

Planning Commission Staff Report

April 11, 2019

Item 5

Applicant: Craig Peay &
Tom Carter

Location: 200 N Hwy 89

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: N

Zone: GC-1, R-2-B, CE-1

Attachments:

1. Standard findings.
2. Application information.
3. DRC comments.
4. Concept plan from rezoning hearings.

REQUEST

Consideration of a Preliminary Plat application for the Fox Hollow subdivision consisting of thirty lots located in the General Commercial (GC-1), Residential (R-2-B) with a TDR-R and Critical Environmental (CE-1) zones.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is an 8.03 acre undeveloped parcel with approximately 180 feet of frontage on Highway 89. The property contains three separate zoning designations. The eastern .65 acres is zoned General Commercial (GC-1) and the northwestern .6 acres is zoned Critical Environmental (CE-1). The City Council rezoned the remaining 6.8 acres to R-2-B with a TDR-R, as recommended by the Planning Commission, on December 5, 2018 with a condition for a trail easement along the back of lots 11 and 12 that would connect with trail easements to be granted by the adjacent development.

During the rezoning process, the applicant had presented a concept plan that contemplated a commercial parcel, eight single family detached lots and 22 twin home lots. The applicant is now requesting preliminary plat approval for a plan that is similar to the concept shown during the rezoning hearings, but with some modifications. The plan now includes the following:

- One commercial lot;
- 13 single family lots;
- 8 twin home lots; and
- 8 town home lots.

The plans for the town home lots and the commercial lot will be submitted at a future time.

EVALUATION

General Plan: The general plan designates the property as General Commercial (GC), High Density Residential (HDR), and Critical Environmental (CE-1). The proposed development plan is consistent with the general plan designations.

Zoning: The applicant is proposing one commercial lot within the GC-1 zone. However, no project is being proposed at this time. If/when a project is proposed, the applicant would need to submit site and architectural plans, which would require Planning Commission approval.

The R-2-B zone allows for town homes, twin homes and single-family detached homes with the following minimum standards.

Lot Type	Minimum Lot Size	Minimum Width
Single family detached	8,000 square feet	70 feet
Twin home	5,000 square feet per unit	50 feet per unit
Town home	2,000 square feet per unit	22 feet per unit

The proposed lots comply with these standards. As mentioned previously, the preliminary plat has some differences from the concept plan that was presented during the rezone hearings. While the application now would include eight town homes, it also includes five more single family detached lots and 14 fewer twin home lots.

The R-2-B zone allows a base density of four units per acre with the ability to increase to up to eight units per acre with TDRs. The applicant is proposing a density of approximately 5.5 units per acre, which will require 3 TDR certificates based on the density formula in the R-2-B zone. The proposed building pads will be kept out of the area designated CE-1.

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 allows up to 30 lots on a single access road. The applicant is proposing to create a new access off of Highway 89 at 200 North (incorrectly labeled as 100 N on the plat). The road system includes stub roads for 1750 West and 1900 West that will eventually connect with stub roads on properties to the south. While there is only one access point currently, the plan will allow for future connections.

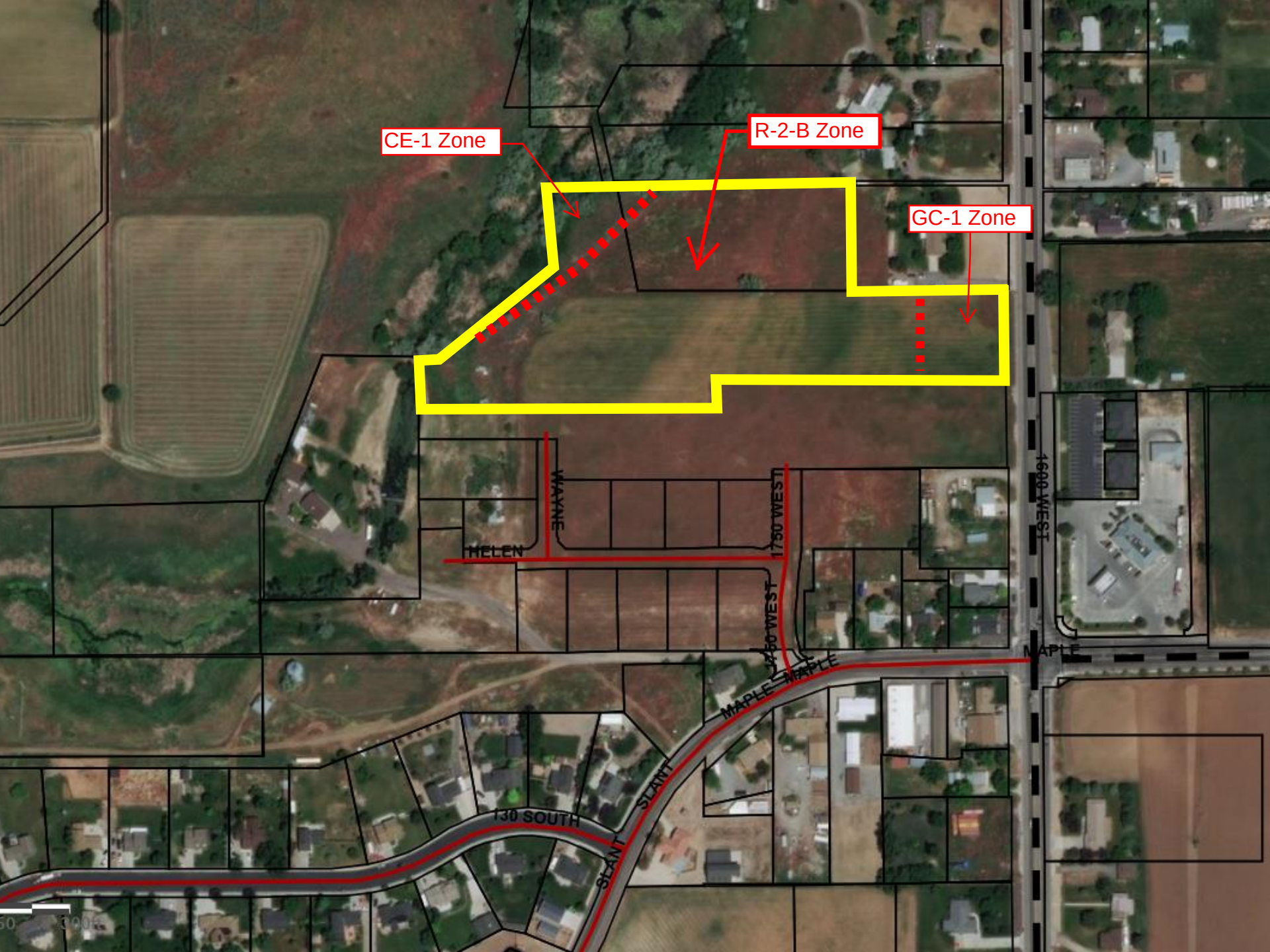
STAFF RECCOMENDATION

Recommend approval of the preliminary plat with the attached special conditions.

SPECIAL CONDITIONS

1. The application shall comply with all outstanding DRC comments prior to plat recording.
2. The final plat shall include a trail easement across lots 11 & 12 as conditioned with the rezone approval.

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.	✓



CE-1 Zone

R-2-B Zone

GC-1 Zone

WAYNE

HELEN

1750 WEST

1600 WEST

130 SOUTH

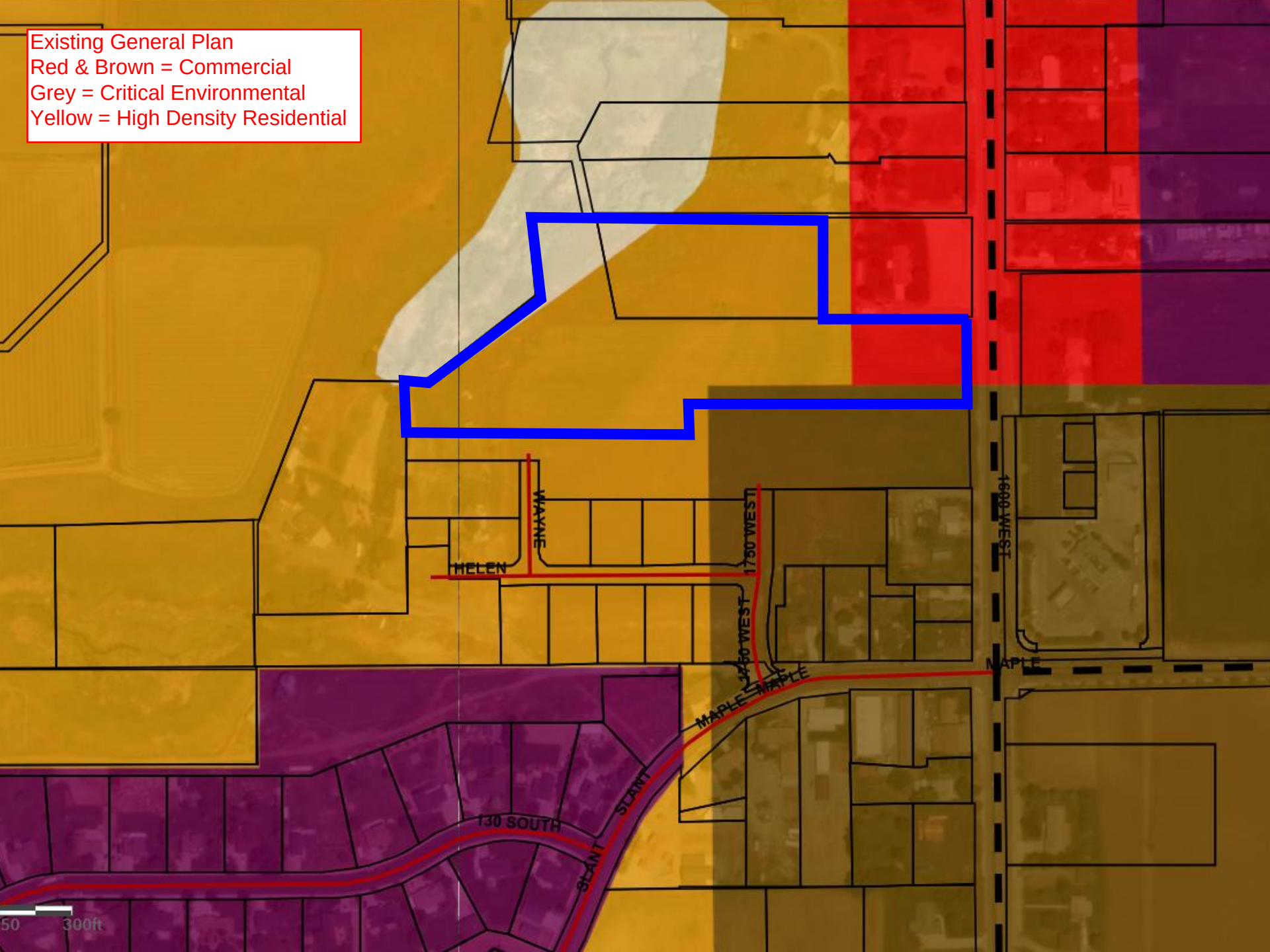
SLANT

MAPLE

MAPLE

0 300

Existing General Plan
Red & Brown = Commercial
Grey = Critical Environmental
Yellow = High Density Residential



Fox Hollow 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
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bos	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	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 lbbonnett@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:

100 North 1750 East
Mapleton, Utah

Developer:

Tom Carter
1301 South 250 East
Mapleton, Utah 84664
801-420-4301

Property Owner:

Daniel and Jane Barrett
Susan Ashton

Engineer / Land Surveyor

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
t-dudley@qwestoffice.net

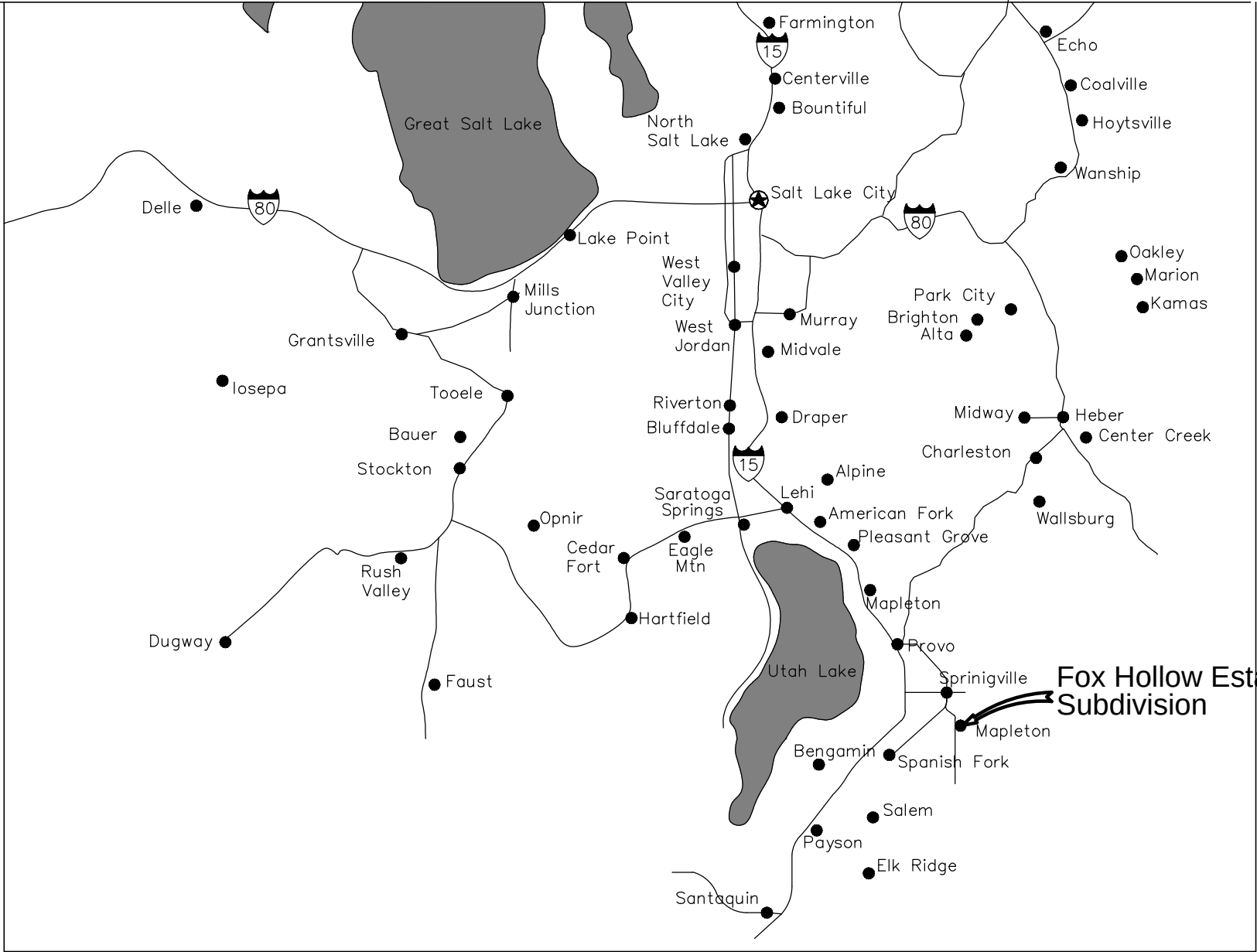
Site Data:

Total Area = 349,949 sq.ft. or 8.03 Acres

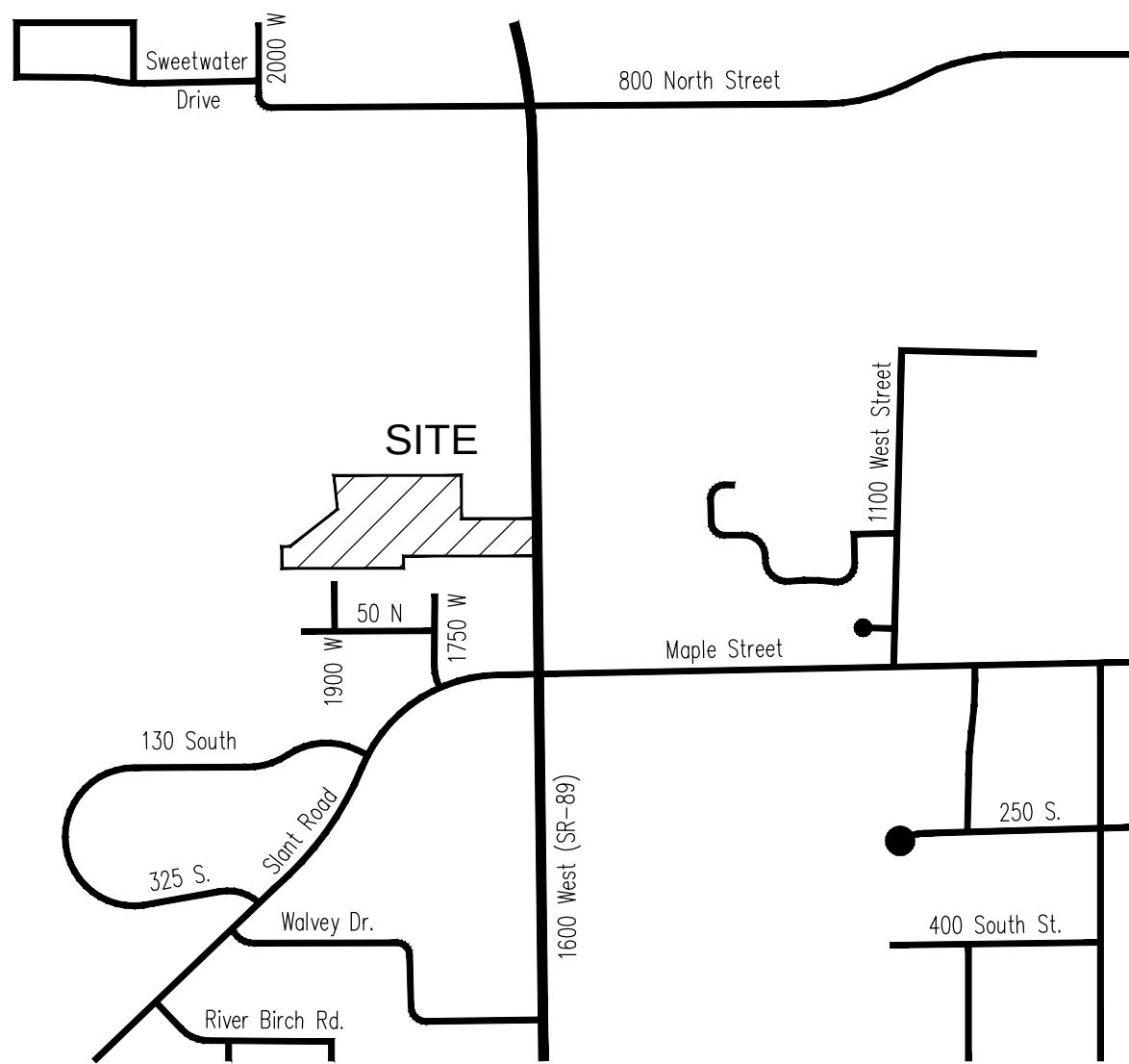
Zone = Residential

Total number of Lots =
Single Family Lots = 14
Twin home Lots = 8
Townhouse Lots = 10
Commercial Lot = 1

Area to be dedicated for Public Roads = 76,009 sq.ft. or 1.745 Acres



Location Map



Vicinity Map

Property Description

Commencing at point located North 00°42'23" West along the Section line 536.39 feet and West 69.02 feet from the Southeast corner of Section 9, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 90°00'00" West 586.06 feet; thence South 00°00'00" East 55.00 feet; thence North 90°00'00" West 586.06 feet; thence North 00°00'00" East 100.22 feet; thence South 89°08'58" East 36.72 feet; thence North 52°27'13" East 294.73 feet; thence North 05°47'37" West 163.21 feet; thence North 90°00'00" East 608.84 feet; thence South 00°00'00" East 210.64 feet; thence North 90°00'00" East 307.19 feet more or less to SR-89; thence South 00°42'28" East along SR-89, 176.03 feet more or less to the point of beginning.

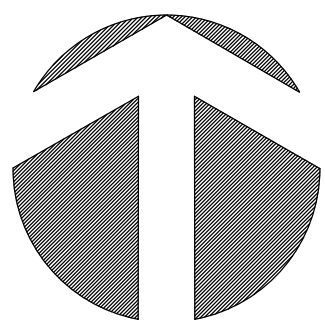
Area = 349,949 sq.ft. or 8.03 Acres

Basis of Bearing is North 00°42'23" West along the Section line from the Southeast corner to the East quarter corner of said Section 9. (NAD 83)

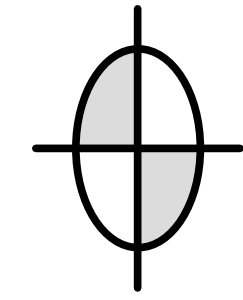
Sheet Index

1.0	Cover Sheet
1.1	General Notes
1.2	Final Plat A
2.0	Preliminary Plan
3.0	Utility Plan
4.0	Grading and Drainage Plan
P-1	100 North Profile 1 of 2
P-2	100 North Profile 2 of 2
P-3	1750 West Profile
P-4	150 North Profile
P-5	1900 West Profile
5.0	Erosion Control Plan
6.0-6.2	Detail Sheets

Sheet No.
C - 1.0



NORTH
1" = 40'



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

Fox Hollow Estates

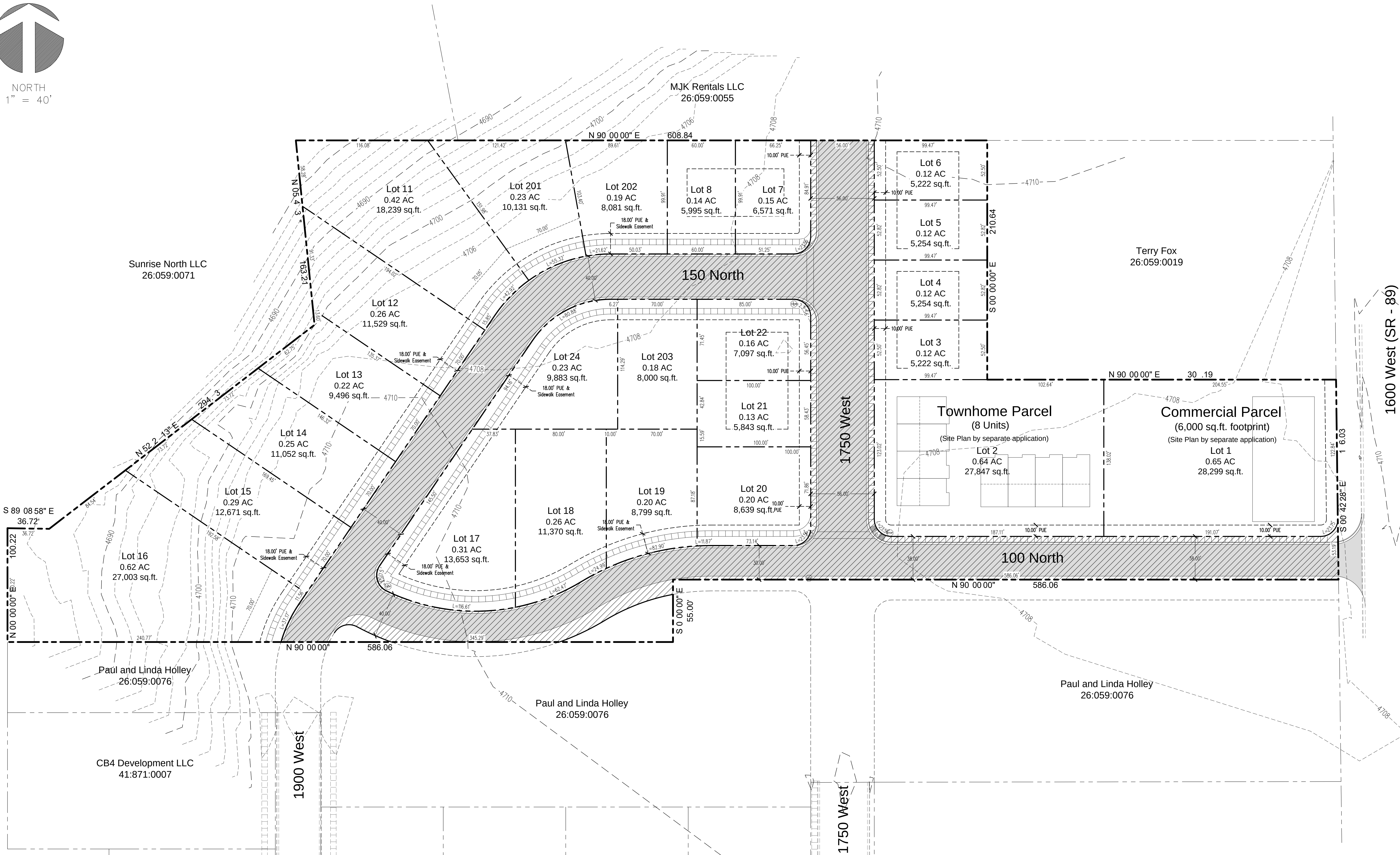
Preliminary Plat

Mapleton, Utah

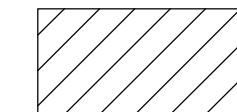
Revisions

Date
2-28-2019
Scale
1" = 40'
By
Tracing No.
L - 14424

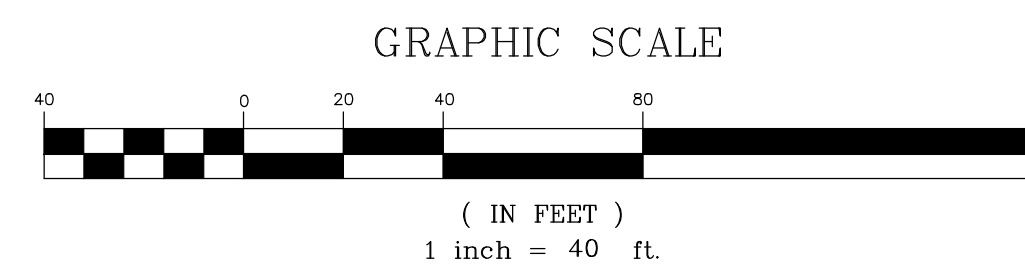
Sheet No.
C - 2.0



Clearing and Grubbing
of Site will be required.



Area to be dedicated
to Mapleton City.



Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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.

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

April 4, 2019 at 8:30am

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

On March 1, 2019 plans were submitted for the Fox Hollow Estates Plat "A" subdivision consisting of 30 residential lots and one commercial 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 marked with an * and bolded must be addressed prior to being scheduled for a hearing with the Planning Commission.

Community Development Division

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

Email: sconroy@mapleton.org

1. Show building footprints on west lots with building footprints outside of CE-1 zone.
2. As shown on your plans, separate applications will be made for the commercial project on lot 1 and the townhome project on lot 2. 1 TDR certificate would be required to record the plat as currently shown, and 2 more TDR certificates would be required for the townhome plat if/when it is approved and recorded. When plans are submitted for the townhomes and the commercial lots, the plans must include site plans and architectural elevations.
3. Please add acceptance by Legislative Body and Planning Commission Approval to the plat with signature blocks for Mayor, City Recorder, Attest by City Recorder, Community Development Director and Planning Commission chair. You can remove the signature block for the City Attorney.
4. Change 100 N to 200 N and 150 N to 250 N.
5. Below are the design standards to be aware of for detached, twin and townhome lots:

G. Design Standards: Single family detached, duplexes and twin homes shall have the following design standards:

- 1. No two (2) detached homes of the same exterior architectural design shall be situated next to, or across the street from, another.*
- 2. For projects of ten (10) lots or more, the developer/builder shall provide Mapleton City with no less than five (5) different home designs with differing exterior elevations, rooflines, colors and materials. Exceptions shall be granted if the lots or pads are sold to individuals who will build custom homes. If the lots are purchased by one builder or multiple builders who have purchased a "block" of lots or pads, then these design standards shall apply.*
- 3. Twin homes and duplexes shall be designed so that both units are architecturally compatible in forms and materials.*
- 4. Garages that face the street shall be recessed a minimum of five feet (5') from the front wall and/or covered entry element of the structure.*

H. Project Plans: Project plans for town homes shall be approved by the City Council in conjunction with subdivision plat approval. Plans shall include the following minimum standards:

- 1. No more than five (5) individual units may be attached without the creation of a new separated building.*
- 2. Each unit must have a well-defined entrance celebrated by a front porch or covered entryway.*
- 3. The massing of the front facade of each unit shall be broken up into smaller components to avoid unrelieved vertical walls.*

Engineering and Public Works Division

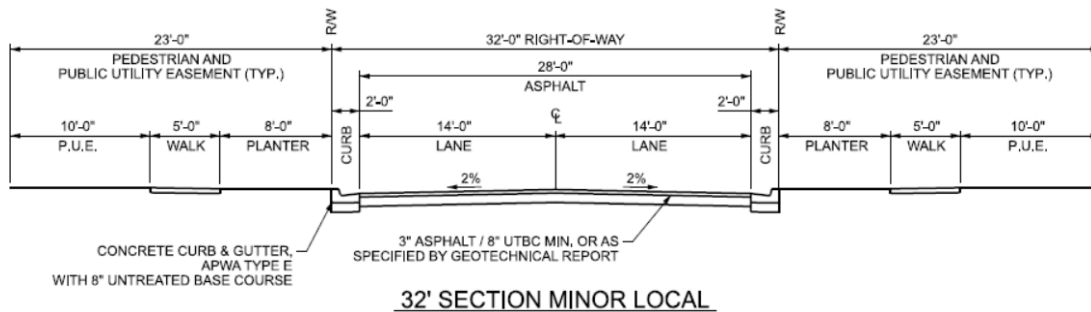
Steven Lord, P.E. Public Works Director/City Engineer, Phone (801) 489-6253

Email: slord@mapleton.org

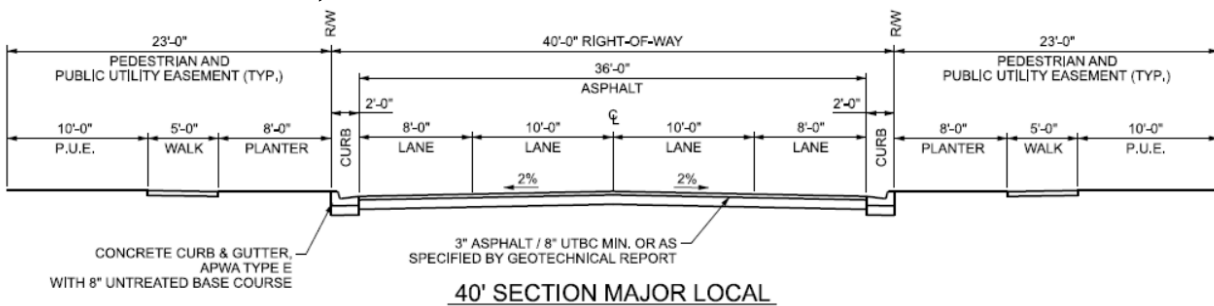
Streets

- Please use the following street cross sections:

a. 150 North



b. 1750 West, 100 North



- 8' Planter will be required on all streets, both sides as shown in above cross sections.
- Curb and Gutter must be installed on the south side of 100 North
- Planter and Sidewalk must be installed along HWY 89 when Lot 1 is constructed, please place note on plat and other relevant sheets.
- Please reverse the crown on 100 N at the intersection of 1750 W. 100 N should be the major street and 1750 W the minor street.

6. 1750 W should be yield controlled, 100 N should be free.
7. Vertical curves are required where algebraic difference exceeds 1% on street sections and 2% at intersections. Please add vertical curve at intersection of 100 N and HWY 89, STA 7+75,
8. Replace stop signs at 100 N and 1900 W, and 150 N and 1750 W with yield sign.
9. Add ADA ramp to West side of 1900 W across from proposed ADA ramp, approx. STA 6+00
10. Crest curve K values must be equal to or exceed 26, please adjust accordingly.
11. Submit a drainage plan report certifying that the proposed Storm Drain design will accommodate the 100-year storm.

Culinary Water

1. Water main must be completely under the asphalt. Please adjust accordingly.
2. Culinary water main should be C900 PVC.
3. Plug and Cap water main at all end points.
4. All intersection Tees should have 3 valve clusters.
5. Please place fire hydrants on lot lines.

Secondary Water

1. Plug and Cap PI main at all end points.
2. All intersection Tees should have 3 valve clusters.
3. Lot #1 needs a PI service connection.
4. Developer must either install the PI Main in HWY 89 per the City Pressurized Irrigation master plan or post a deposit for the improvements with the City to install the main later.

Sewer

1. Label sewer grades, lengths and depths on sheet P-3.
2. Sheet P-4 and P-5 sewer grades are labeled as 0%, please verify and adjust.

Drainage

1. SDCB #11 should be a combo box.
2. SDCB #9 drain pipe is set @ 0% grade please adjust.
3. Please provide inlet capacity calculation in storm drain report.

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. 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.
16. A stamped and signed plan set will be delivered electronically to the City Engineer prior to commencement of any construction.

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 \$4,528. An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- ☐ Submittal of water shares/rights (.45 acre feet per lot and 2.5 acre feet per irrigable acre).
- ☐ Payment of engineering inspection fees of \$170 per lot.
- ☐ Payment of street light fee of \$450 per lot.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for (\$30 per page and \$1 per lot).

Concept Submitted with
Rezone Application

SHEET NO.

1

CONCEPT PLAN

MAPLETON CITY, UTAH

MAPLETON CONCEPT

ATLAS

ENGINEERING

L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

10/23/2018 113340 AM MDT

REVISIONS

BY

DATE

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

SR-89 (1600 WEST)

1750 WEST

PROPOSED
R-2B ZONE

GC-1 ZONE
TO REMAIN

TERRY FOX
26:059:0019

COMMERCIAL
30,985 sq. ft.
0.71 acres

6 CONDO UNITS ABOVE
6000 SF

PAUL AND LINDA HOLLEY
26:059:0076

PAUL AND LINDA HOLLEY
26:059:0076

SUNRIZE NORTH LLC
26:059:0071

CE-1 ZONE
TO REMAIN

TOTAL # UNITS= 30
TOTAL ACREAGE= 8.03 ACRES
COMMERCIAL ACREAGE= 0.71 ACRES
RESIDENTIAL ACREAGE= 7.32 ACRES
DENSITY= 4.10

COMMERCIAL
6000 SF OFFICE
6 APARTMENT UNITS
TOTAL PARKING PROVIDED 40
PARKING REQ'D 38
EXISTING ZONES: A-2/GC-1/CE-1

0 10 20 40 60 80 100 120
SCALE 1" = 40'
SCALE 1" = 80'

WAYNE DR.

40'

56'