

# Planning Commission Staff Report

April 11, 2019

## Item 4

**Applicant:** Norm Huntsman

**Location:** 1400 N 1000 E

**Prepared by:** Sean Conroy,  
Community Development  
Director

**Public Hearing:** N

**Zone:** RA-2

**Attachments:**

1. Standard Findings.
2. Application  
information.
3. DRC Comments.

### REQUEST

Consideration of a Preliminary Plat application for the Maple Mountain View Plat “D” subdivision consisting of six lots located in the RA-2 zone.

### BACKGROUND AND PROJECT DESCRIPTION

The subject property consists of two parcels and is approximately 2.8 acres in size. The property is directly north of Hobble Creek Elementary. The northern 105 feet of 1000 East is just under 20 feet wide and stubs to the southwest corner of the property. The property is undeveloped.

The applicant is proposing the following:

- Six residential lots between approximately 16,000 square feet and 19,000 square feet in size;
- Widen 1000 E to a minimum of 20’; and
- Create a new portion of 1400 North and a new cul-de-sac (1050 East).

### EVALUATION

**General Plan:** The General Plan designates the property as Medium Density Residential. 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 exceeds 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.

**Access and Road Alignment:** The transportation master plan envisions 1000 East widening where it currently is only 20 feet wide and connecting with 1400 North. The minimum width required for fire access is 20 feet.

The applicant is widening 1000 East to 20 feet in width within the existing dedicated right-of-way. The applicant does not control the property to the west of 1000 East and is therefore not required to widen the road beyond the minimum of 20 feet. The applicant is proposing to construct a portion 1400 North on their property.

Staff has met with the owners of the adjacent property to the west to review the development potential on their property. It appears that when that

property develops, 1000 East will be constructed to its full width, and 1400 North will be able to be extended from where it dead ends currently to connect with the 1400 North section being built by the applicant.

**Illegal Subdivision:** The subject parcels were previously part of the two lots to the north that have existing homes on them and that front on 1600 North. In 2006, deeds were recorded that created the applicant's two parcels and left the two existing homes on smaller parcels. The owners at that time did not apply for a subdivision with the City and therefore these divisions are considered illegal. Had the owners at that time applied for a subdivision, they would have been required to install curb, gutter and sidewalk improvements along 1600 North.

In order to rectify the illegal subdivision, the applicant is required to install improvements along 1600 North. There is sufficient existing right-of-way to install the improvements without impacting the existing lots on 1600 North. Staff has added a special condition of approval to address this issue.

### **RECOMMENDATION**

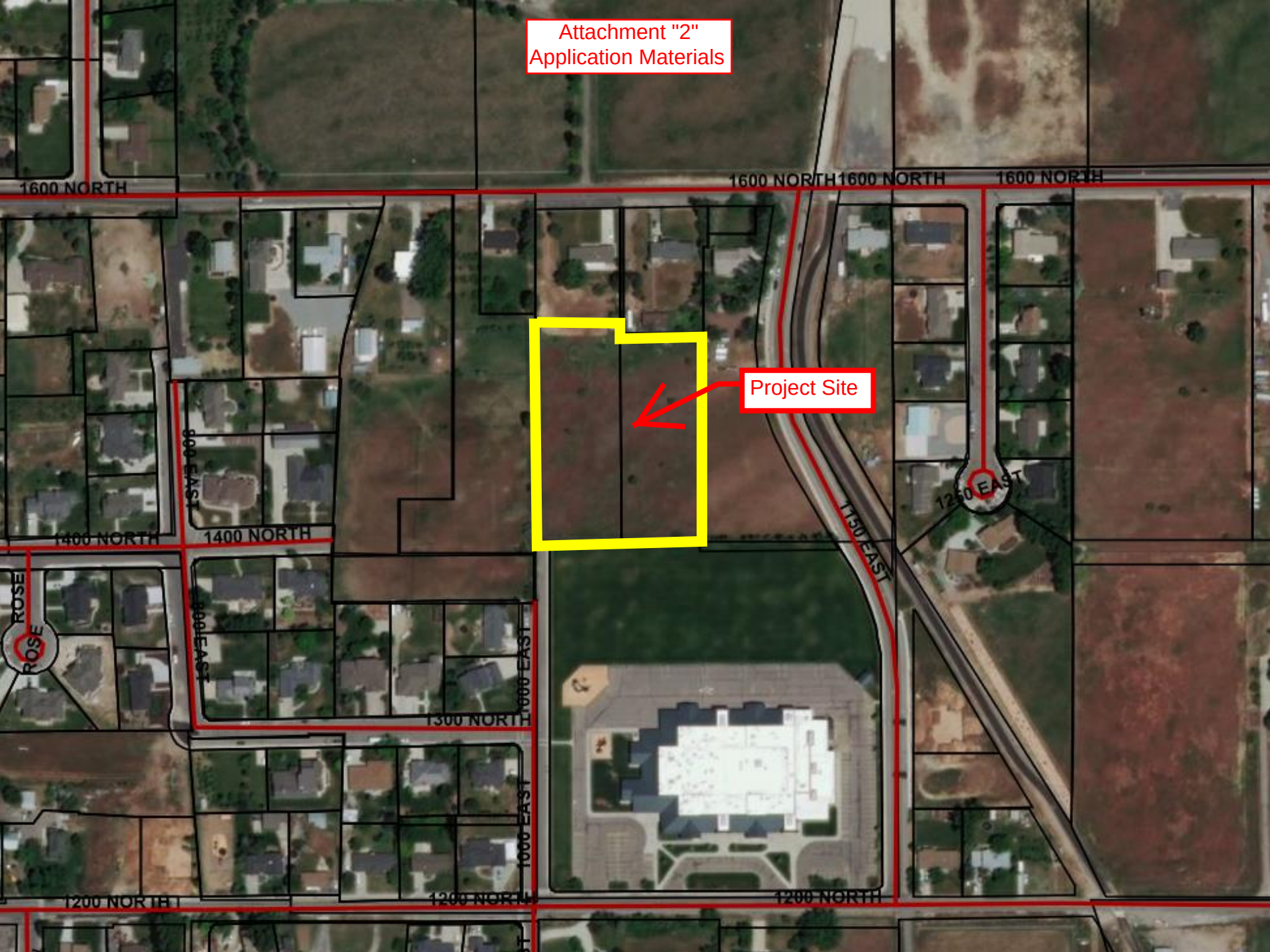
Recommend approval of the preliminary plat to the City Council with the attached special conditions.

### **SPECIAL CONDITIONS**

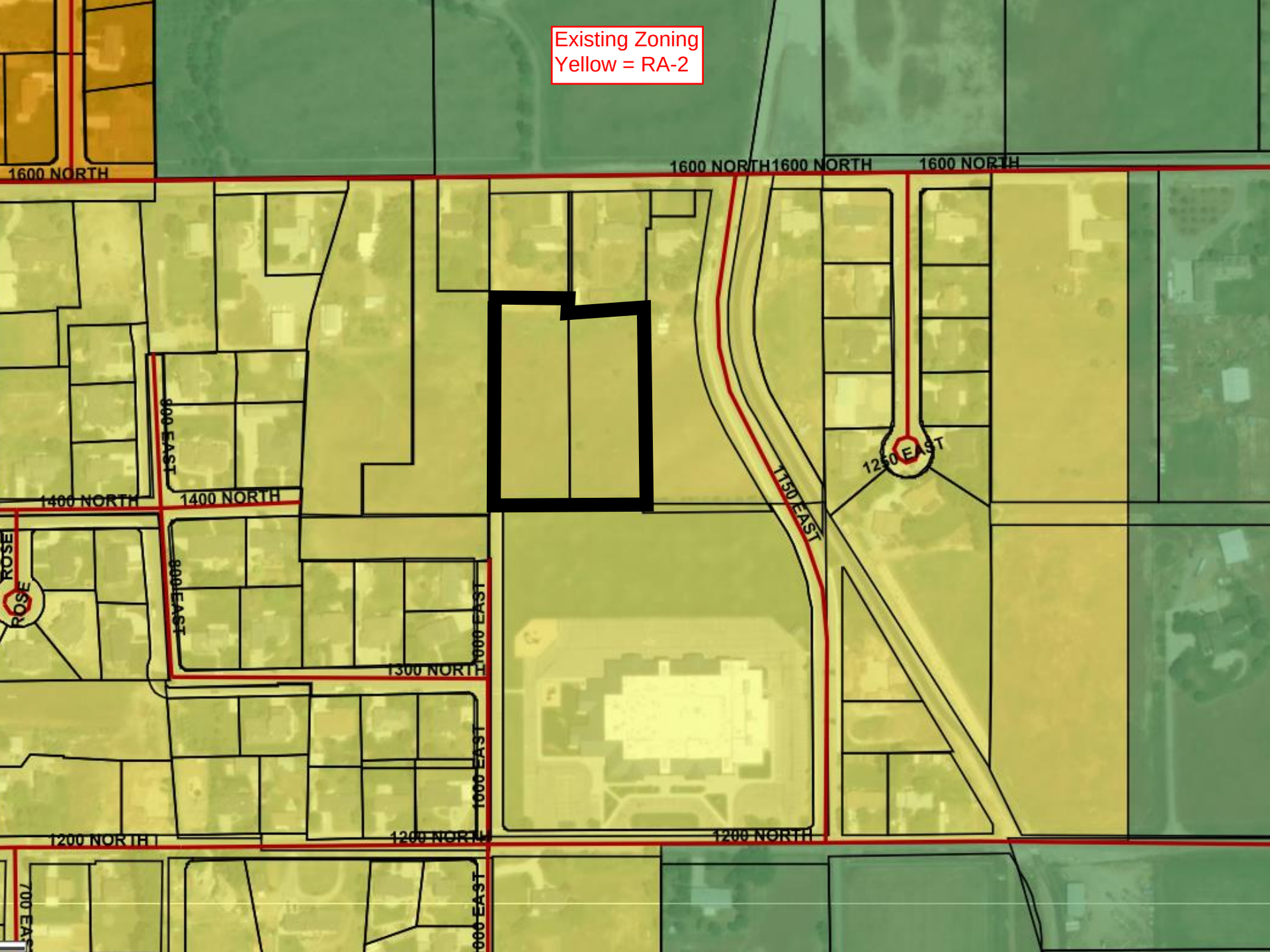
1. The applicant shall install curb, gutter and sidewalk improvements in front of the existing parcels located at 1020 E and 1050 E 1600 North.
2. The applicant shall comply with all outstanding DRC comments prior to plat recording.

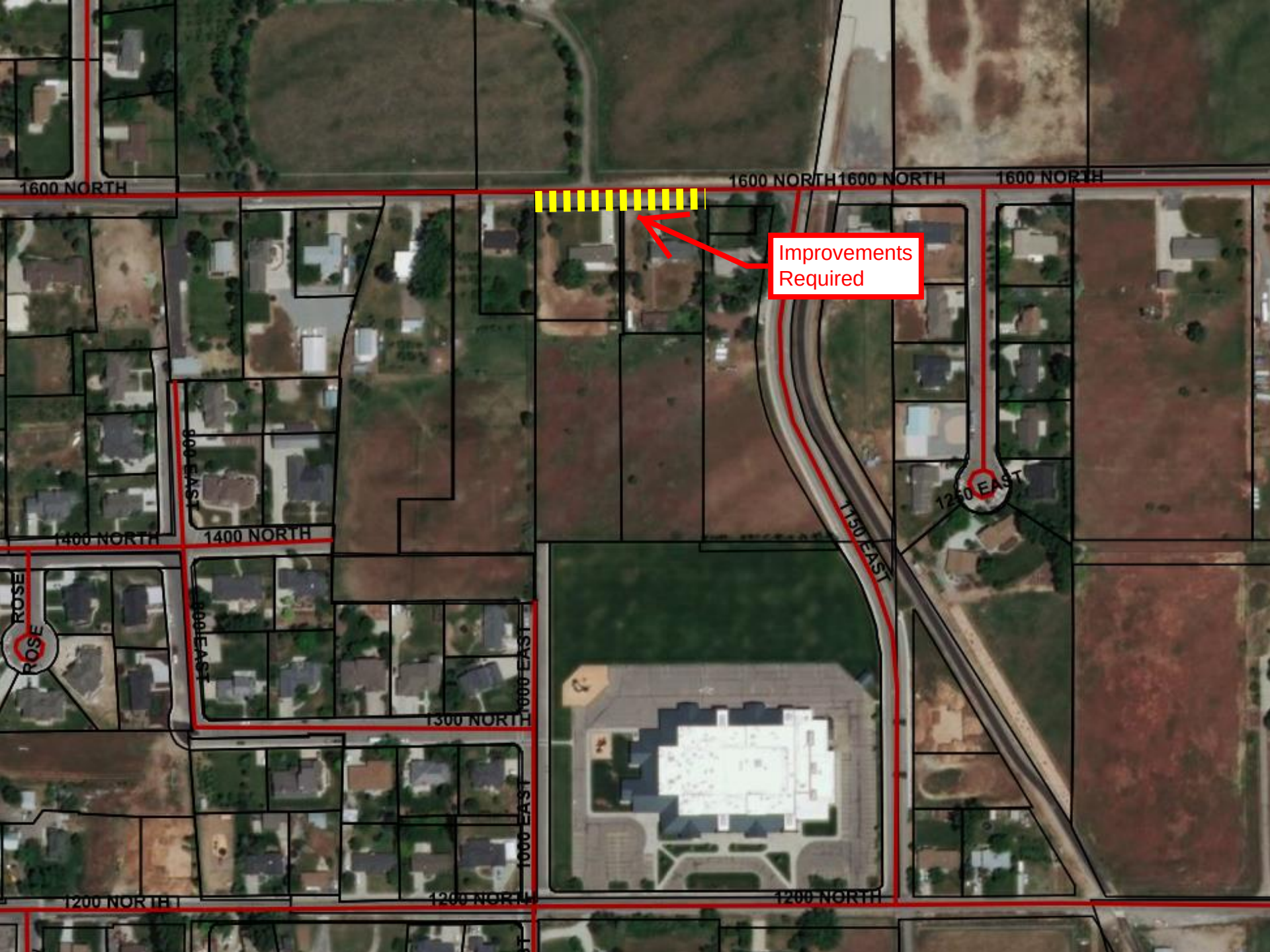
| <b>Attachment “1” Findings for Decision</b> |                                                                                                                                                                                                                                   |   |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| <b>No.</b>                                  | <b>Findings</b>                                                                                                                                                                                                                   |   |
| 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



Existing Zoning  
Yellow = RA-2





Improvements  
Required

**SURVEYOR'S CERTIFICATE**

I, G. THOMAS TORGENSEN, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 8205593, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE DIRECTED A SURVEY OF THE REAL PROPERTY SHOWN ON THIS PLAT, THAT I HAVE SUBDIVIDED SAID PROPERTY INTO LOTS, BLOCKS, STREETS, & EASEMENTS AS SHOWN ON THIS PLAT, THAT THE SAME HAS BEEN STAKED ON THE GROUND, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

**BOUNDARY DESCRIPTION**

BEGINNING S 89°29'11" W ALONG THE SECTION LINE 1670.64 FEET AND SOUTH 263.84 FEET FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 383.12 FEET; THENCE S 89°48'46" W 310.28 FEET; THENCE NORTH 408.08 FEET; THENCE EAST 163.76 FEET; THENCE S 00°11'44" E 23.93 FEET; THENCE EAST 146.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.82 ACRES.

BASIS OF BEARINGS IS S 89°29'11" W FROM THE NORTHEAST CORNER TO THE NORTH QUARTER CORNER OF SAID SECTION 11.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AS INDICATED FOR PERPETUAL USE OF THE PUBLIC, AND THE EASEMENTS AS PUBLIC UTILITY EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS

\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF UTAH  
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 \_\_\_\_\_ NOTARY PUBLIC

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF MAPLETON CITY, UTAH COUNTY, UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC.

\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

MAYOR \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

APPROVED \_\_\_\_\_ CITY ENGINEER ATTEST \_\_\_\_\_ CLERK-RECORDER

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY THE MAPLETON CITY PLANNING COMMISSION.

COMMUNITY DEVELOPMENT DIRECTOR CHAIRMAN, PLANNING COMMISSION

**MAPLETON IRRIGATION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY MAPLETON IRRIGATION.

**MAPLE MOUNTAIN VIEW  
PLAT "D"**

SUBDIVISION, MAPLETON CITY, UTAH COUNTY, UTAH  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, T8S, R3E, S1B4M  
SCALE: 1"=40'

N 1/4 CORNER  
SECTION 11  
T.8S., R.3E., S.L.B.#M.  
FOUND BRASS CAP

BASIS OF BEARINGS  
S 89°29'11" W 2641.05' [2640.21']

NE CORNER  
SECTION 11  
T.8S., R.3E., S.L.B.#M.  
FOUND BRASS CAP

1600 NORTH

1670.64' [1670.11'] (TIE)

YOUNG  
26:066:0128

SOUTH 263.84' [263.76'] (TIE)

ANDERSON  
26:066:0129

JONES  
26:066:0121

YOUNG  
26:066:0023

**NOTE REGARDING STORM WATER RETENTION**

EACH LOT SHALL RETAIN 700 CUBIC FEET OF STORM WATER RUNOFF, CONSTRUCTED SO AS TO RETAIN RUNOFF FROM THE REAR OF HOME AND LOT.  
IF ADEQUATE RETENTION AREA IS CONSTRUCTED PRIOR TO PURCHASE, LOT OWNER SHALL MAINTAIN RETENTION AREA.  
IF NOT CONSTRUCTED PRIOR TO PURCHASE, LOT OWNER SHALL CONSTRUCT RETENTION AREA PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.

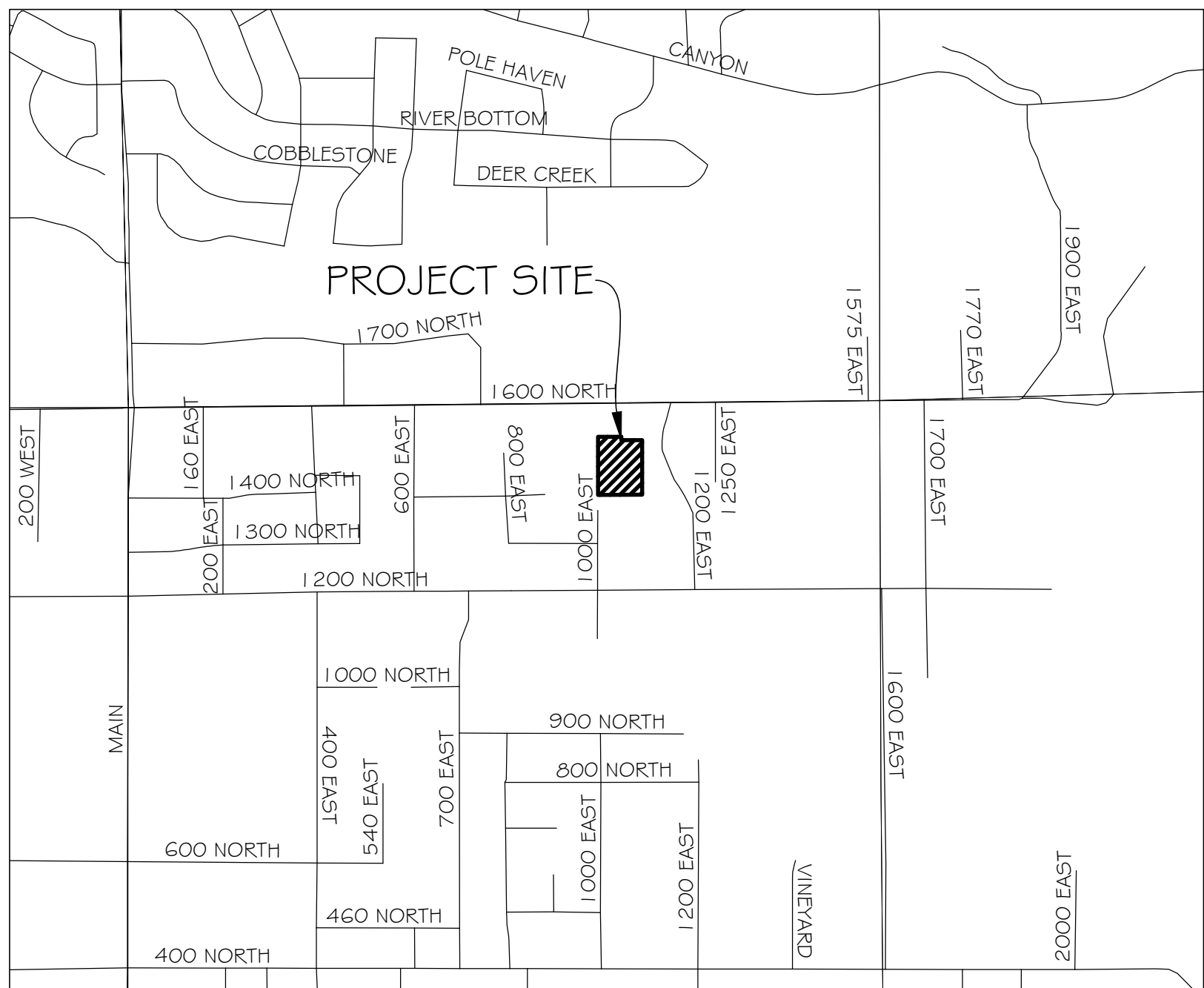
**STATE PLANE COORDINATE TABLE**

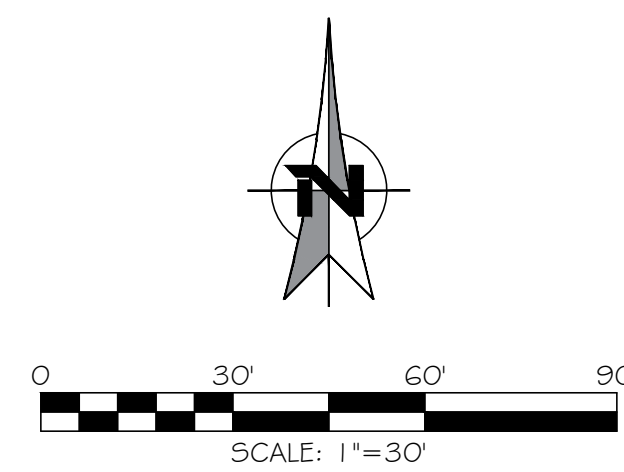
| PT | X:           | Y:         |
|----|--------------|------------|
| A  | 1,983,459.51 | 659,903.15 |
| B  | 1,980,819.40 | 659,879.48 |
| C  | 1,981,789.47 | 659,624.42 |
| D  | 1,981,789.47 | 659,241.42 |
| E  | 1,981,479.28 | 659,240.41 |
| F  | 1,981,479.28 | 659,648.36 |
| G  | 1,981,479.28 | 659,648.36 |
| H  | 1,981,642.99 | 659,624.42 |
| I  | 1,981,634.37 | 659,274.15 |
| J  | 1,981,634.37 | 659,493.83 |

BASED ON THE UTAH STATE PLANE  
COORDINATE SYSTEM OF 1927,  
CENTRAL ZONE.

COMBINED SCALE FACTOR: 0.999 684 477 402

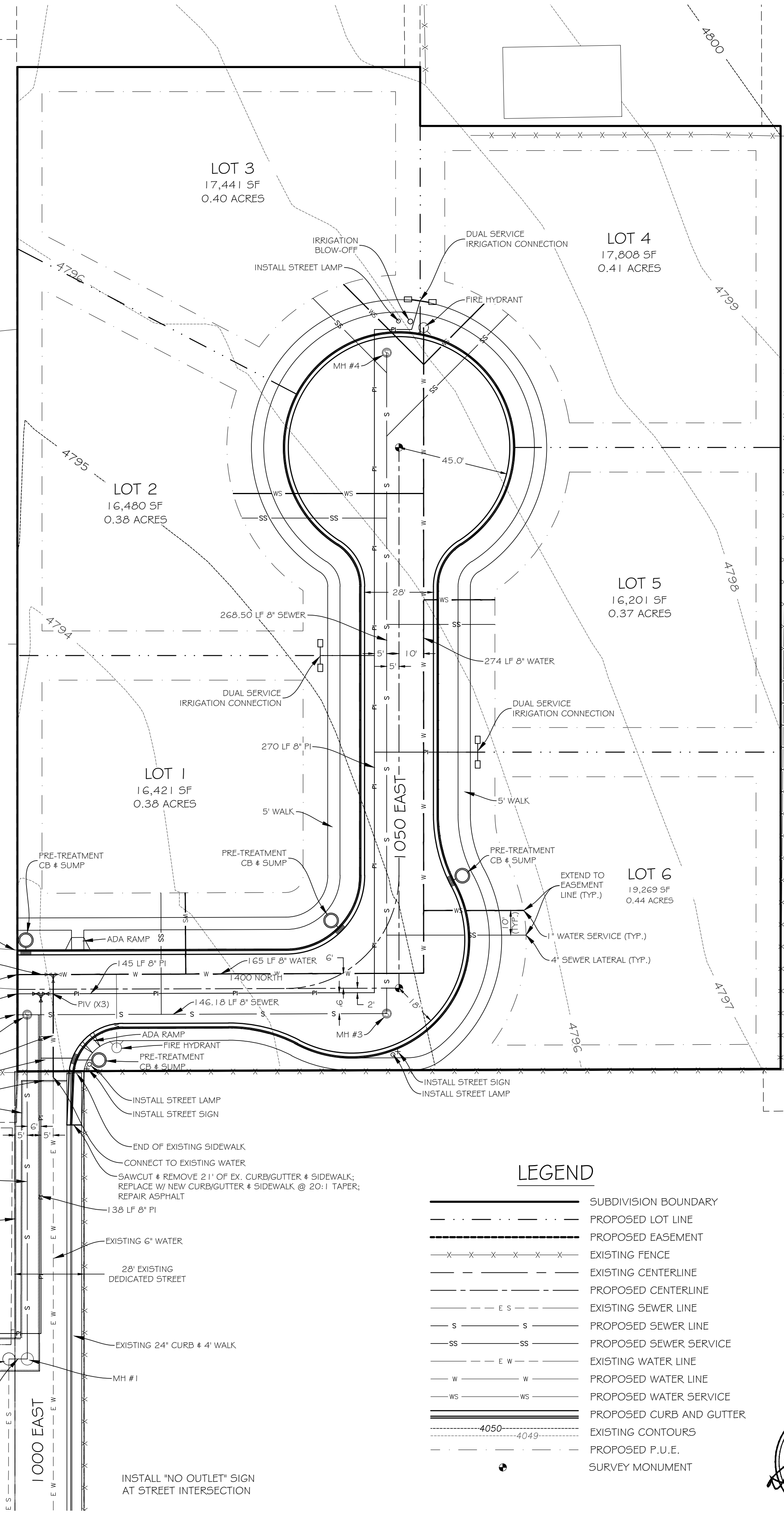
| Curve Table |        |         |               |              |            |
|-------------|--------|---------|---------------|--------------|------------|
| Curve #     | Radius | Length  | Chord Bearing | Chord Length | Delta      |
| C1          | 30.00' | 47.03'  | N 44°54'23" E | 42.36'       | 89°48'46"  |
| C2          | 20.00' | 20.07'  | N 28°44'58" W | 19.24'       | 57°29'57"  |
| C3          | 47.00' | 69.73'  | N 14°59'58" W | 63.50'       | 84°59'57"  |
| C4          | 47.00' | 59.94'  | N 64°02'05" E | 55.96'       | 73°04'10"  |
| C5          | 47.00' | 65.16'  | S 39°42'55" E | 60.06'       | 79°25'50"  |
| C6          | 47.00' | 47.17'  | S 28°44'58" W | 45.21'       | 57°29'57"  |
| C7          | 20.00' | 20.07'  | S 28°44'58" W | 19.24'       | 57°29'57"  |
| C8          | 60.00' | 29.39'  | S 14°01'58" E | 29.10'       | 28°03'57"  |
| C9          | 48.00' | 121.91' | S 44°41'30" W | 91.69'       | 145°30'54" |
| C10         | 60.00' | 28.94'  | N 76°22'09" W | 28.66'       | 27°38'11"  |
| C11         | 20.00' | 28.74'  | S 48°38'27" W | 26.33'       | 82°20'39"  |





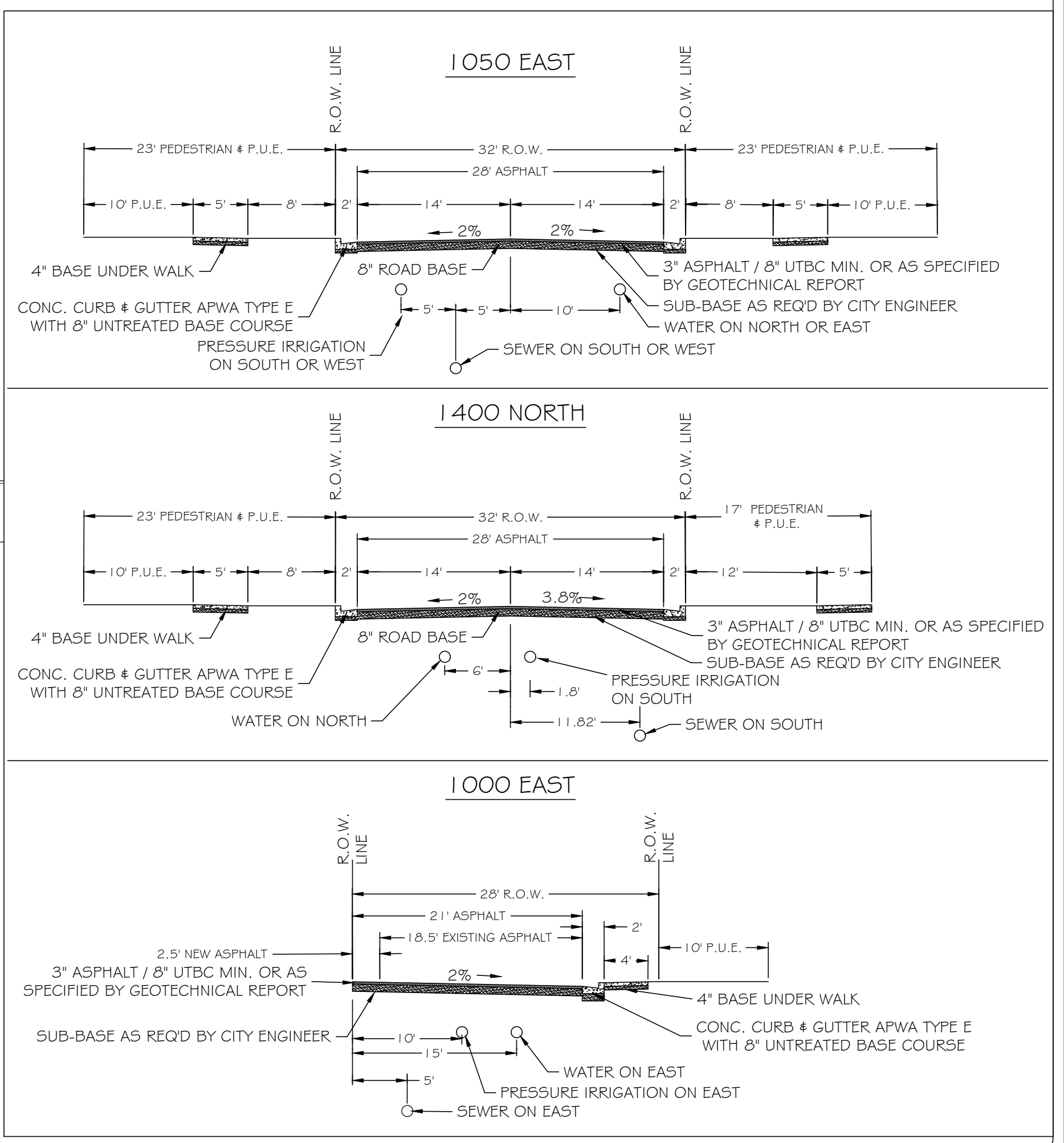
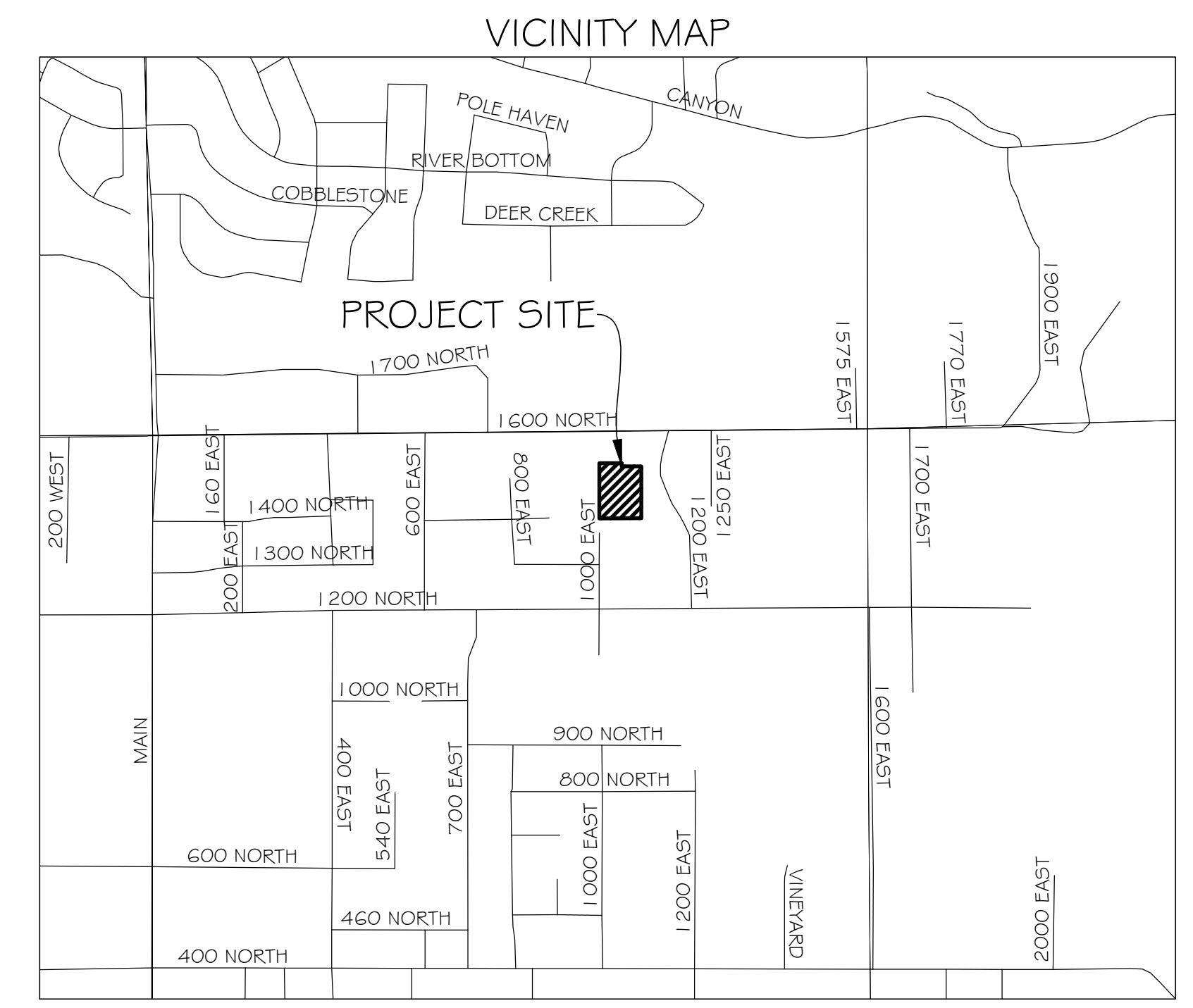
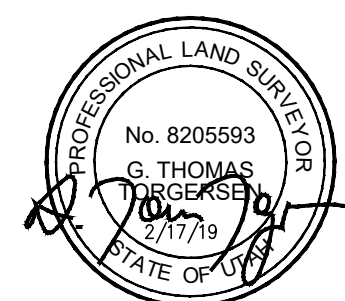
POTENTIAL DEVELOPMENT  
OF ADJACENT VACANT PROPERTIES

NOTE:  
EXISTING FENCES ADJACENT TO PROJECT ARE SHOWN HEREON.  
ANY CONSTRUCTION ACTIVITY RESULTING IN THE REMOVAL OR  
DAMAGE TO SAID FENCES, OR TO OTHER IMPROVEMENTS ON  
ADJACENT LANDS, SHALL BE REPAIRED OR REPLACED BY  
CONTRACTOR PRIOR TO FINAL INSPECTION.



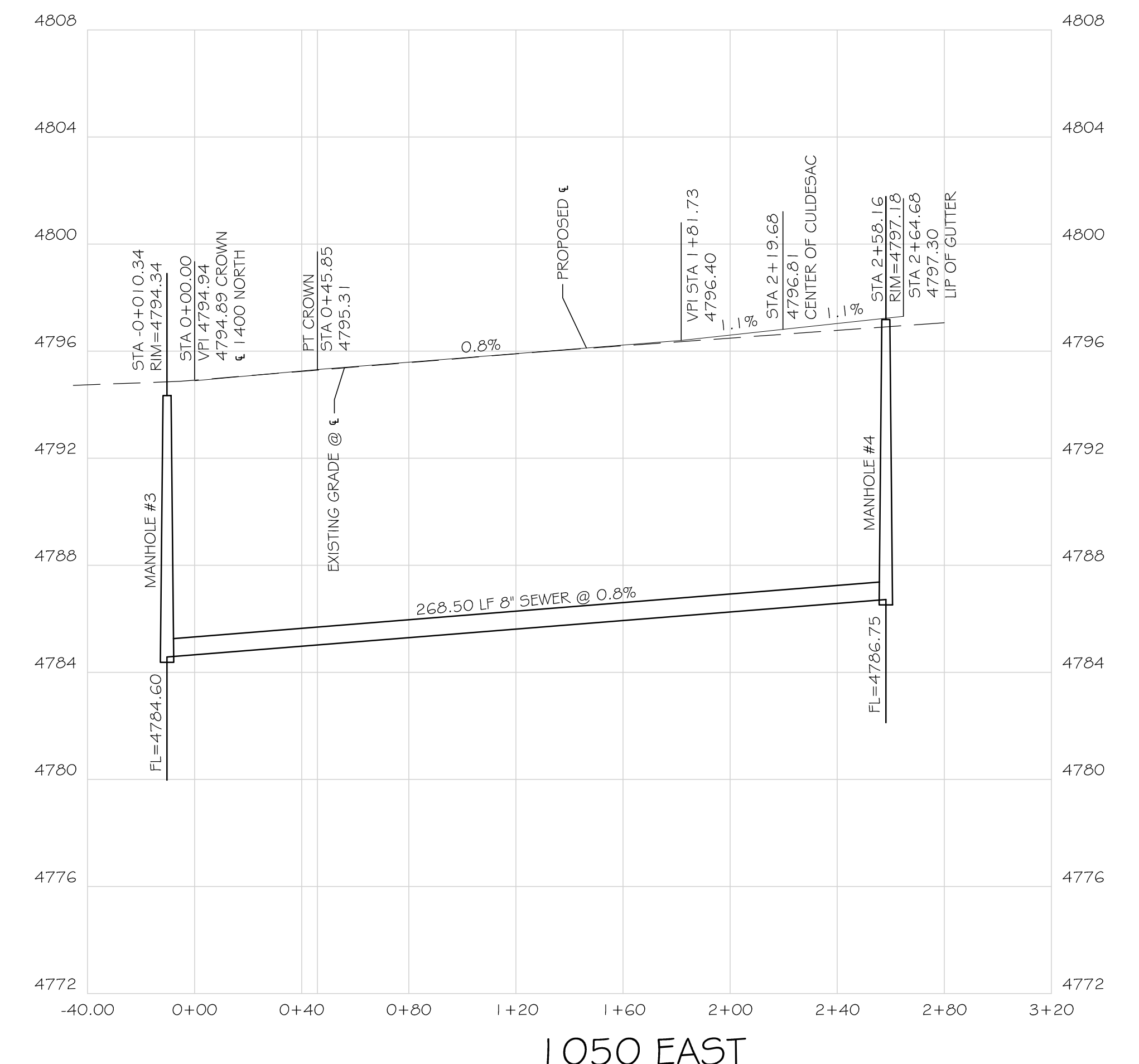
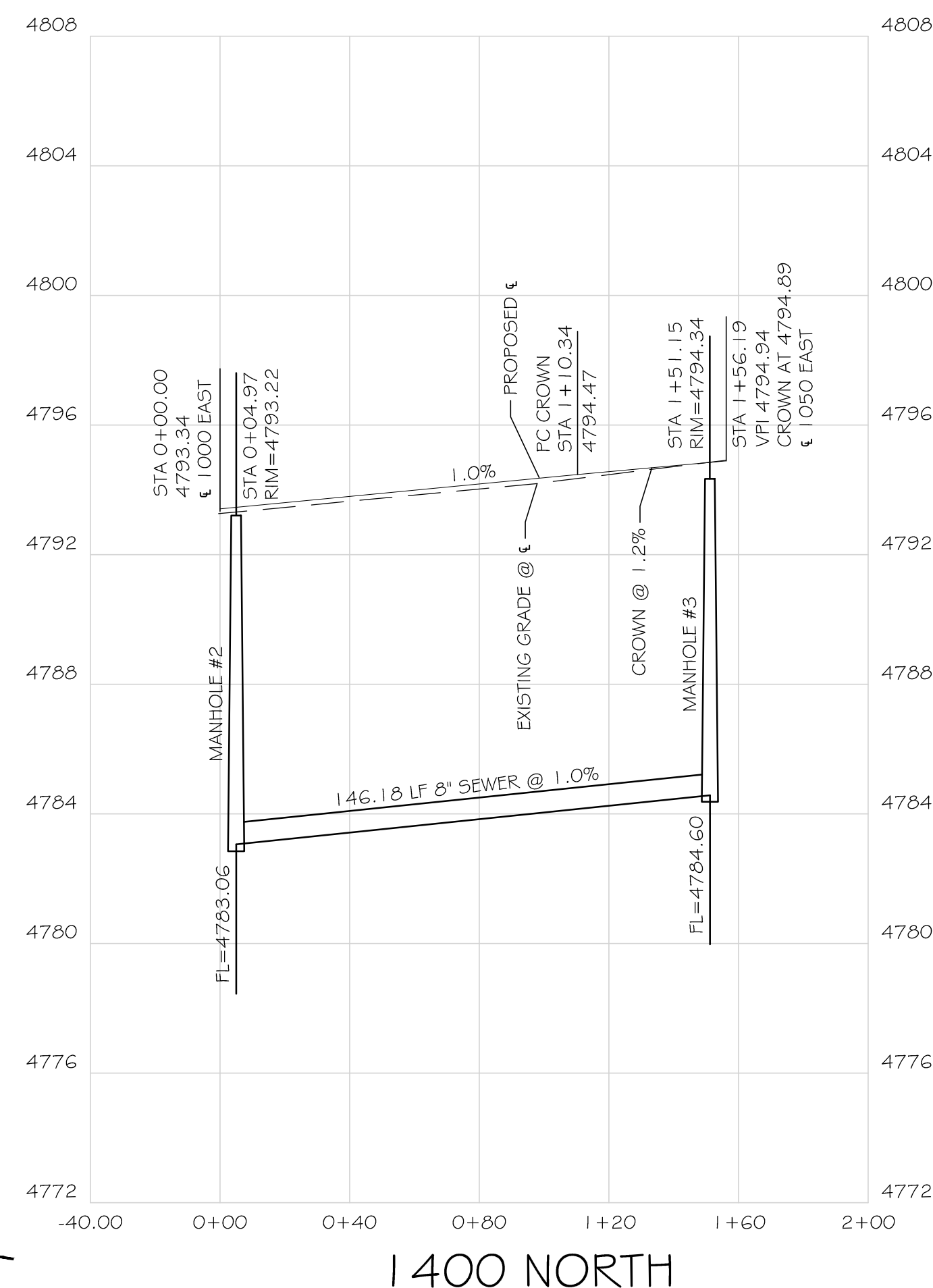
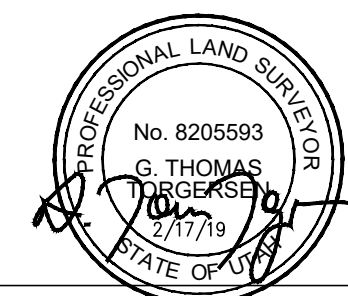
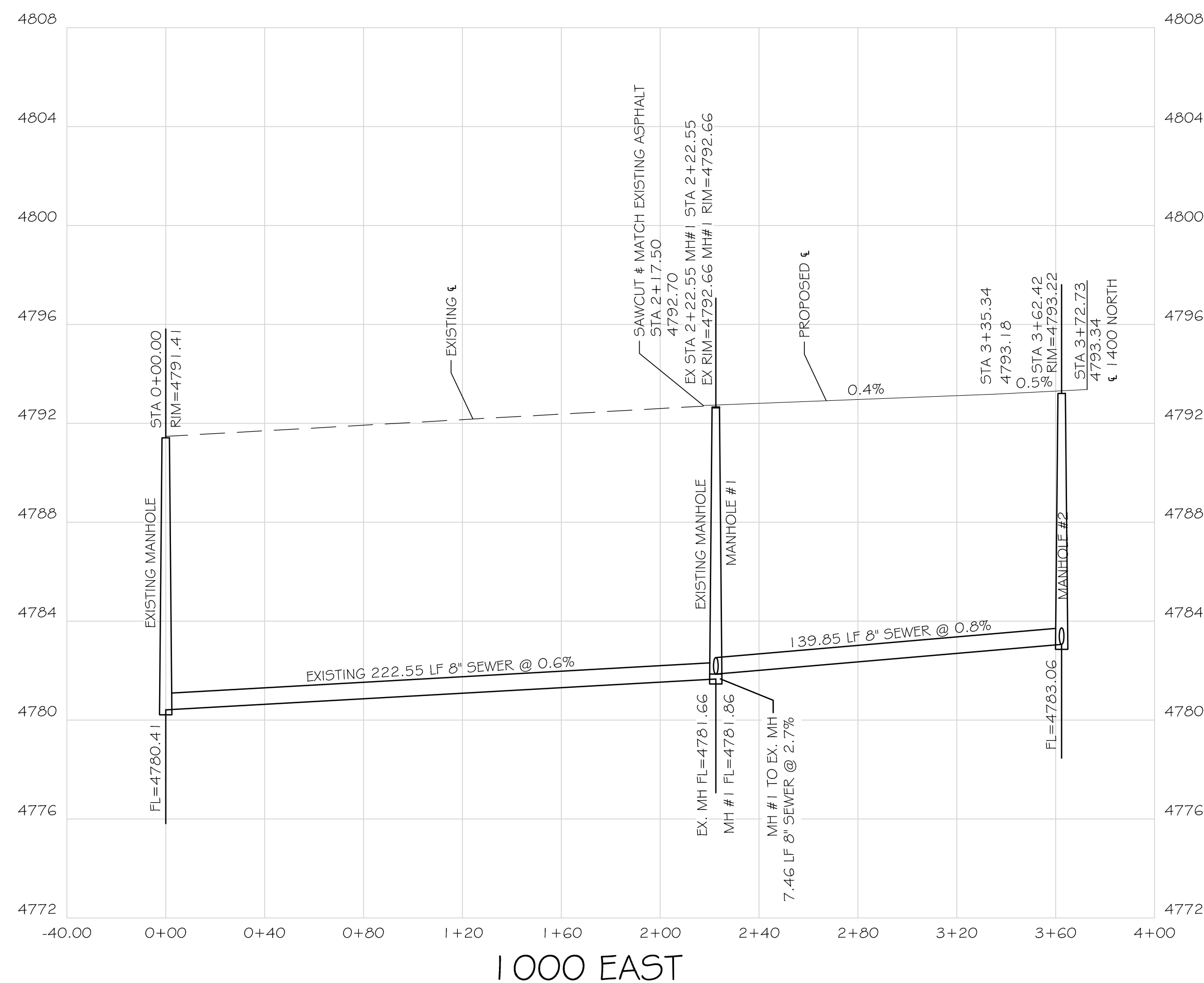
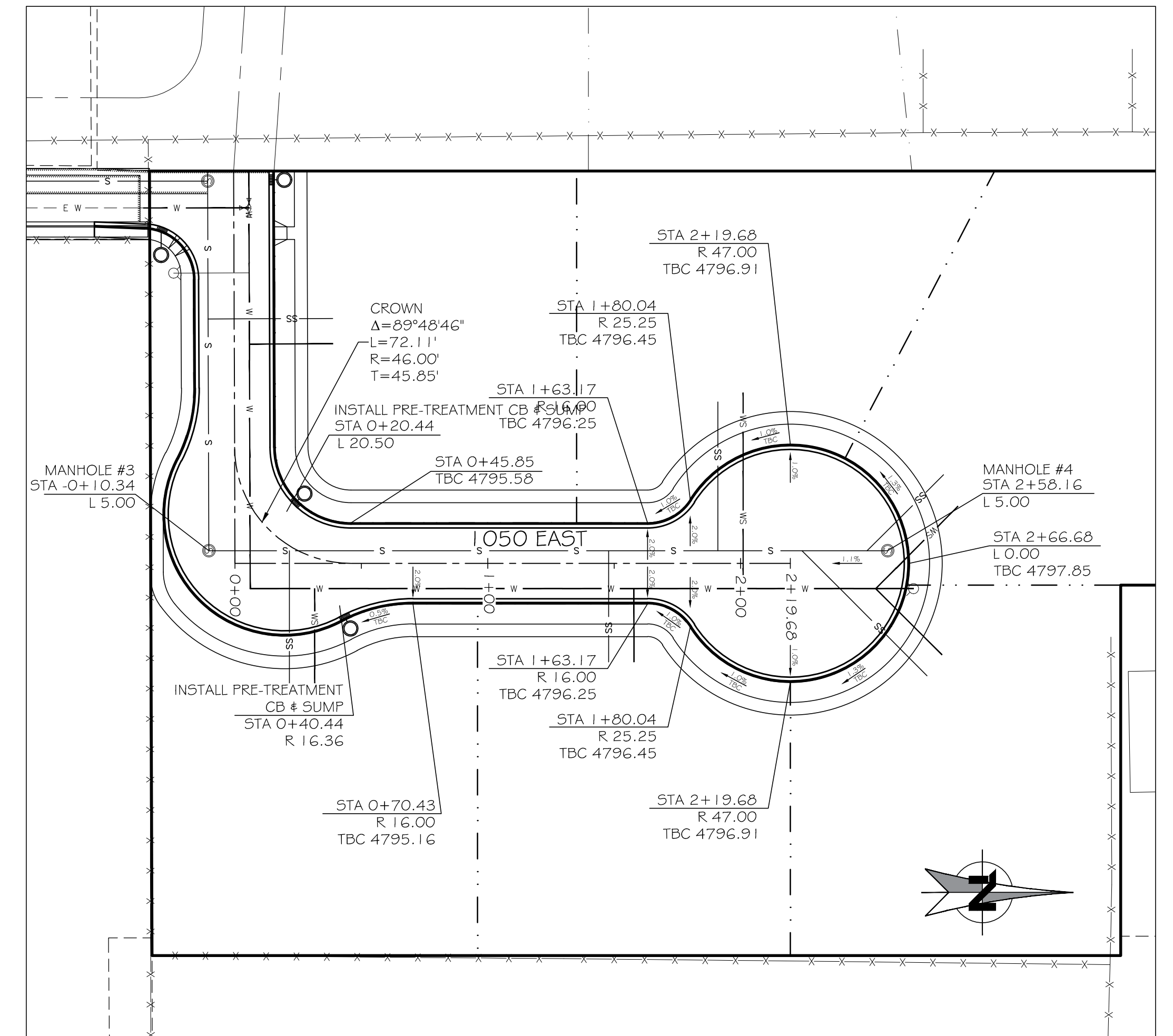
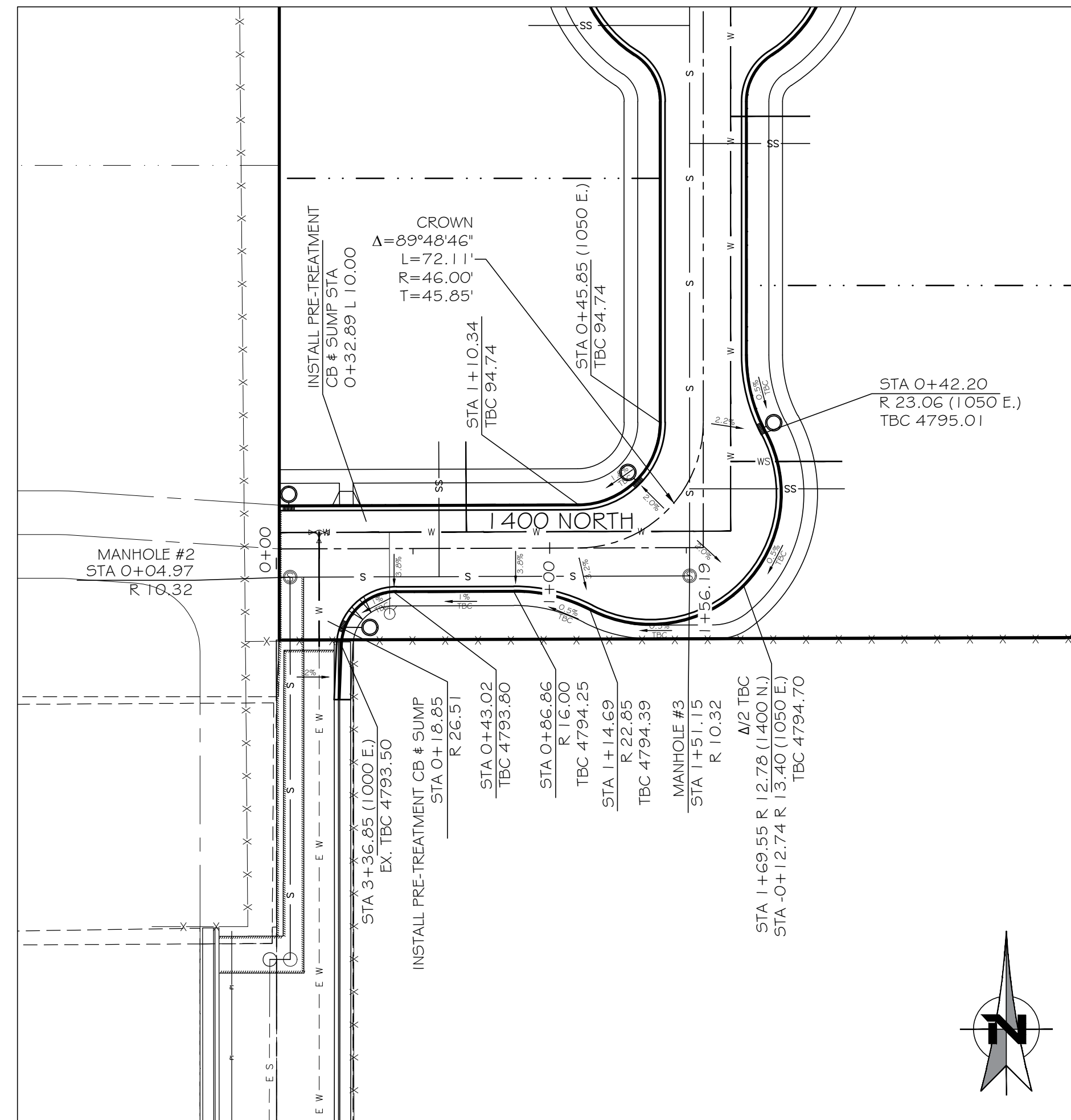
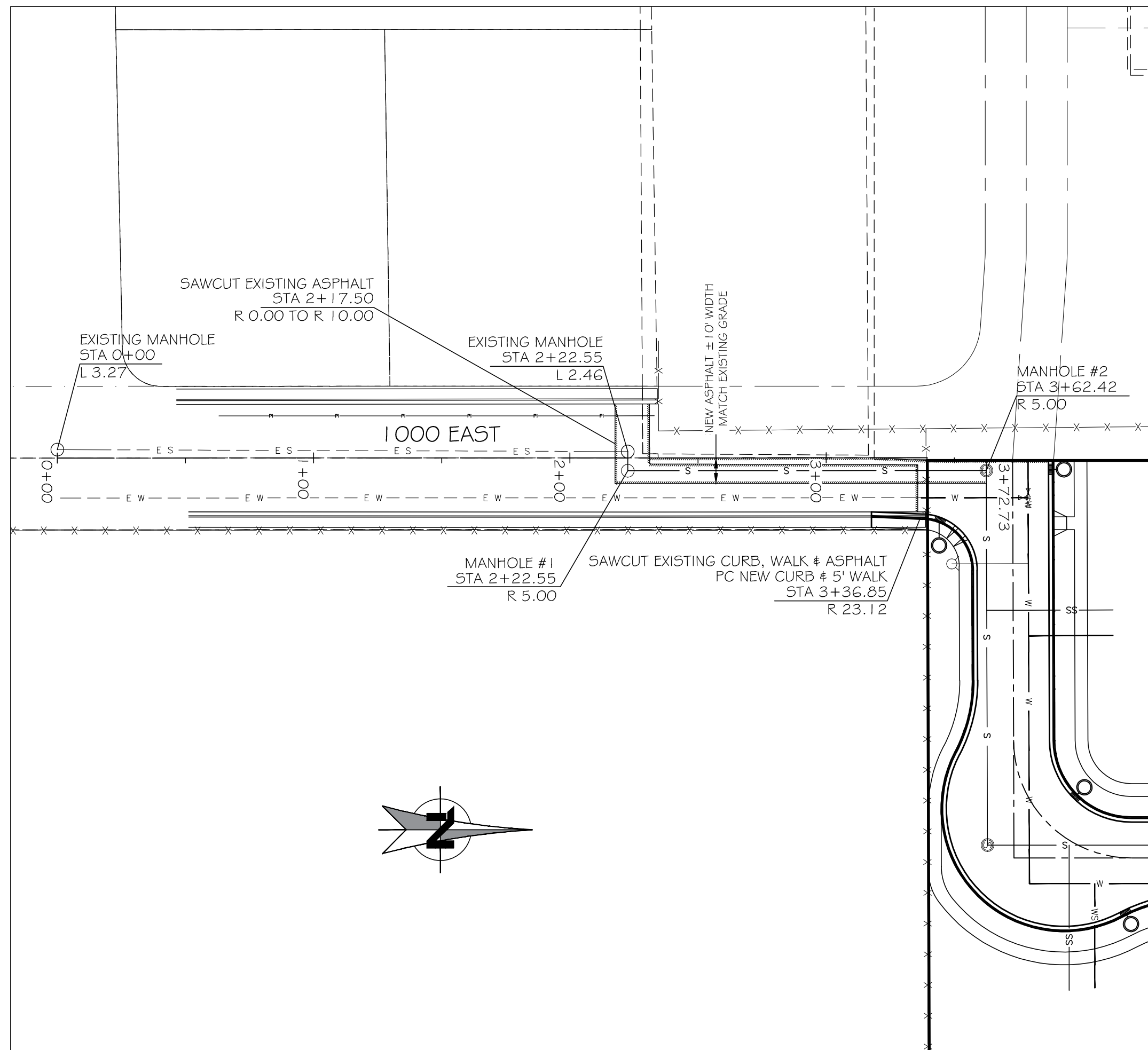
LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING FENCE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED CURB AND GUTTER
- EXISTING CONTOURS
- PROPOSED P.U.E.
- SURVEY MONUMENT



| # | REVISION | BY | CHKD | DATE |
|---|----------|----|------|------|
|   |          |    |      |      |
|   |          |    |      |      |
|   |          |    |      |      |
|   |          |    |      |      |

DESIGN BY: GTT  
DRAWING BY: RJB  
CHECKED BY: GTT  
DATE: 2/17/19



| # | REVISION | BY | CHKD | DATE |
|---|----------|----|------|------|
| 1 |          |    |      |      |

---

---

## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

November 14, 2018 at 8:30am

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

---

---

On October 17, 2018 plans were submitted for the Maple Mountain View Plat "D" subdivision consisting of 6 lots. 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 that are highlighted and include an \* are required prior to scheduling the project for a hearing with the Planning Commission.

### **Community Development Division**

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

Email: [sconroy@mapleton.org](mailto:sconroy@mapleton.org)

1. Include a signature block on the plat for the Community Development Director instead of Director Secretary. Also include a signature block for Mapleton Irrigation.

### **Engineering and Public Works Division**

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

Email: [slord@mapleton.org](mailto:slord@mapleton.org)

### **Missing Items on Submitted Plan Set**

1. Please include cover sheet with applicants contact information.

### **Sewer**

N/A

### **Water/PI**

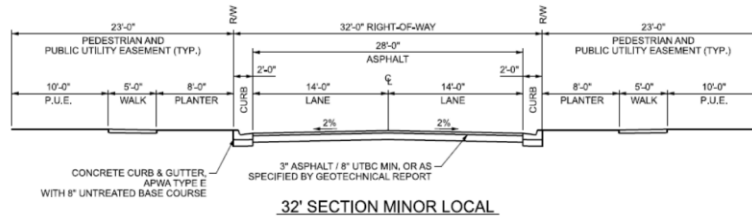
1. PI Main must be 8" minimum. The City is amenable to upsizing the 6" line in 1000 E as part of this project.
2. Please provide a 2" drain to a catch basin at the low point of the PI system.

### **Storm Water**

1. The inlet box on the north side of 1400 N must be as close to the property line as possible.
2. All catch basins must include pre-treatment.

### **Street**

1. Please remove reference to 1" overlay on street cross sections. **\*Use the following:**



2. **\*Please fix dimensioning on 1000 East cross section detail to be legible.**
3. **\*Sidewalk to remain adjacent to curb on south side of 1400 North until the bulb-out.**
4. ADA Ramp at corner of 1400 N and 1000 E should be moved to the apex of the curb return. This will necessitate moving the proposed sump and inlet box.
5. Add a street sign and street light at the corner of 1400 N and 1000 E.

### Details

1. Please email City Engineer for updated details.

### 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](http://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](http://www.mapleton.org).
4. A Storm Water Pollution Prevention Plan (SWPPP) permit will be required. Please contact JD Shepherd at Mapleton City Public Works with questions.
5. Electronic As-Built drawings of any and all utility connections and appurtenances will be required prior to the approval of final inspection.
6. Any work on Mapleton Irrigation Company ditches will be approved by the Irrigation Company.
7. 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.
8. Concrete Collars will be required on all valves and manholes in the roadway.
9. **\*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.**
10. **\*The applicant must submit a Storm Drain report certifying that the proposed Storm Drain design will accommodate the 100-year storm.**
11. **\*The applicant must submit a geotechnical report per Mapleton City standards.**
12. Any work in UDOT Right-of-Way will require a separate UDOT access and encroachment permit.
13. Please ensure 10' separation between culinary water and sanitary sewer lines.

14. A maintenance plan and agreement will be required and recorded for all storm drain retention basins.
15. 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.

**Prior to plat recording:**

- ☐ 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 of \$27,168 (\$4,528 per lot). An impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- ☐ Submittal of 6.5 acre feet of water shares/rights (.45 acre feet per lot and 2.5 acre feet per irrigable acre).
- ☐ Payment of engineering inspection fees of \$1,020 (\$170 per lot).
- ☐ Payment of street light fee of \$2,700 (\$450 per lot).
- ☐ Payment of slurry seal road fee of \$.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 for \$36.00 (\$30 per page and \$1 per lot).