Mapleton City

Planning Commission Staff Report

June 13, 2019

Item 6

Applicant: Murdoch Builders

Location: Approximately 440 West 1400 North

Prepared by: Brian Tucker

Public Hearing Item: Yes

Zone: A-2 to RA-2

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 to rezone approximately 4.06 acres from Agricultural-Residential (A-2) to Residential-Minor Agricultural (RA-2) located at approximately 440 West 1400 North and review of a Preliminary Plat for the Hidden Lane Estates Subdivision Plat "A" consisting of eight lots.

BACKGROUND AND PROJECT DESCRIPTION

The proposed project is located on approximately 4.06 acres at approximately 440 West 1400 North and includes the existing home at 1419 North 300 West. The applicant is proposing a rezone of the property from A-2 to RA-2 and requesting approval of an 8-lot subdivision. The project would include the extension of 1400 North to connect with the stub streets 520 and 440 West. As the existing home is to remain, the roadway is not proposed to extend to 300 West.

If the property is rezoned to RA-2, each lot must contain 14,500 square feet and have 100' width. Each of the proposed lots meets these standards. This project requires a recommendation by the Planning Commission and a final approval from the City Council.

EVALUATION

General Plan: The General Plan indicates that this property should develop in a medium-density manner. The proposed 1/3 acre lots are very much in line with this indication. The characteristics of the "Medium Density Residential" land use category indicated by the General Plan "include single family dwellings" with minimum lot sizes of 14,500 square feet.

Zoning: Lots located within the RA-2 zoning district have a minimum lot requirement of 14,500 square feet and minimum width of 100'. The RA-2 district is typical of the "Medium Density Residential" General Plan Designation. The adopted General Plan indicates that a rezone to RA-2 is appropriate.

The development pattern in this area in the last 30 years has consisted of single-family homes on lots with 14,500 square feet or more. A home built in this part of Mapleton within that time frame on a lot with ½ acre or more would be an anomaly. In addition, this part of Mapleton is zoned almost exclusively RA-2, with only small pockets of other zoning districts left over from zoning that often dates to the 1960's.

Streets and Transportation: 520 and 440 West Streets were stubbed to this property when the subdivisions to the north were built in the 1990's. The intent was that these roads would connect to a mid-block street when the subject property developed. 1400 North was also stubbed into this undeveloped area in the 1990's. The intent then was that all of these roads should meet, providing additional traffic circulation to this mid-block area. The Transportation Plan states that "circulation is of the utmost importance; long blocks and excessive dead-end street should be avoided. Additionally, the Transportation Plan indicates that cul-de-sacs should be discouraged and only used when through streets are precluded by topography or development patterns. These streets, 440 and 520 West were not developed as cul-de-sacs, but were stubbed to the subject parcel. These streets were never intended to be permanent dead-end streets.

The applicant has proposed that lots 1 and 2 has property lines that are located at the back of the curb so that they may have two lots between 520 and 440 West, to mirror the development to the north. The cross sections currently adopted by Mapleton City have the property line at the back of curb but also include a park strip between the curb and sidewalk. The projects that surround the subject parcel do not have park strips, instead they make use of a curb/sidewalk combination configuration. Staff believe that the park strip configuration, the configuration needed by the applicant, is superior to the old configuration because it results in a more inviting street scape, with tree lined streets. This new configuration, while a deviation from the adjoining developments, will provide tree lined park strips for many hundreds of feet on both sides of the proposed streets.

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

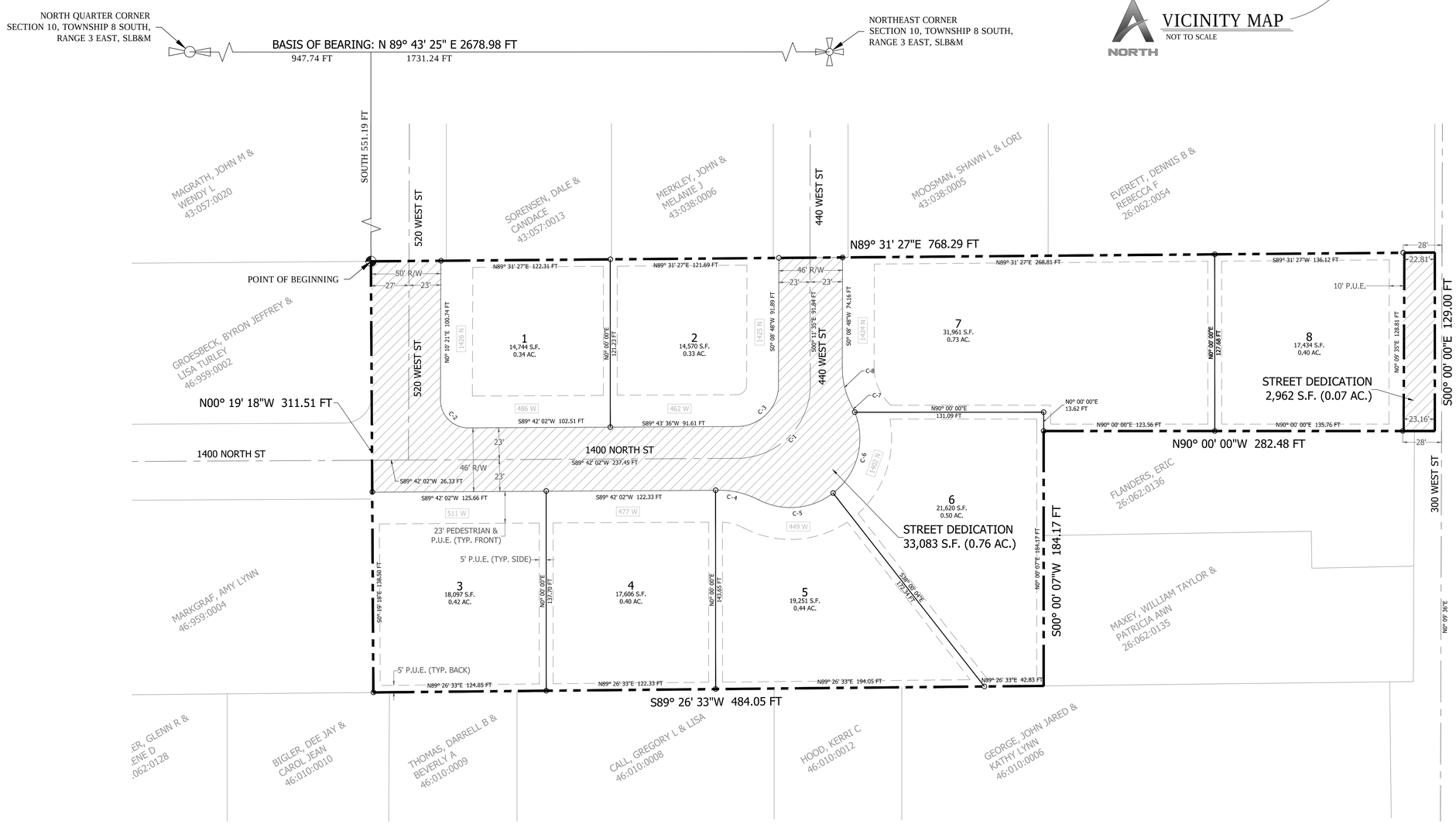
Recommend Approval of the Rezone from A-2 to Ra-2 and the Preliminary Plat for the Hidden Lane Estates Subdivision, Plat "A" with the attached findings and condition.

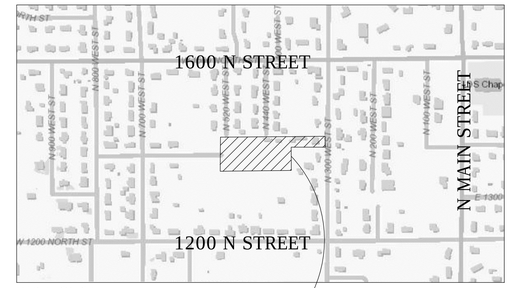
SPECIAL CONDITION

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.	✔

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	83.38	53.00	90.13	75.05	S45° 13' 09"W
C2	31.57	20.00	90.45	28.39	N45° 04' 31"W
C3	46.89	30.00	89.55	42.26	S44° 55' 26"W
C4	29.25	60.00	27.93	28.96	N76° 20' 03"W
C5	57.18	50.00	65.53	54.12	S84° 52' 03"W
C6	64.93	50.00	74.40	60.46	S14° 54' 13"W
C7	4.83	50.00	5.54	4.83	S25° 04' 02"E
C8	29.22	60.00	27.90	28.93	S13° 48' 09"E





MAPLETON CITY

VICINITY MAP

NOT TO SCALE

NORTH

LEGEND

- SET 5/8" REBAR & PLASTIC CAP MARKED LS 5561206
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- STREET DEDICATION

NORTH

40 0 40 80

Scale: 1" = 40'

APEX Engineering, Inc.
823 NORTH 700 EAST, SPANISH FORK, UT 84660
801-361-5242

SURVEYOR'S CERTIFICATE

I, CORY I. SQUIRE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 5561206. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A FOUND REBAR AND CAP MARKING THE NORTHEAST CORNER OF MURRAY ACRES SUBDIVISION AS RECORDED IN UTAH COUNTY RECORDERS OFFICE ENTRY NO: 15216, SAID POINT LIES NORTH 89°43'25" EAST 947.74 FEET ALONG THE SECTION LINE AND SOUTH 551.19 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°31'27" EAST 768.29 FEET ALONG THE SOUTH SIDE OF AMENDED JENWOOD ESTATES PHASE 2 AS RECORDED IN UTAH COUNTY RECORDERS OFFICE ENTRY NO: 5968-72 AND ALONG THE SOUTH SIDE OF JENWOOD ESTATES SUBDIVISION AS RECORDED IN UTAH COUNTY RECORDERS OFFICE ENTRY NO: 3937-48, THENCE SOUTH 129.00 FEET, THENCE WEST 282.48 FEET, THENCE SOUTH 00°00'07" WEST 184.17 FEET TO THE NORTH LINE OF MAPLE MOUNTAIN SUBDIVISION AS RECORDED IN UTAH COUNTY RECORDERS OFFICE ENTRY NO: 1205-R, THENCE SOUTH 89°26'33" WEST 484.05 FEET ALONG SAID NORTH LINE TO A BOUNDARY LINE AGREEMENT AS RECORDED IN UTAH COUNTY RECORDERS OFFICE ENTRY NO: 3930:2016, THENCE NORTH 00°19'18" WEST 311.51 FEET ALONG SAID BOUNDARY LINE

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 187,000 SQUARE FEET OR 4.293 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS MAPLE VALE PLAT "A", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO MAPLETON CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.

THIS _____ DAY OF _____, 2019.

SIGN _____ PRINT _____

SIGN _____ PRINT _____

ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 2019, PERSONALLY APPEARED BEFORE ME _____, THE SIGNERS OF THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH (SEE SEAL BELOW) — PRINTED FULL NAME OF NOTARY

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. 2019.

APPROVED:

MAYOR'S SIGNATURE — DATE

COMMUNITY DEVELOPMENT DIRECTOR — DATE

CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW) — DATE

ATTEST:

CITY RECORDER'S SIGNATURE (SEE SEAL BELOW) — DATE

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____, A.D. 2018 BY THE MAPLETON CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIR SIGNATURE — DATE

HIDDEN LANE ESTATES PLAT "A"

A RESIDENTIAL SUBDIVISION

RECORDER SEAL | ENGINEER SEAL | SURVEYOR SEAL

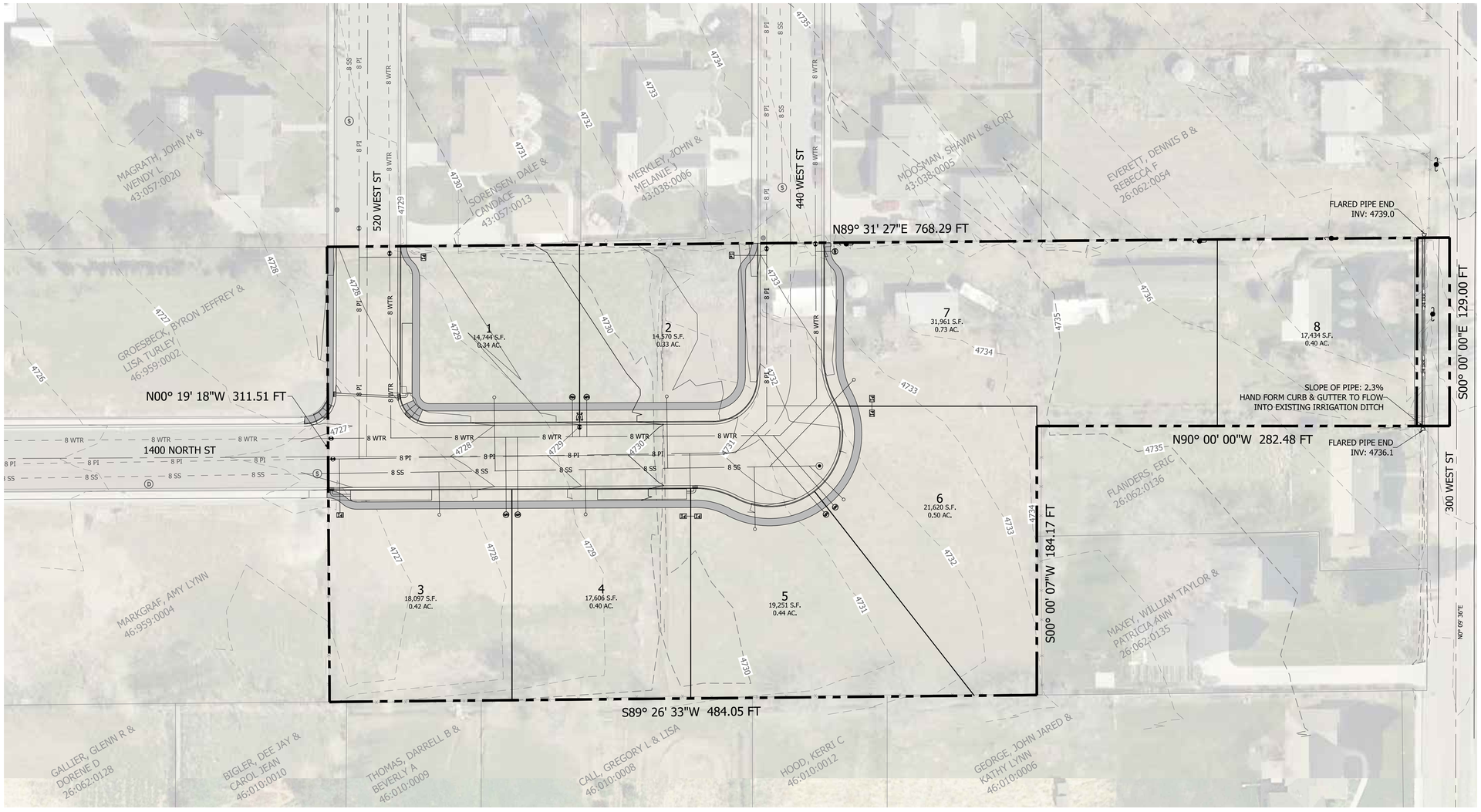
PROFESSIONAL LAND SURVEYOR No.5561206 CORY I. SQUIRE STATE OF UTAH

NOTARY PUBLIC SEAL | UTAH COUNTY RECORDING CERTIFICATE

MAPLETON IRRIGATION APPROVAL

APPROVED THIS _____ DAY OF _____, 2019

MAPLETON IRRIGATION REPRESENTATIVE — DATE



WISCOMBE SUBDIVISION

NORTH

SCALE: 1" = 40' (0 40 80)

LEGEND

- EXISTING POWER POLE
- PRESSURIZED IRRIGATION BOX
- WATER METER
- WATER / P.I. VALVE
- STORM DRAIN / SANITARY SEWER MANHOLE
- EXISTING WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING VINYL FENCE

NOTE: ADA RAMPS AS PER APWA STANDARDS.

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LOCATION OF PROJECT

VICINITY MAP

SCALE: N.T.S.

APEX Engineering, Inc.
823 N. 700 E., Spanish Fork, UT

REVISIONS

DATE	BY	REMARKS

HIDDEN LANE ESTATES
PRELIMINARY PLAT

FOR: MURDOCK HOMES

LOCATION: MAPLETON, UT

DATE: 5/24/2019

DRAWING: C-1

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

May 1, 2019 at 8:30am

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

On April 30, 2019, Murdock Builders submitted new plans for the Hidden Lane Estates Subdivision, Plat A in the A-2/RA-2 zone and located at approximately 440 West and 1400 North. 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. 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 April 30, 2019:

1. **Lots 1 and 2 do not contain the required 14,500 square feet. The subdivision cannot be approved until the lots meet the minimum area requirement.***
2. 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. The owners dedication must be accompanied by a line for the notary sign the plat, a line for the notary to print their full name, their commission number and the words “A notary public commissioned in Utah” in the signature block.
    d. Addresses must be shown on the final plat. The assigned addresses are attached to these DRC minutes.
    e. Street coordinates must be shown on the plat. If street names are to be used they must also be indicated on the plat
    f. 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 enough space for this certificate and the space provided is not in the correct location. Please communicate with the Utah County Recorder's Office for the specifics for this requirement.

g. 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. It is useful for the plat to contain a space within the acknowledgment text for the names to be written. Other standards may apply for trusts and corporations. Please communicate with the Utah County Recorder's Office for the specifics for this requirement.

3. Boundary line gaps exist along the south and east property lines. These need to be resolved prior to recording the plat.
4. The applicant must show that lots 3 and 5 meet the minimum width requirement of 100'. The width measurement is made at the building line. The front yard setback is 30'. Provide a diagram with a measurement that shows that the minimum width is met at the setback/building line.

Engineering and Public Works Division

Steven Lord, City Engineer, Email: slord@mapleton.org
Phone (801) 489-6253, Fax (801) 489-5179

Pressurized Irrigation

1. Please show pressurized irrigation system.

Other

1. Please use updated city standard drawings.
2. Please remove typical pedestrian ramp detail and refer to latest APWA standards.

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.

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 8.0 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 Hobble Creek Irrigation Company.
- 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 ($50 per page and $2 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).