

Planning Commission Staff Report

April 11, 2019

Item 2

Applicant: Tyson Perrero

Location: 1767 N 300 W

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: N

Zone: RA-2

Attachments:

1. Standard Findings.
2. Application information.

REQUEST

Consideration of a Preliminary Plat application for the Perrero Estates Plat “A” subdivision consisting of two lots located in the RA-2 zone.

BACKGROUND AND PROJECT DESCRIPTION

The subject parcel is approximately 2.8 acres in size and is developed with a single-family residence that was constructed in 1992. The property is zoned RA-2. The property has frontage along 300 West. Two stub (400 West and 1800 N) abut the property at the northwest and southwest corners.

The applicant is proposing to subdivide the property to create one new building lot on approximately .58 acres. The existing residence would remain on approximately 2.2 acres.

EVALUATION

General Plan and Zoning: The General Plan designates the property as Medium Density Residential (MDR). The existing RA-2 zoning is consistent with the general plan designation. The RA-2 zone requires a minimum of 14,500 square feet per lot with at least 100 feet of frontage on a city road. The application complies with these standards.

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

The subdivision ordinance requires that when a property is subdivided that improvements be installed along adjacent roadways (curb, gutter, sidewalk, etc.). The proposed plan will require the installation of improvements along the property’s entire frontage of 300 west.

Transportation Plan: The City’s transportation plan contemplates the extension of 400 West and 1800 North through the property. However, neither of these roads are necessary to create the new lot as proposed. If/when additional lots are proposed that would abut the contemplated extensions of the stub roads, the road improvements through the property would be required at that time.

RECOMMENDATION

Approve the Preliminary Plat with the attached special conditions.

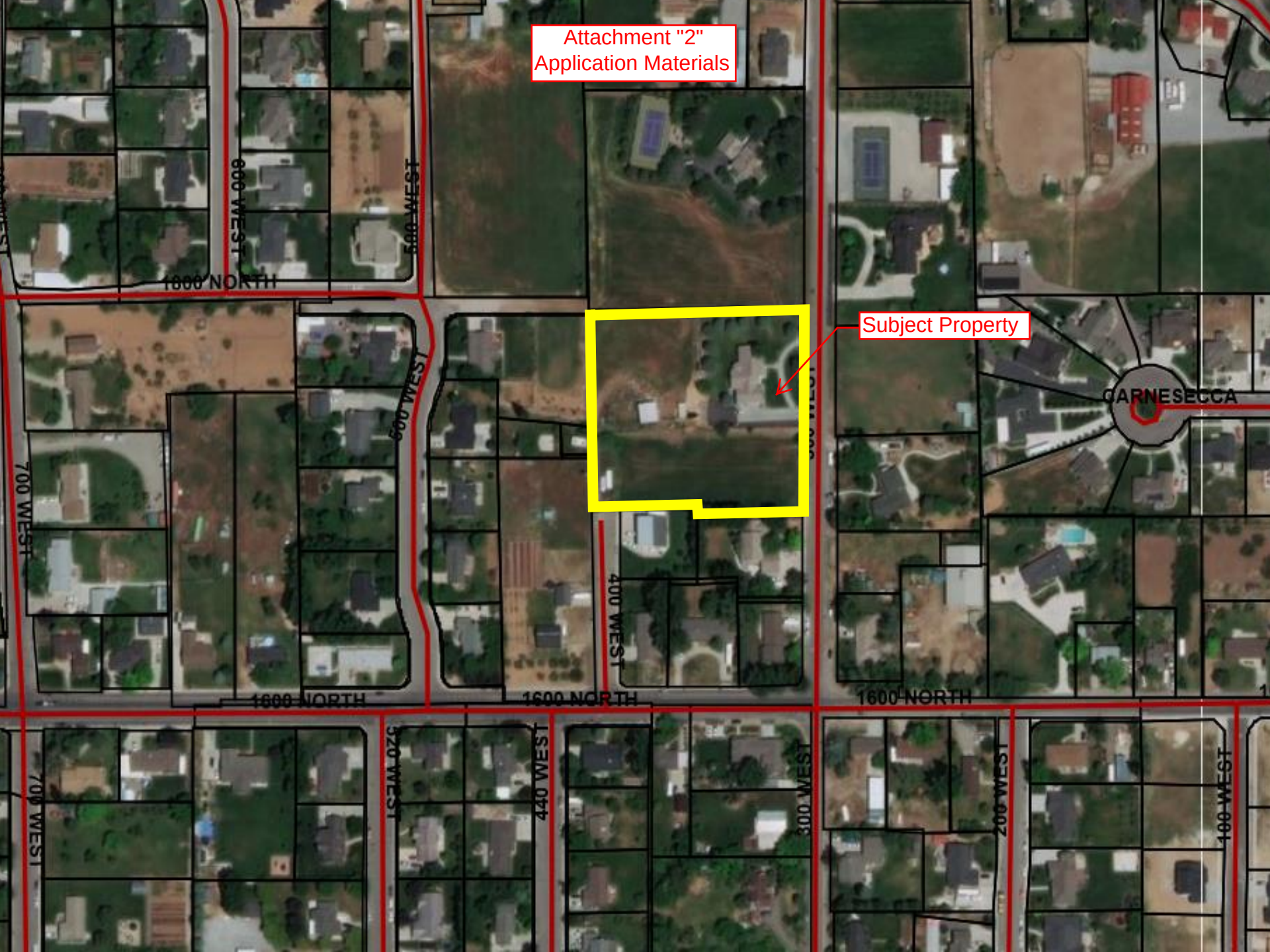
SPECIAL CONDITIONS

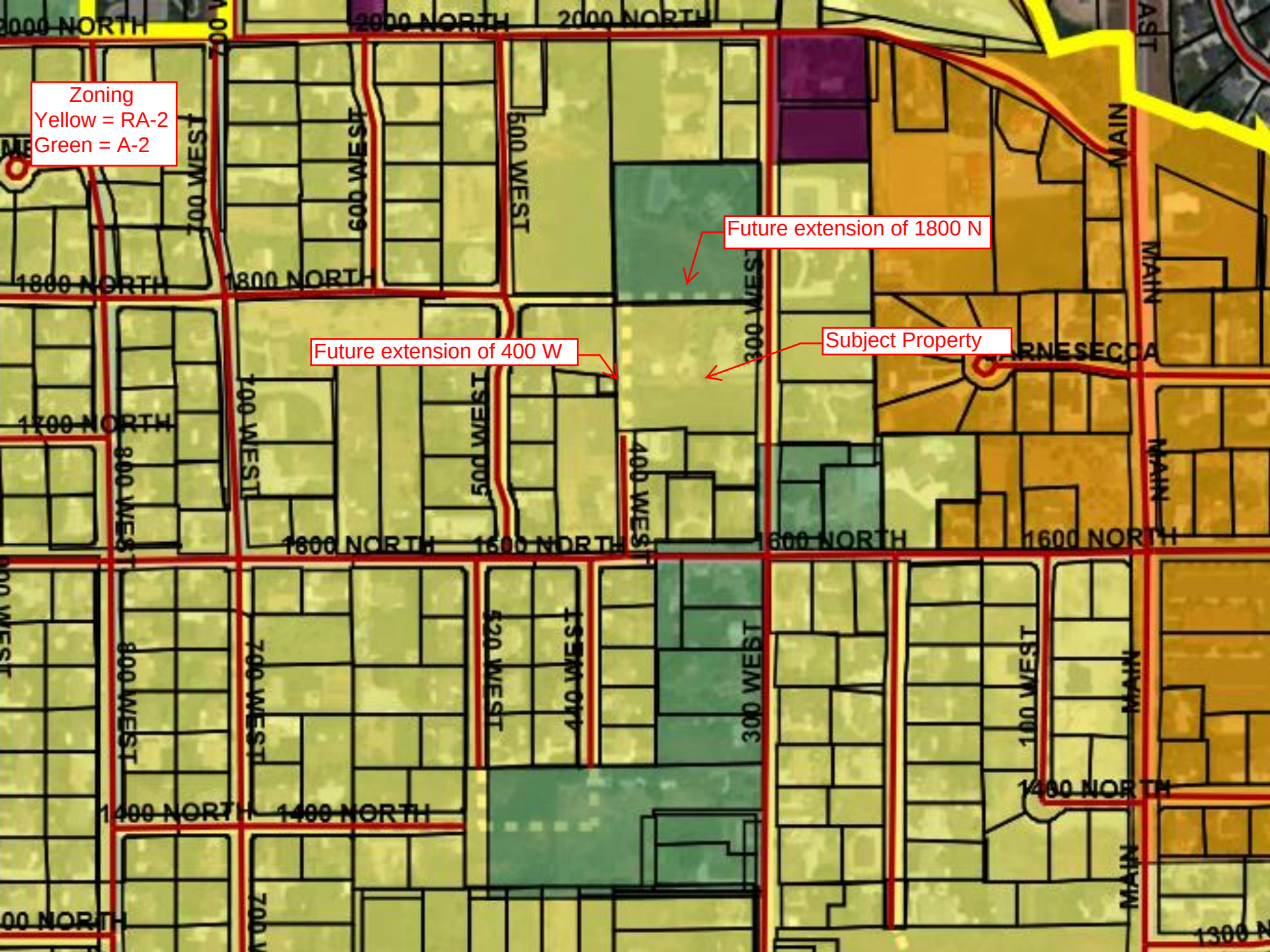
1. The applicant shall comply with all outstanding DRC comments.
2. If/when additional lots are proposed that would abut the contemplated extensions of the stub roads, those road improvements through the property would be required.

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.	✓

Attachment "2"
Application Materials

Subject Property





Zoning
Yellow = RA-2
Green = A-2

Future extension of 1800 N

Future extension of 400 W

Subject Property

Perrero Estates

Plat A

Legend	
Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
	top of asphalt
	top of sidewalk
	back of top of curb
	back of top of sidewalk
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Water Valve
	Gas valve
	Water Meter
	edge of existing asphalt
	Public Utility Easement

City Contact List

City Offices
125 West Community Center Way
Mapleton, UT 84664
Phone (801) 489-5655
Fax (801) 489-5657

Public Works Department
1405 West 1600 North
Mapleton, UT 84664
Phone (801) 489-6253
Fax (801) 489-5179

Community Development Department Staff:

Sean Conroy, Community Development Director
(801) 806-9101 or sconroy@mapleton.org

Brian Tucker, Planner
(801) 806-9108 or btucker@mapleton.org

April Houser, Executive Secretary
(801) 806-9109 or ahouser@mapleton.org

Rick Hansen, City Building Official
(801) 806-9110 or rhansen@mapleton.org

Public Works Department Staff:

Steven Lord, City Engineer/Public Works Director
(801) 489-6253 or slord@mapleton.org

Lani Bonnett, Executive Secretary
(801)489-6253 or lbonnett@mapleton.org

Brent Seamons, Pubic Works Division Manager
(801)489-6253 or bseamons@mapleton.org

Brad Roundy, Public Works Superintendent
(801) 489-6253 or broundy@mapleton.org

Property Address:

1767 North 300 West
Mapleton, Utah

Developer:

Tyson Perrero
1767 North 300 West
Mapleton, Utah
801-921-9433

Property Owner:

Jon Perrero
1767 North 300 West
Mapleton, Utah

Engineer / Land Surveyor

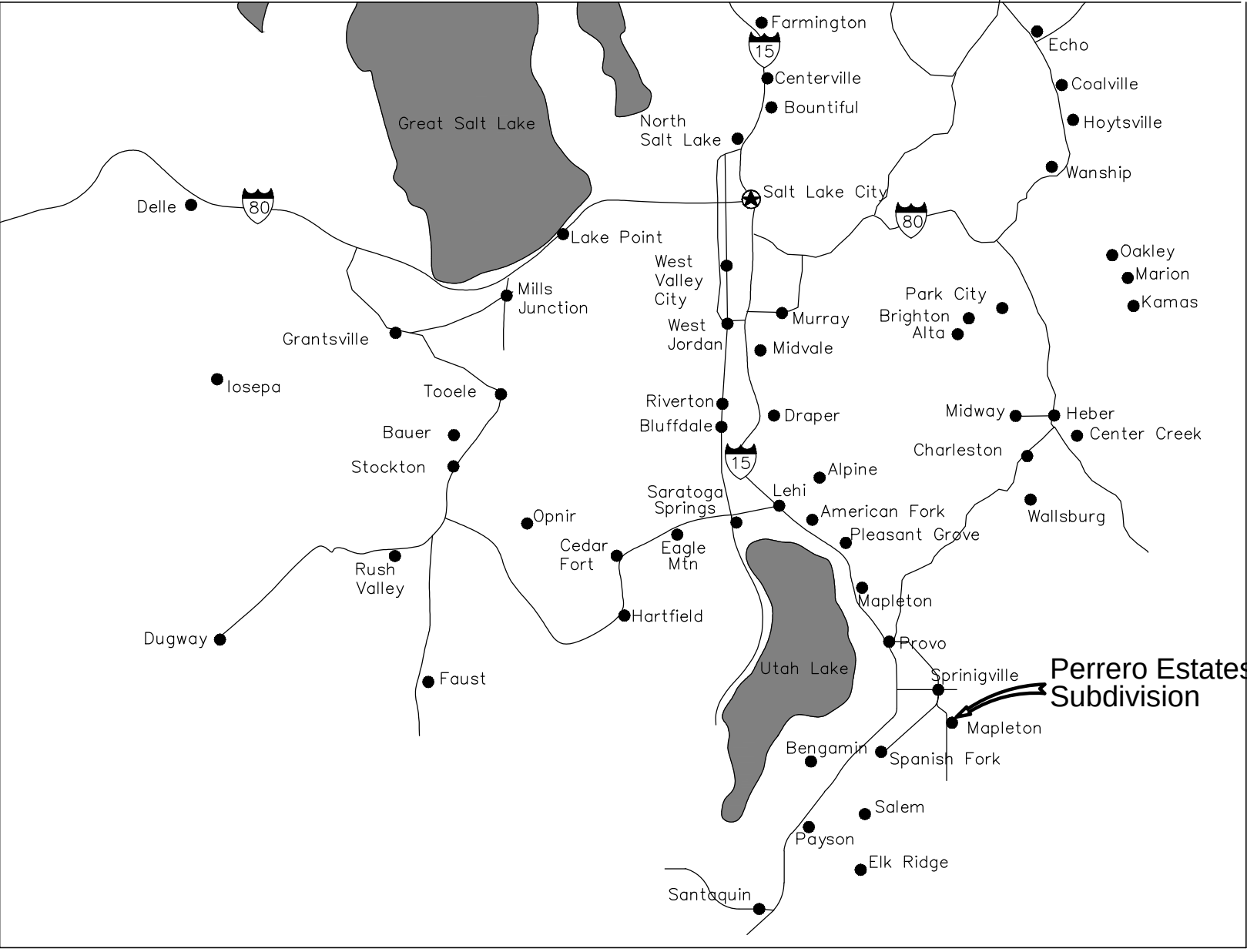
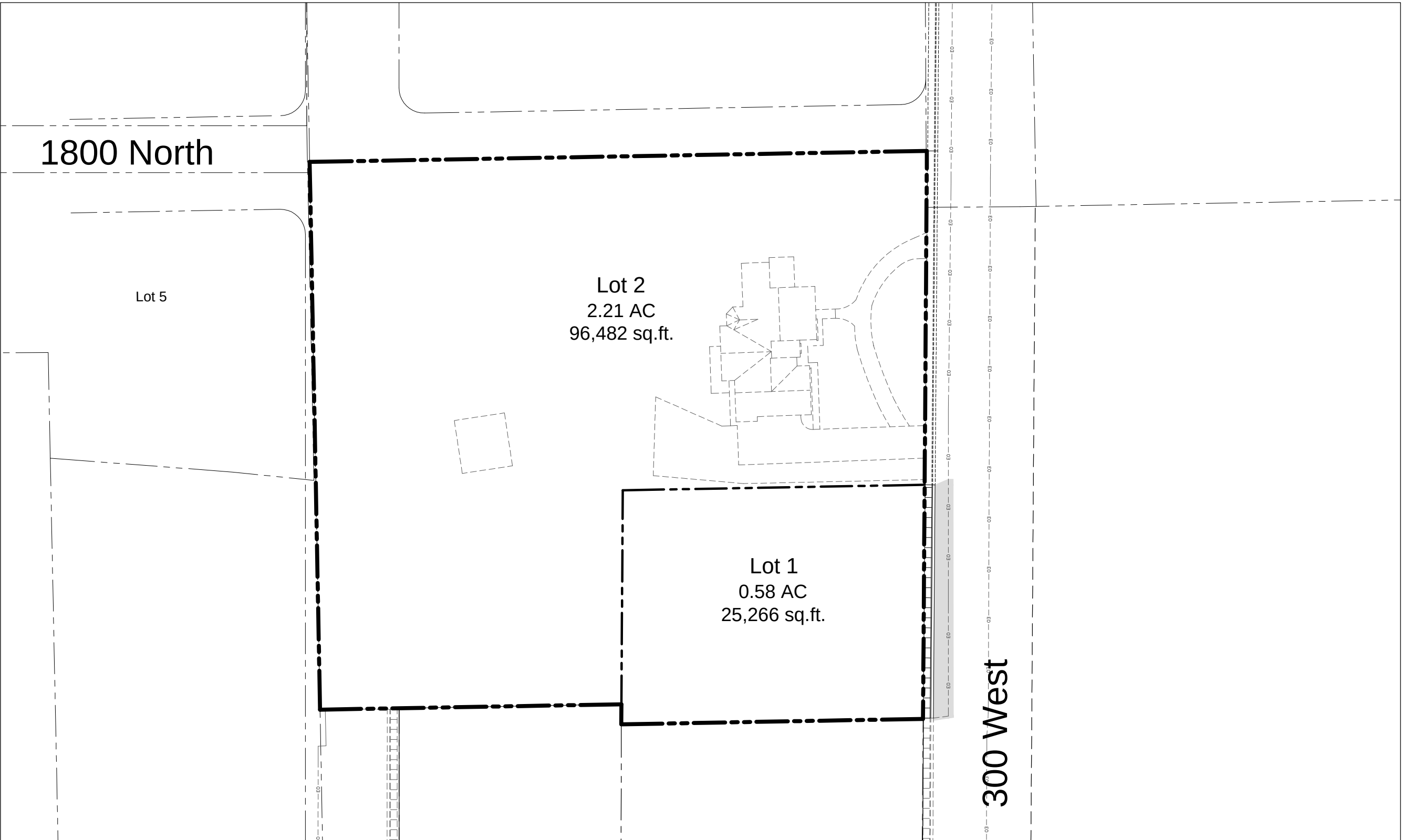
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

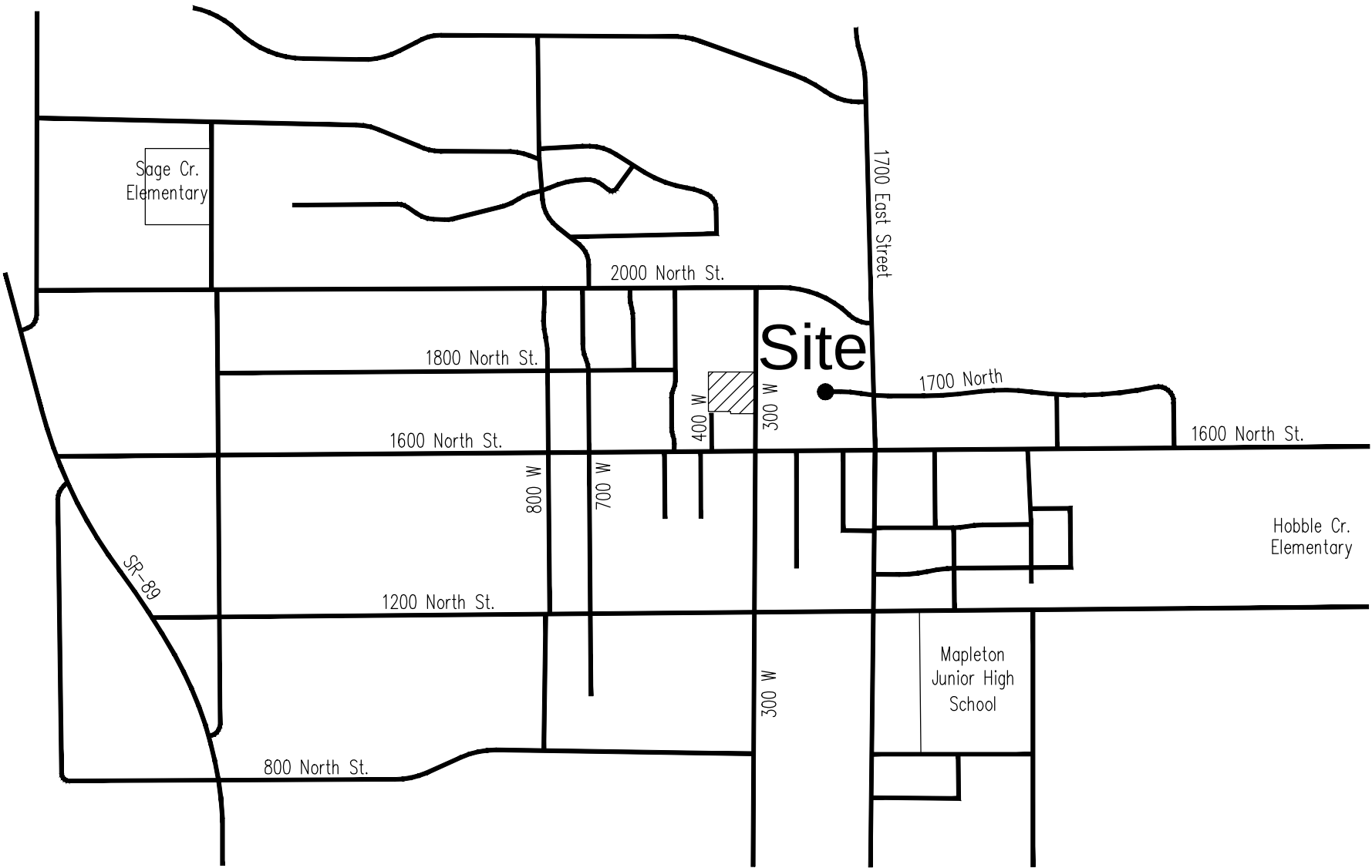
Total Area = 2.79 Acres Acres

Zone = Residential

Total number of Lots = 2 (including existing home)



Location Map

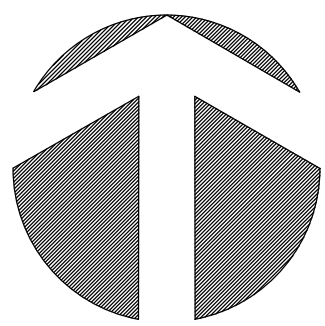


Vicinity Map

Property Description

Sheet Index

1.0	Cover Sheet
1.1	General Notes
2.0	Site Plan
3.0	Utility Plan
4.0	Grading and Drainage Plan
P-1	Main Street Profile
P-2	400 South Profile 1 of 2
P-3	400 South Profile 2 of 2
P-4	150 East Profile
5.0, 5.1, 5.2	Detail Sheets



NORTH
1" = 30'

Joseph and Ida Brooks
26:020:0016

David and Debara Schinnerer
55:183:0011

1800 North Street

Peter and Marla Fawson
55:264:0005

Lot 5

Scott and Suzanne Grimshaw
26:020:0041

Joel and Vivian Janis
26:020:0043

Tyler and Tiffany Ashman
55:329:0012

Kyle and Mary Wall
55:329:0013

Lot 2
2.21 AC
96,482 sq.ft.

Lot 1
0.58 AC
25,266 sq.ft.

300 West Street

300 West Street

400 West Street

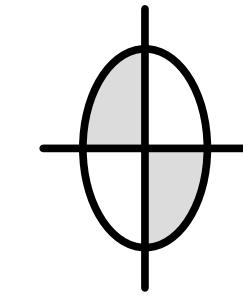
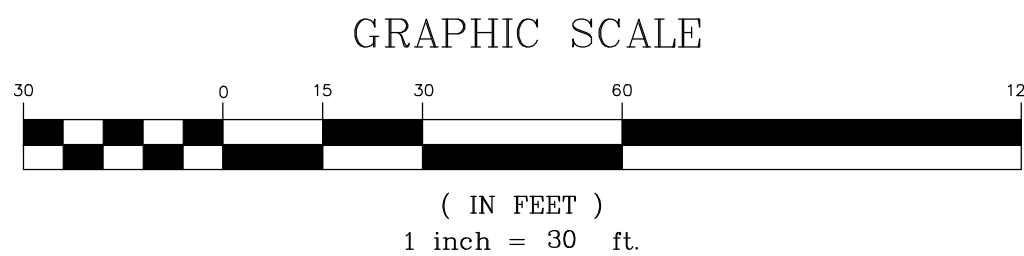
1711 N

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. **811** before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Perrero Estates

Preliminary Plat

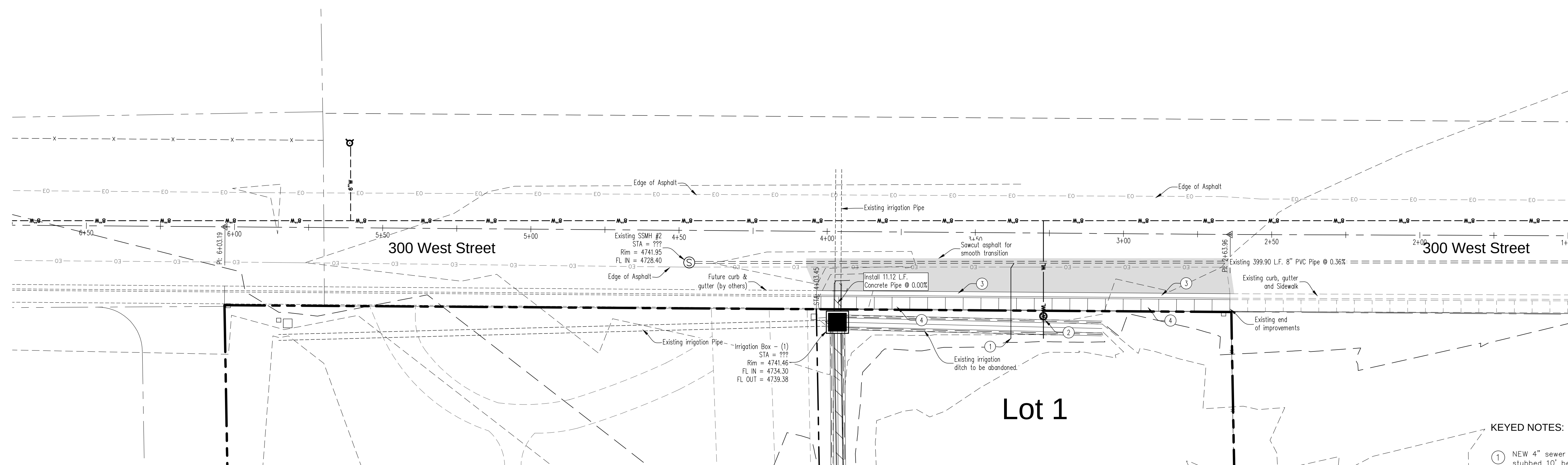
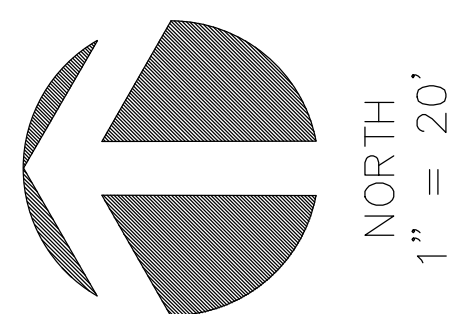
Mapleton

Utah

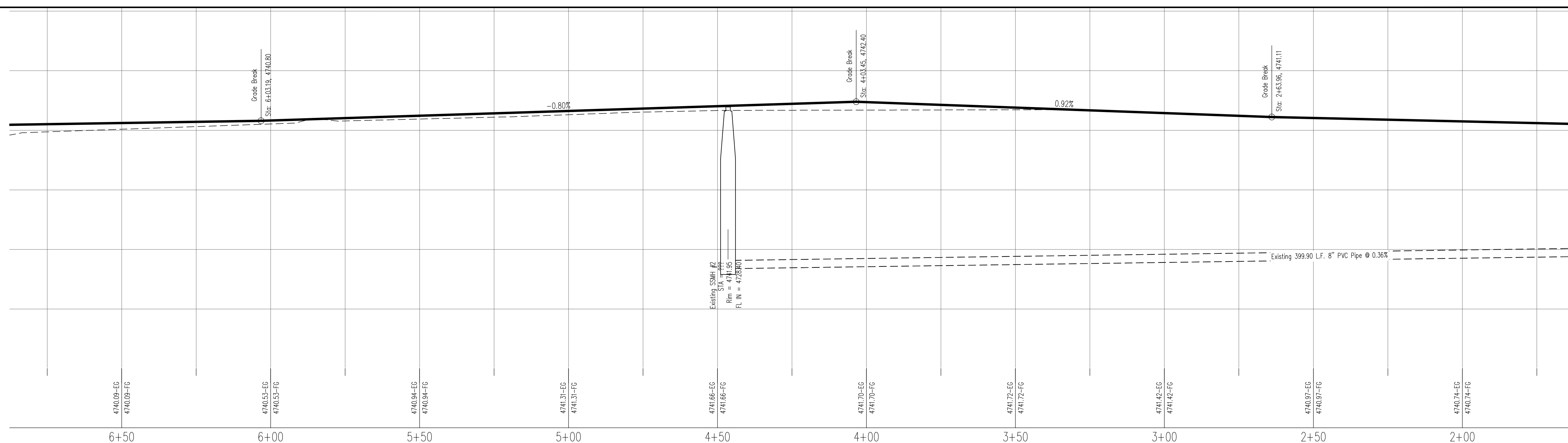
Revisions

Date
1-14-2019
Scale
1" = 30'
By
TD
Tracing No.
L - 14446

Sheet No.
C - 2.0



- ### KEYED NOTES:
- ① NEW 4" sewer lateral with cleanout (PER CITY STANDARDS) stubbed 10' beyond the back of sidewalk.
 - ② NEW 1" water service lateral with 1" water meter (PER CITY STANDARDS) stubbed 10' beyond the back of sidewalk.
 - ③ New 24" Curb and Gutter (PER CITY STANDARDS).
 - ④ New 48" Sidewalk (PER CITY STANDARDS).



CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

