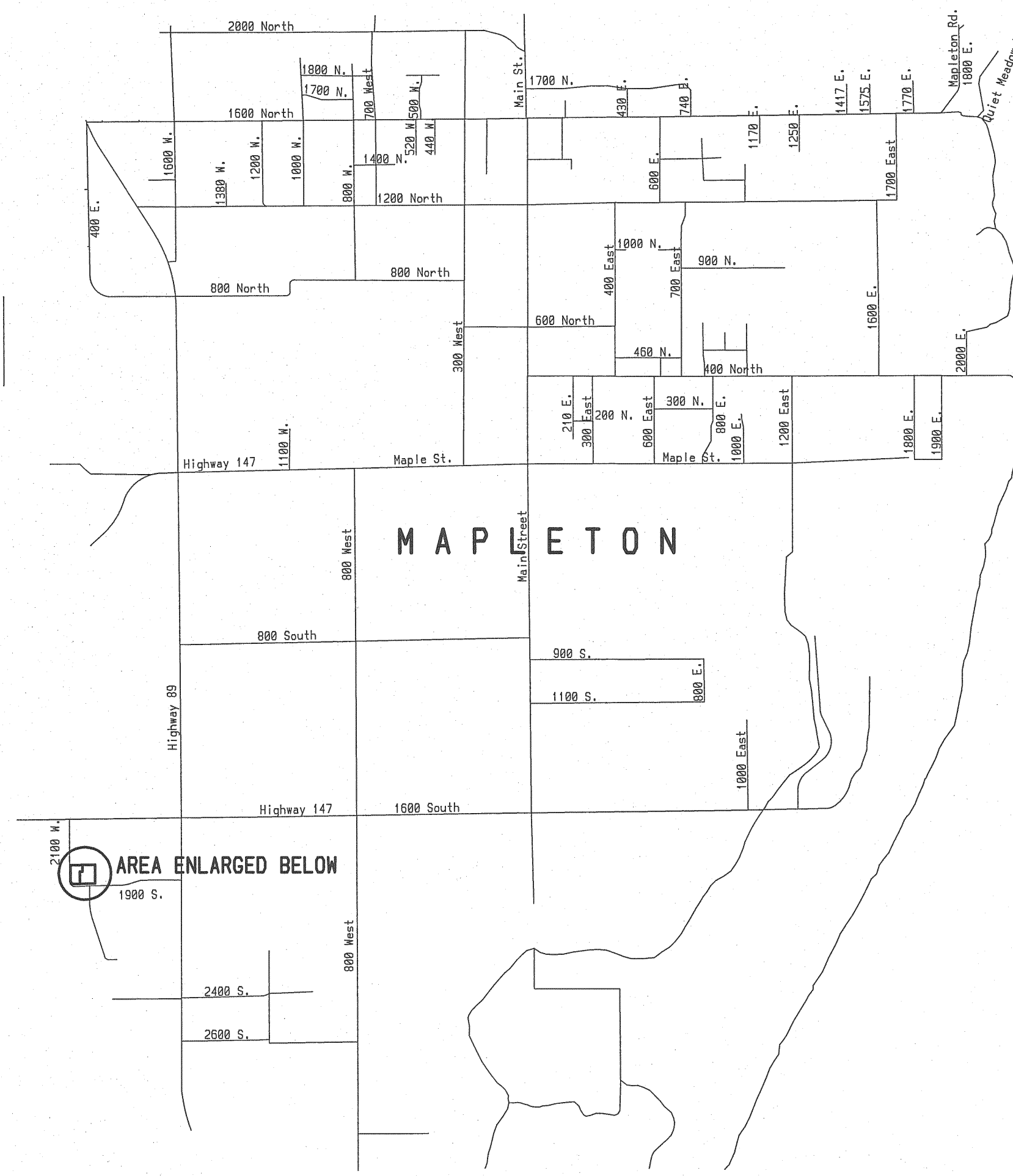
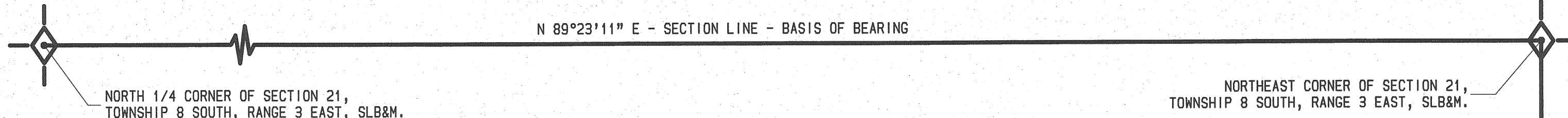
STAFF RECCOMENDATION

Approve of the Preliminary Plat for the Valley View Estates Amended Subdivision, Plat “B” with the attached findings and conditions.

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.	✓



DOMINION ENERGY APPROVAL

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF ITS RIGHTS-OF-WAY AND EASEMENT AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT 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) OR BY PRESCRIPTION. QUESTAR MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER 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 NATURAL GAS SERVICE. FOR FURTHER INFORMATION, INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS OF WAY, PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____.
DOMINION ENERGY
BY _____
TITLE _____

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF LOT 4, VALLEY VIEW ESTATES, PLAT A, WHICH POINT LIES SOUTH 8° 22'34" WEST 704.08 FEET ALONG THE SECTION LINE AND WEST 1308.76 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 89°03'38" W	371.92'	ALONG THE NORTH LINE OF SAID LOT 4
S O U T H	237.74'	ALONG THE WEST LINE OF SAID LOT 4
SOUTHEASTERLY	L = 75.08'	R = 47.00', Δ = 91°31'32", CHD = S 45°45'46" E 67.35' (L)
N 88°28'28" E	323.73'	ALONG THE SOUTH LINE OF SAID LOT 4
N O R T H	282.20'	ALONG THE EAST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.
AREA = 2.41 ACRES		

BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE, N 89°23'11" E BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M. (NAD 83)

DATE SEP 19, 2018 SURVEYOR BARRY L. PRETTYMAN
(See Seal Below)

OWNERS' 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, BLOCKS, 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 SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGEMENT

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 _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER _____ PRINT NAME _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MAPLETON CITY, 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____

ATTEST _____
MAYOR _____ CLERK-RECORDER (See Seal Below)

APPROVED _____ CITY ENGINEER (See Seal Below)

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES MAY BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTIONS WHICH INTERFERE WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

ROCKY MOUNTAIN POWER & LIGHT _____
DOMINION ENERGY _____ COMCAST _____
MAPLETON IRRIGATION _____ CENTURY LINK _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

PLAT "B"

VALLEY VIEW ESTATES AMENDED
(BEING AN AMENDMENT OF LOT 4, VALLEY VIEW ESTATES PLAT A)

MAPLETON, _____ UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL REGISTERED LAND SURVEYOR BARRY L. PRETTYMAN #166406 STATE OF UTAH	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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This form approved by Utah County and the municipalities therein.

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

October 3, 2018 at 8:30am

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

On September 21, 2018, Irwin Brooks submitted an application and subdivision plans for the Valley View Estates Amended, Plat "B", a 2 lot subdivision in the RA-1 zone and located at 2044 West 1900 South. 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 preliminary title report or policy of title insurance.
 - b. 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 engineering plans for required street improvements. Please note the comments from the City Engineer below. You may contact the City Engineer for more information or clarification.
3. 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.
4. As directed by the Mapleton City Engineer, the applicant must submit a Geotech Report addressing soil conditions and ground water.
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 September 21, 2018:

1. The final plat must include, among other requirements, the following:
 - a. A final plat stamped and signed by the Surveyor of Record.
 - b. A dedication block and signature lines for all property owners. The owners will need to sign the plat exactly as they signed the deed to the property and must print their names underneath their signatures to match the signatures. In addition, properties in trusts must include the title of the signer, the full name of the trust and the date of the trust.
 - c. Addresses must be shown on the final plat. **The assigned addresses for lot 1 are 1845 South 2100 West (west facing) or 2078 West 1900 South (south facing).**

- d. In accordance with the standards of the Utah County Recorder, a space must be reserved near the bottom right hand corner for the recording certificate to be printed on the plat. The current plat doesn't make space for this certificate. Please communicate with the Utah County Recorder's Office for the specifics for this requirement.
- e. In accordance with the standards of the Utah County Recorder, the names of the Owners must be printed in the Acknowledgement as the persons who appeared before the notary. Other standards may apply for trusts and corporations. Please communicate with the Utah County Recorder's Office for the specifics for this requirement.

Engineering and Public Works Division

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

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

Complete Engineering drawings required.*

- 1. Curb, gutter, sidewalk and road widening in accordance with the attached cross section.**

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 2 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 Hobbie Creek Irrigation Company. Where available, strawberry water shares/rights may constitute all but .5 acre feet of this requirement.
- ☐ Payment of engineering inspection fees (\$200 per lot).
- ☐ Payment of street light fee (\$450 per lot).
- ☐ Payment of slurry seal fee (\$.18 a square foot of asphalt).
- ☐ 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).



Mapleton City Office
125 West 400 North Mapleton, UT 84664
(801) 489-5653

MAPLETON
UTAH

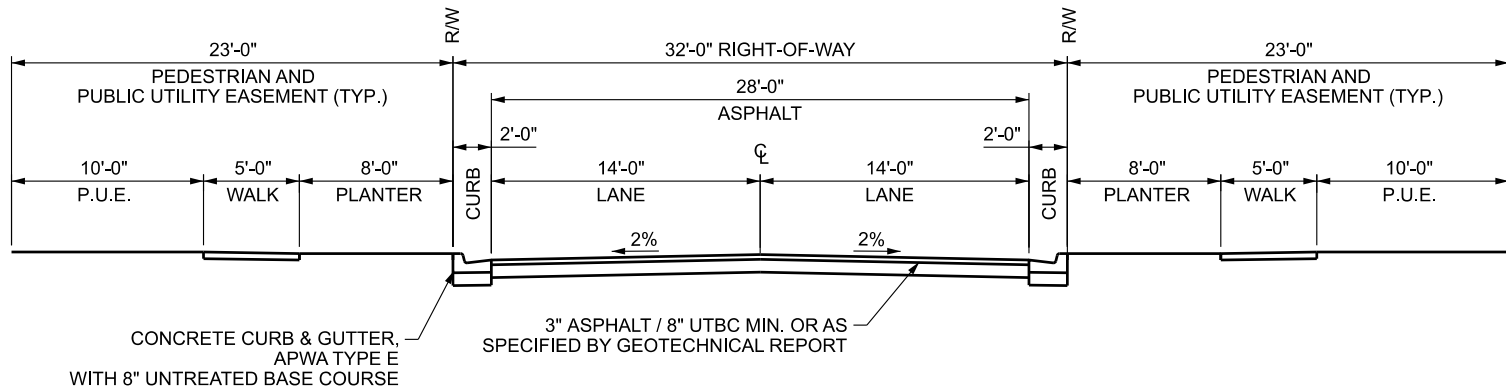
ROADWAY TYPICAL SECTIONS

ROADWAY STANDARD DRAWINGS

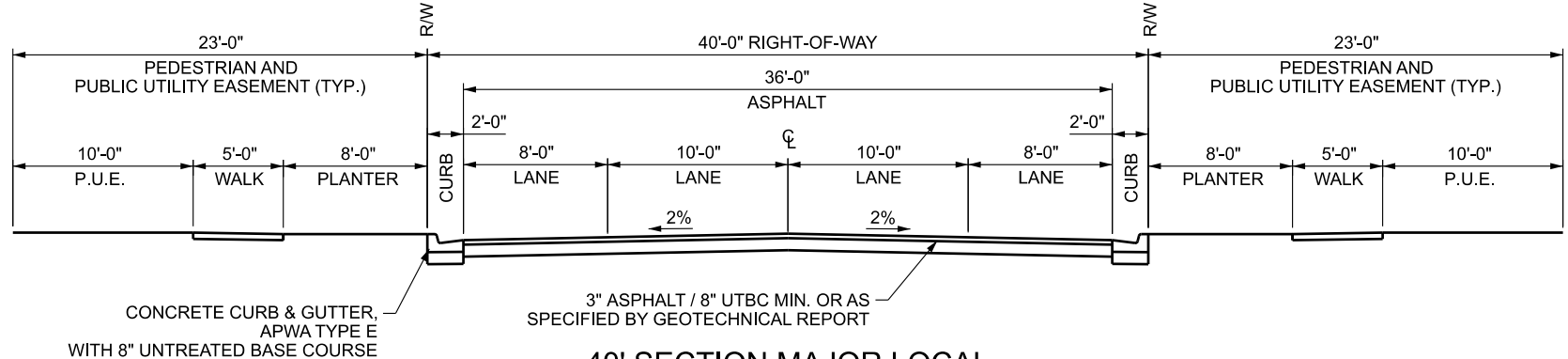
STD. PLAN NO.

RD-01

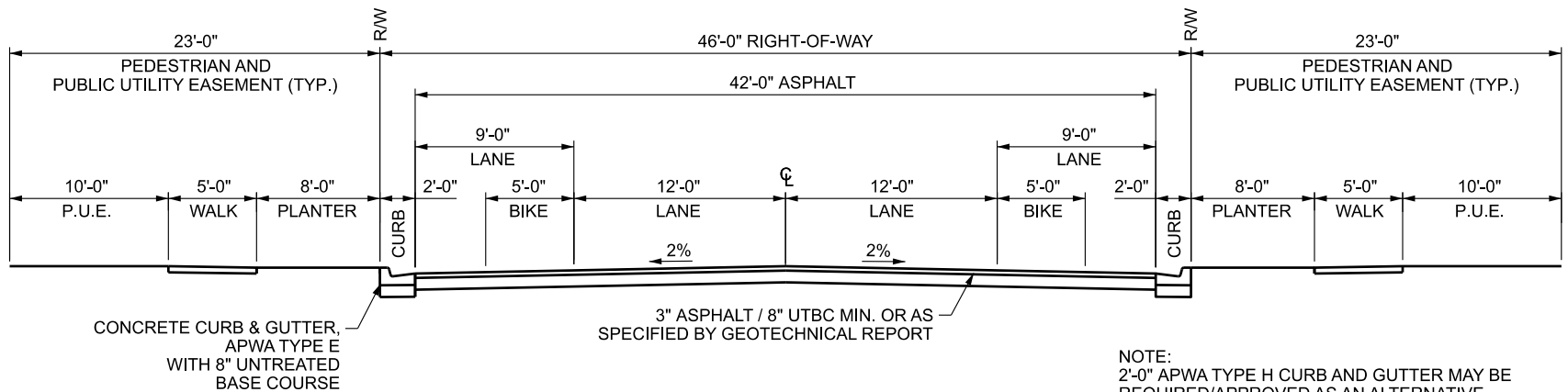
Sheet 1 of 1



32' SECTION MINOR LOCAL



40' SECTION MAJOR LOCAL



46' SECTION COLLECTOR

NOTE:
2'-0" APWA TYPE H CURB AND GUTTER MAY BE
REQUIRED/APPROVED AS AN ALTERNATIVE.