

Planning Commission Staff Report

June 27, 2019

Item 2

Applicant: Northridge Holdings, LLC

Location: 875 E 1600 N

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: N

Zone: RA-2, A-2 Zone

Attachments:

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

REQUEST

Consideration of a Preliminary Plat application for the Northridge Estates subdivision consisting of 19 lots in the RA-2 and A-2 zones.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately 17.6 acres in size and is developed with a single-family residence and two accessory buildings. The property fronts on 1600 North on the south side and the Hobble Creek bluff on the north side. On April 17, 2019 the City Council approved a rezone of approximately 10.5 acres of the property from A-2 to RA-2, but left the remaining portion of the property as A-2.

The applicants are requesting approval of a preliminary plat that would include the following:

- 18 lots ranging in size from .35 of an acre to .45 of an acre.
- One 6.54-acre lot. A separate application on this agenda (item 3) is a proposal to establish a reception facility on this lot.
- A new U-shaped road through the development.
- Roadway improvements along 1600 North.
- A remainder parcel approximately 1.47 acres in size that includes the area around the City's Carnesecca well. It is anticipated that two additional lots will be proposed in this area in a future phase.

EVALUATION

Subdivision Plat: A subdivision plat application is considered an administrative permit. If an application complies with City standards, the City is obligated to approve the request. The City may apply conditions when necessary to ensure compliance with City standards and/or to address reasonably anticipated detrimental effects.

Mapleton City Code (MCC) Chapter 17.04 outlines the process for the review and approval of preliminary subdivision plats. For plats of four lots or more, the City Council is the final decision-making body and the planning commission is required to make a recommendation to the City Council.

MCC Chapter 17.04.050.B outlines the review standards that shall be used by the Planning Commission in making its determination. These standards are shown in attachment "1".

MCC Chapter 17.16 outlines the required improvements that are the responsibility of the developer including the installation of utilities and road improvements. The proposed plans comply with the improvement requirements of this section. The City's consulting engineering firm has also reviewed the plans to ensure that the new development will not negatively impact the culinary and secondary water systems.

Traffic Study: Mapleton City Code does not require a traffic study for subdivisions of less than 100 lots, however, because the applicants are also proposing a reception facility on one of the lots, a traffic study was required (see attachment 3 from item 3). The study confirms that the proposed subdivision will not create any significant traffic impacts on 1600 North. Traffic issues regarding the reception facility will be addressed with that item on the agenda.

Zoning: As mentioned previously, the property has two zoning designations. Lots 1-18 and parcel "A" are zoned RA-2 and lot 19 is zoned A-2. All lots in the RA-2 zone require a minimum size of 14,500 square feet with at least 100 feet of frontage. The proposed average lot size in the RA-2 zone portion of the project is over 17,000 square feet and all lots have over 100 feet of frontage. The proposed lots comply with the RA-2 zoning standards.

The A-2 zone requires a minimum of two acres per lot with at least 200 feet of frontage. The proposed lot in the A-2 zone is 6.54 acres in size with over 750 feet of frontage. The proposed lot in the A-2 zone complies with the A-2 zoning standards.

As mentioned previously, another item on the agenda is a request to establish a reception facility on lot 19 in the A-2 zone. Staff recommends that if the reception facility is approved, that a note be added to the plat providing notice to future buyers that a reception facility exists or may exist on lot 19.

Carnesecca Well: MCC Chapter 13.28.030 requires a well protection zone of a 100-foot radius around any City well. This area must be kept free from uses that may contaminate the well. The DRC comments address this issue.

STAFF RECCOMENDATION

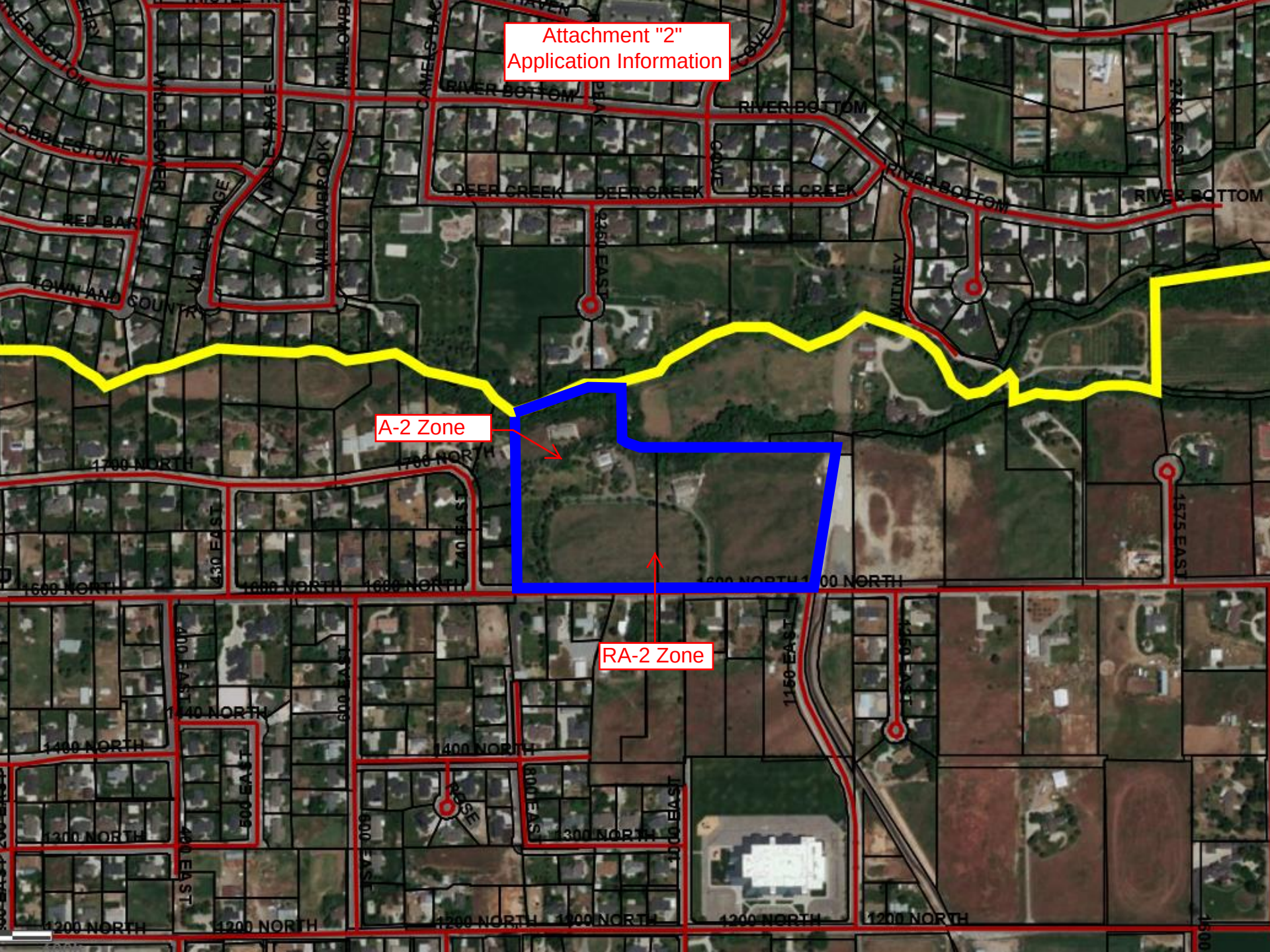
Recommend approval of the Preliminary Plat to the City Council with the attached special conditions.

SPECIAL CONDITIONS

1. The applicant shall comply with all outstanding DRC comments prior to final plat approval.
2. A note shall be added to the plat indicating that a reception facility exists or may exist on lot 19. If the reception facility conditional use permit is not approved, no note shall be required.

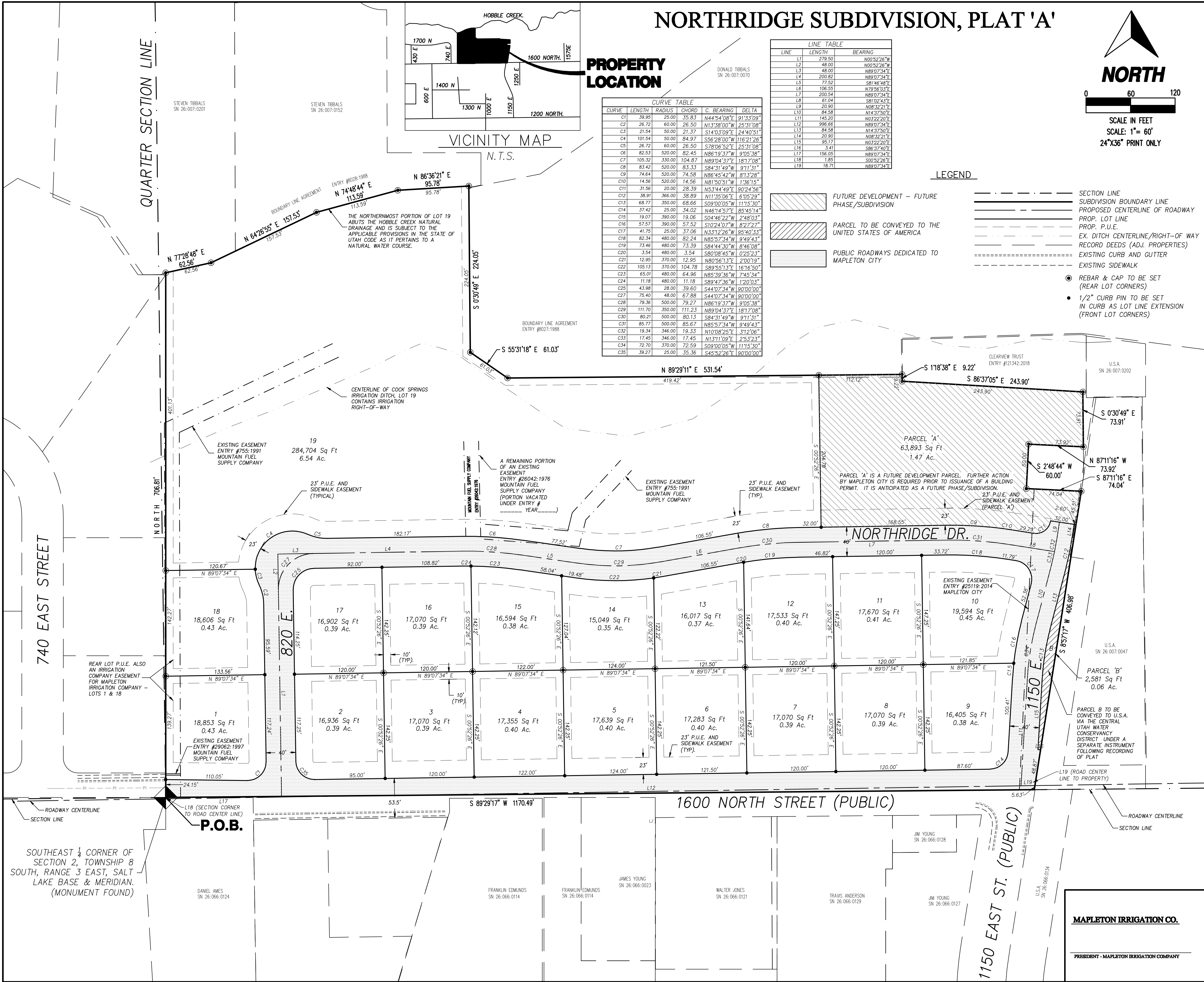
Attachment “1” Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
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 Information



A-2 Zone

RA-2 Zone



SURVEYOR'S CERTIFICATE

I, **BARRY L. PRETTYMAN**, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166408, AS ISSUED UNDER THE LAWS OF THE STATE OF UTAH. I HAVE CONDUCTED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE THEREBY SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND WELL MARKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 706.81 FEET ALONG THE EAST LINE OF MAPLEWOOD SUBDIVISION PLATS A & B TO AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY #8028:1988); THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING FOUR (4) COURSES TO WIT: (1) NORTH 77°28'48" EAST 62.56 FEET, (2) NORTH 64°26'55" EAST 157.53 FEET, (3) N 74°44'44" EAST 113.59 FEET, (4) NORTH 86°36'21" EAST 95.78 FEET; THENCE ALONG A BOUNDARY LINE AGREEMENT (ENTRY #8027:1988) THE FOLLOWING THREE (3) COURSES TO WIT: (1) SOUTH 0°30'49" EAST 224.05 FEET, (2) SOUTH 55°31'18" EAST 61.03 FEET, (3) NORTH 89°29'11" EAST 66.85 FEET; THENCE NORTH 89°29'11" EAST 444.69 FEET; THENCE SOUTH 1°16'18" EAST 9.22 FEET; THENCE SOUTH 86°37'05" EAST 243.90 FEET; THENCE SOUTH 0°30'49" EAST 73.91 FEET; THENCE NORTH 87°11'16" WEST 73.92 FEET; THENCE SOUTH 2°48'44" WEST 60.00 FEET; THENCE SOUTH 87°11'16" EAST 74.04 FEET; THENCE SOUTH 8°57'17" WEST 406.98 FEET TO THE SECTION LINE; THENCE SOUTH 8°57'17" WEST 1170.49 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING, CONTAINING 17.44 ACRES.

BASIS OF BEARING = UTAH COORDINATE SYSTEM, CENTRAL ZONE

N 89°28'52" E ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND SOUTH 1/4 CORNER OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.

DATE

SURVEYOR

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

STATE OF UTAH } S.S.
COUNTY OF UTAH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ WHO REPRESENTED THAT THEY ARE THE OWNERS OF THE ABOVE-DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES

NOTARY PUBLIC

UTILITY DEDICATION

THE ABOVE NAMED OWNER(S) OF THE ABOVE DESCRIBED PARCEL OF LAND DOES (DO) HEREBY OFFER AND CONVEY TO MAPLETON CITY AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED AS PUBLIC UTILITY EASEMENTS (P.U.E.) ON THE WITHIN PLAT.

ACCEPTANCE BY THE CITY OF MAPLETON

THE CITY OF MAPLETON, 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____.

MAYOR

CLERK-RECORDER

CITY ENGINEER

COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION APPROVAL

CHAIRMAN, PLANNING COMMISSION

NORTHDRIDGE SUBDIVISION, PLAT 'A'

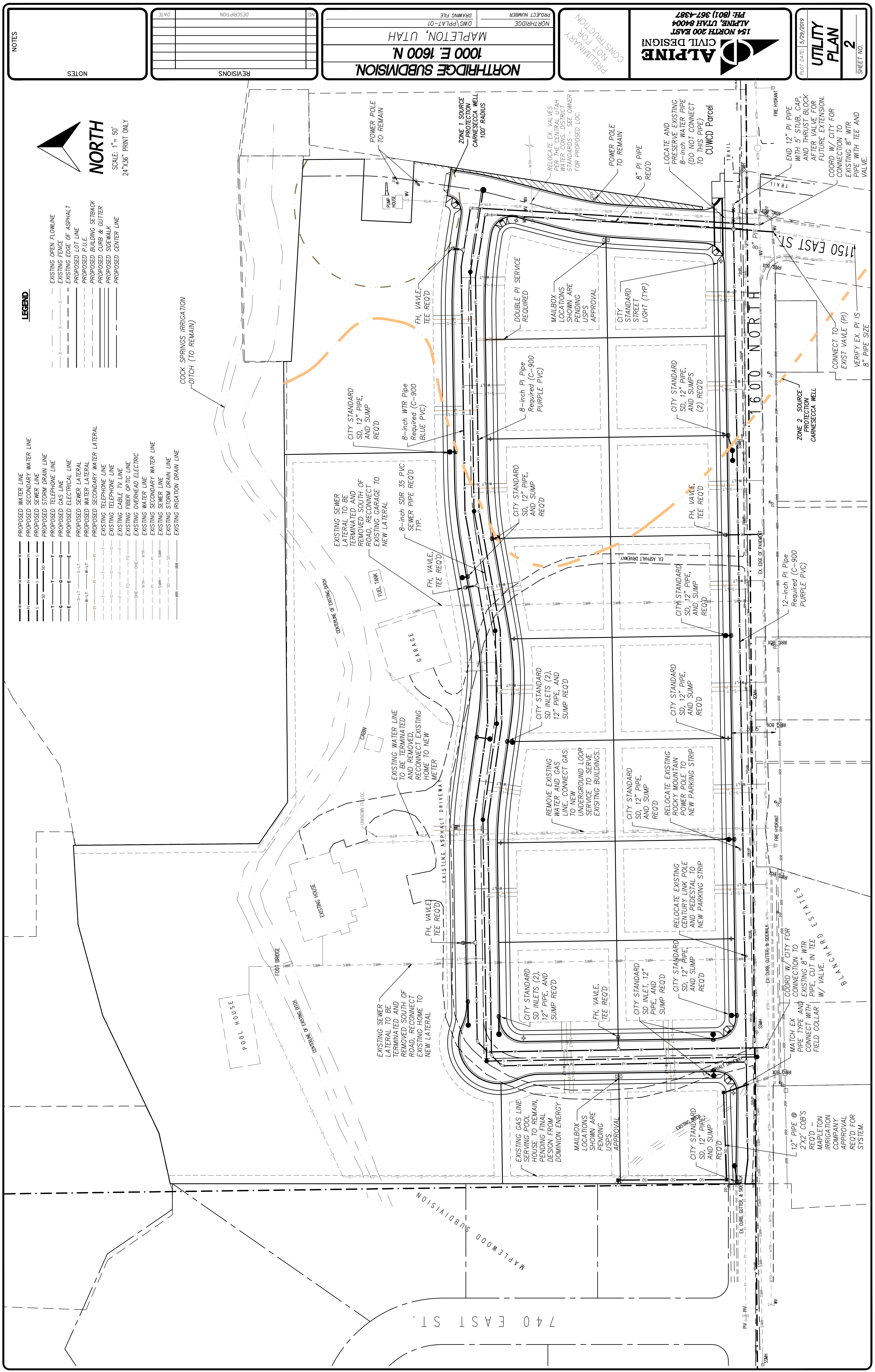
MAPLETON CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60' FEET

MAPLETON IRRIGATION CO.

PRESIDENT - MAPLETON IRRIGATION COMPANY

This form approved by Utah County and the municipalities therein



- PROPOSED WATER LINE

PROPOSED SECONDARY WATER LINE

PROPOSED STORM DRAIN LINE

PROPOSED TELEPHONE LINE

PROPOSED GAS LINE

PROPOSED ELECTRICAL LINE

PROPOSED SEWER LATERAL

PROPOSED SECONDARY WATER LATERAL

EXISTING TELEPHONE LINE

EXISTING CABLE TV LINE

EXISTING FIBER OPTIC LINE

EXISTING OVERHEAD ELECTRIC

EXISTING WATER LINE

EXISTING SECONDARY WATER LINE

EXISTING SEWER LINE

EXISTING STORM DRAIN LINE

EXISTING IRRIGATION DRAIN LINE
- PROPOSED OPEN FLOWLINE

EXISTING FENCE

EXISTING EDGE OF ASPHALT

PROPOSED LOT LINE

PROPOSED P.U.E.

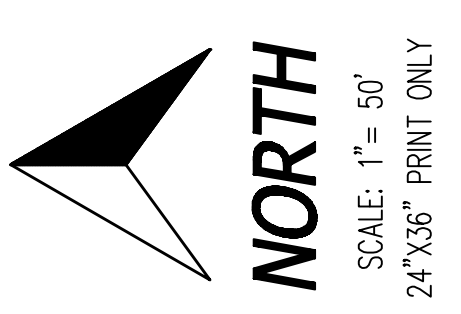
PROPOSED BUILDING SETBACK

PROPOSED CURB & GUTTER

PROPOSED SIDEWALK

PROPOSED CENTER LINE

LEGEND



NOTES

NOTES

NO.

DESCRIPTION

DATE

REVISIONS

NORTHBRIDGE SUBDIVISION

1000 E. 1600 N.

MAPLETON, UTAH

DWG. PLAT-01

DRAWING FILE

PROJECT NUMBER

NORTHBRIDGE

ALPINE CIVIL DESIGN

154 NORTH 200 EAST

ALPINE, UTAH 84004

PH: (801) 367-4387

PRELIMINARY

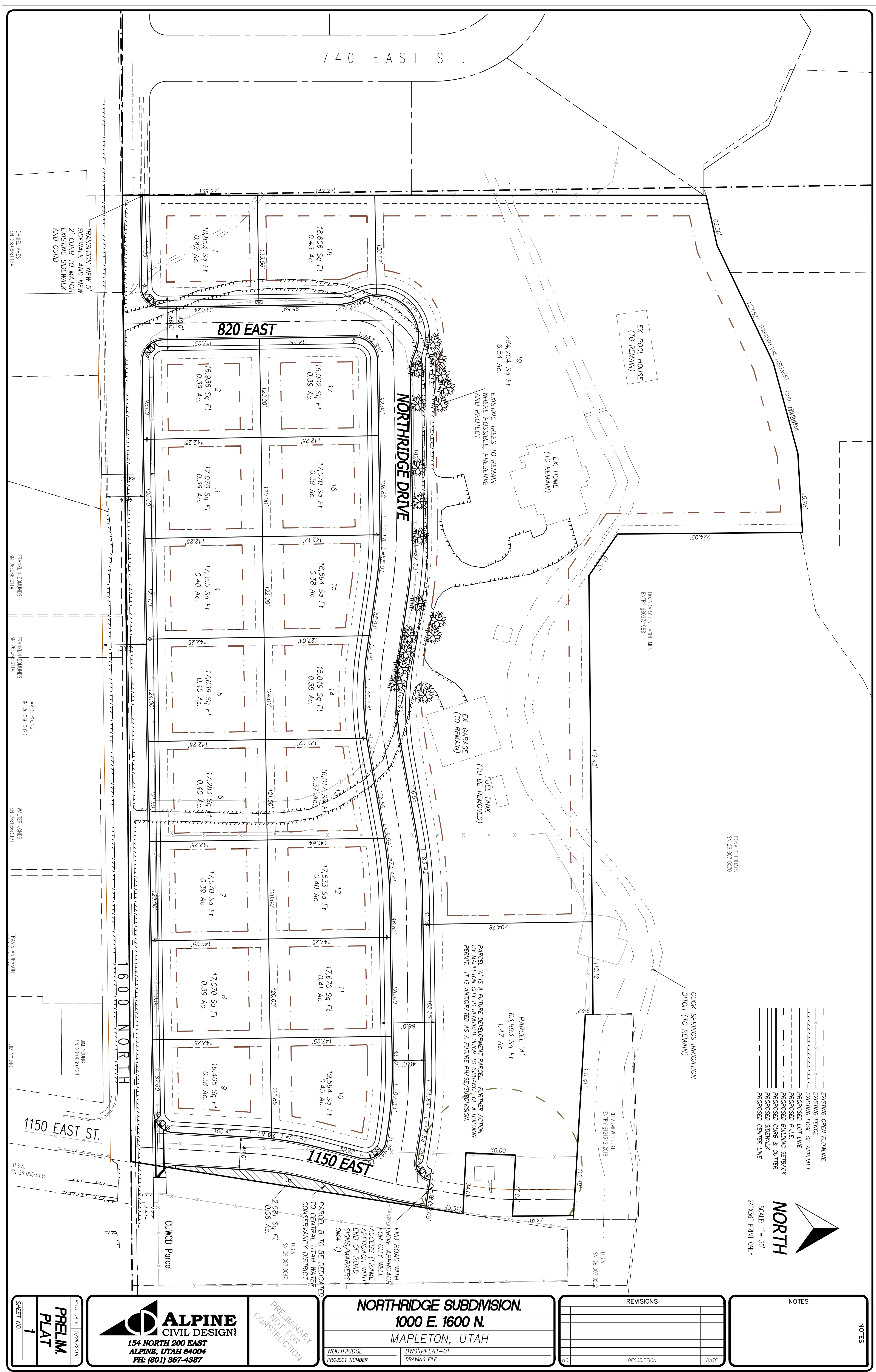
NOT FOR CONSTRUCTION

UTILITY PLAN

2

SHEET NO.

DATE: 5/29/2018



REVISIONS		
NO.	DESCRIPTION	DATE

NOTES

NOTES

 **ALPINE**
CIVIL DESIGN

**154 NORTH 200 EAST
ALPINE, UTAH 84004
PH: (801) 367-4387**

PRELIMINARY
NOT FOR
CONSTRUCTION

<i>NORTHRIDGE SUBDIVISION.</i>	
<i>1000 E. 1600 N.</i>	
<i>MAPLETON, UTAH</i>	
NORTHRIDGE PROJECT NUMBER	DWG\PLAT-01 DRAWING FILE

PLOT DATE:	5/29/2019
PRELIM. PLAT 1	
SHEET NO. _____	

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

June 13, 2019 at 8:30am

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

On May 30, 2019 revised plans were submitted for the Northridge Plat "A" subdivision consisting of 19 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.

Engineering and Public Works Division

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

Email: slord@mapleton.org

Utilities

1. Valves will need to be installed immediately adjacent to tees/crosses on water mains. (Can be handled during construction).
2. There is water meter to the pool and the bard which may not be identified on the plans, they need to be removed/upgraded during construction.
3. Please show that existing sewer and water laterals must be disconnected at the main with detail.
4. All sewer lines within the source protection zone 2 of the Mapleton City well must be constructed to conform to Utah Administrative Code [R309-515-6.4](#).
5. The area around the Carnesecca Well shall comply with the source protection requirements identified in Mapleton City Code Chapter 13.28.
6. A revised easement shall be required to provide access to the Carnesecca with the plat recording.

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 \$81,504 (\$4,528 not including lot with existing home). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- ☐ Submittal of 20 acre feet of water shares/rights (.45 acre feet per lot and 2.5 acre feet per irrigable acre). If you are proposing to use strawberry water, you must fill out the attach agreement and get signed by Mapleton Irrigation. The maximum amount of strawberry water that can be used is 8 acre feet.
- ☐ Payment of engineering inspection fees of \$3,230.
- ☐ Payment of street light fee of \$8,550 (\$450 per lot not including lot with existing home)
- ☐ Payment of slurry seal fee (\$.18 a square foot of asphalt).
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for \$92.00 (\$50 per page and \$2 per lot).
- ☐ Contact Post Office regarding cluster mail boxes (see attached letter).