

Planning Commission Staff Report

July 11, 2019

Item 3

Applicant: Cory Andersen

Location: Approximately
730 South Main Street

Prepared by: Brian Tucker

Public Hearing Item: Yes

Zone: A-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 5 acres located at approximately 730 South Main Street from Agricultural-Residential (A-2) to Residential Agricultural (RA-1) with the TDR-Receiving Overlay and review of a Preliminary Plat for the Thatchill Estates Subdivision Plat “A” consisting of seven lots.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 5 acres at approximately 730 South Main Street. The property is currently zoned A-2 and the General Plan indicates that the property is appropriate for Low Density Residential (LDR). The applicant is proposing a 7-lot subdivision, with each lot including at least 1/2 acre. The property would need to be rezoned to the RA-1 zone with the TDR-Receiving Overlay. 710 South is proposed as a permanent dead-end street with the traditional cul-de-sac as the turnaround.

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 low-density manner. The proposed ½ acre lots are very much in line with this indication. The characteristics of the “Low Density Residential” land use category indicated by the General Plan “include low-density single-family homes with ample open spaces and setback requirements meant to provide adequate spacing between dwellings, and houses of worship. A higher density than one dwelling per acre may be allowed pursuant to a development agreement or with the use of “Transferable Development Rights” (TDR’s) and zone overlay of TDR-R. In order to allow animals and residential agricultural uses on all lots, lots smaller than 21,780 square feet should not be allowed, even with TDR’s or development agreements.

Zoning: Lots located within the RA-1 zoning district have a minimum lot requirement of 1 acre and minimum width of 125’. With the TDR Receiving Overlay Zone the lots have a minimum lot area requirement of 21,780 square feet and a minimum width of 100 feet as allowed by Mapleton City Code (MCC) Chapter 18.32.050.

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.

Cul-de-Sac: MCC 17.12.050.G., states that “Cul-De-Sacs should be discouraged. Cul-de-sacs may be appropriate in cases where the possibility of future adjacent development does not exist due to topography or existing development, where an additional through street would be unnecessary, or other special circumstances as determined appropriate by the final decision-making body.”

In this case the properties to the north and west are developed, precluding road extensions in those directions. The property to the south is undeveloped but is not wide from north to south and has a southern border along what will one day be an extended 800 South Street. This property is wide enough north to south for one course of lots along this future 800 South. The road within the proposed Thatchill Subdivision could be stubbed into this property, to be extended to the future 800 South, however it is unnecessary for either project and could lead to the loss of a lot on this property to the south, delaying the timeframe in which this property develops, and 800 South Street is extended to Main Street.

The typical cul-de-sac maximum length is 400.’ The planning commission can authorize a cul-de-sac up to 500’ feet where a stub road is not necessary. The proposed cul-de-sac is 505’ long and will need to be shortened by 5’. Staff does not anticipate any significant change to the subdivision that will result in shortening the length by 5’.

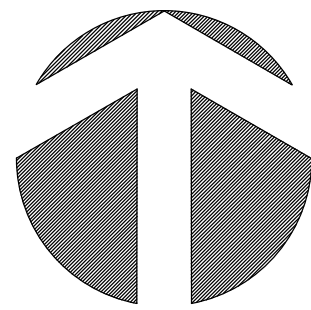
STAFF RECCOMENDATION

Recommend Approval of the Rezone to RA-1 with the TDR-R Overlay and the Preliminary Plat for the Thatchill Estates Subdivision, Plat “A” with the attached findings and condition.

SPECIAL CONDITIONS

1. Any outstanding issues raised in the DRC minutes shall be addressed prior to plat recording.
2. The Cul-De-Sac shall not exceed 500’ in length.

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.	✓

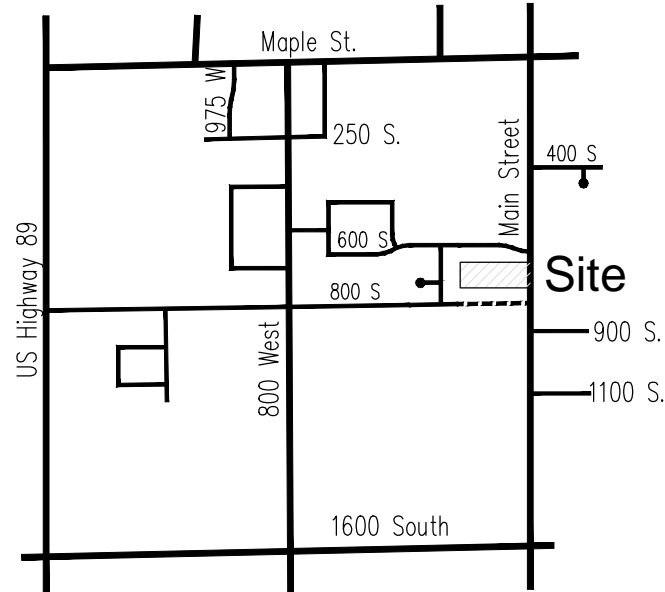


1" = 40'

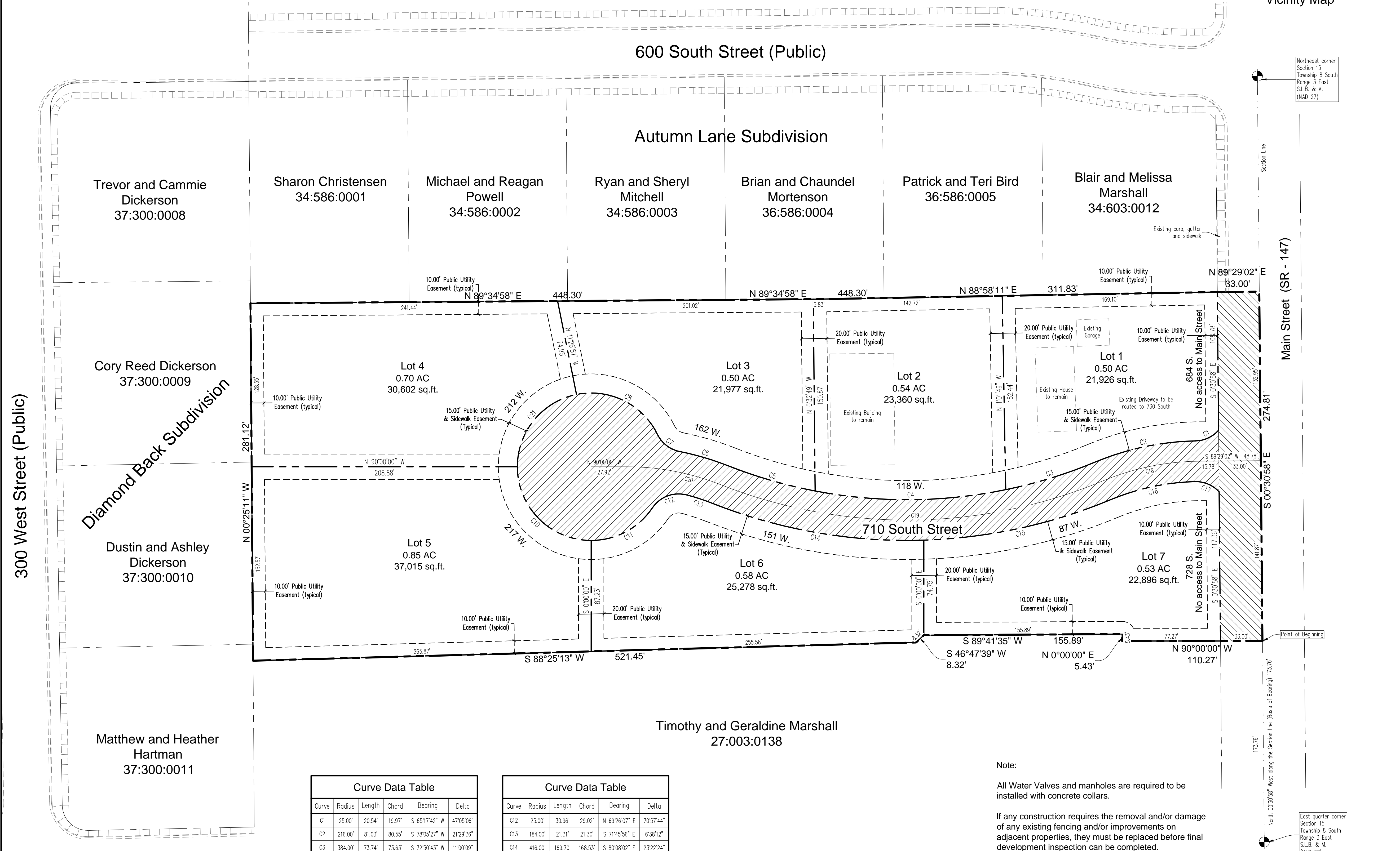
Thatchill Estates

A Residential Subdivision

Located in the Northeast quarter of Section 15
Township 8 South, Range 3 East
Salt Lake Base and Meridian

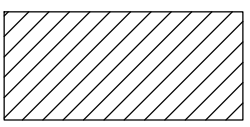


Vicinity Map



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	25.00'	20.54'	19.97'	S 65°17'42" W	47°05'06"
C2	216.00'	81.03'	80.55'	S 78°05'27" W	21°29'36"
C3	384.00'	73.74'	73.63'	S 72°50'43" W	11°00'09"
C4	384.00'	150.80'	149.84'	S 89°35'50" W	22°30'05"
C5	384.00'	71.75'	71.64'	N 73°47'59" W	10°42'18"
C6	216.00'	39.17'	39.12'	N 73°38'34" W	10°23'28"
C7	25.00'	23.04'	22.23'	N 52°26'27" W	52°47'41"
C8	58.00'	76.33'	70.94'	N 63°44'47" W	75°24'21"
C10	58.00'	91.11'	82.02'	S 45°00'00" E	90°00'00"
C11	58.00'	56.73'	54.50'	N 61°58'37" E	56°02'45"

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C12	25.00'	30.96'	29.02'	N 69°26'07" E	70°57'44"
C13	184.00'	21.31'	21.30'	S 71°45'56" E	6°38'12"
C14	416.00'	169.70'	168.53'	S 80°08'02" E	23°22'24"
C15	416.00'	151.28'	150.44'	N 77°45'43" E	20°50'07"
C16	184.00'	67.95'	67.57'	N 77°55'27" E	21°09'36"
C17	25.00'	21.25'	20.62'	S 67°08'25" E	48°42'40"
C18	200.00'	77.28'	76.80'	S 78°24'50" W	22°08'23"
C19	400.00'	308.63'	301.04'	N 89°26'55" E	44°12'31"
C20	200.00'	75.23'	74.79'	N 79°13'25" W	21°33'10"
C21	58.00'	79.52'	73.43'	S 39°16'31" W	78°33'03"



Area Dedicated to Mapleton City



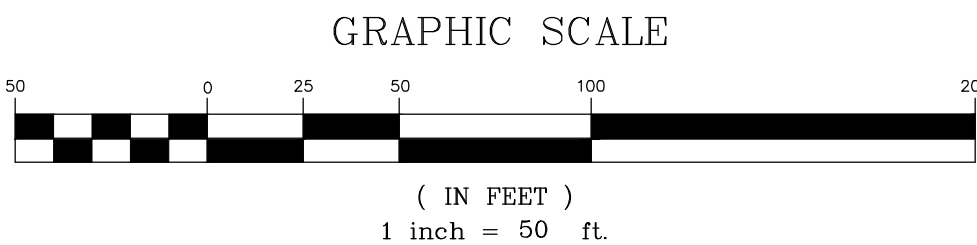
Area Dedicated to Utah Department of Transportation (UDOT)

Note:

All Water Valves and manholes are required to be installed with concrete collars.

If any construction requires the removal and/or damage of any existing fencing and/or improvements on adjacent properties, they must be replaced before final development inspection can be completed.

Any work done in UDOT right-of-way will require a separate UDOT access and encroachment permit.



Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147809 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a Survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly Surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located North 00°30'58" West along the Section line 173.76 feet from the East quarter corner of Section 15, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 90°00'00" West 110.27 feet; thence North 00°00'00" East 5.43 feet; thence South 89°41'35" West 155.89 feet; thence South 46°47'39" West 8.32 feet; thence South 88°25'13" West 521.45 feet more or less to the Easterly boundary line of Diamond Back Subdivision as shown on record in the office of the Utah County Recorder, Utah County, Utah; thence North 00°25'11" West along Diamond Back Subdivision 281.12 feet to the Southwest corner of Lot 1, Plat "A", Autumn Lane Subdivision as shown on record in the office of the Utah County Recorder, Utah County, Utah; thence along said Autumn Lane Subdivision as follows: North 89°34'58" East 448.30 feet, North 88°58'11" East 311.83 feet, North 89°29'02" East 33.00 feet to the Section line; thence South 00°30'58" East along the Section line 274.81 feet to the point of beginning.

Area = 217,196 sq.ft or 4.99 Acres

Basis of Bearing is North 00°30'58" West along the Section line from the East quarter corner to the Northeast corner of said Section 15.

Date

Professional Land Surveyor
(see seal below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicated the streets and other Public areas as indicated hereon for perpetual use of the public.
In witness hereof we have hereunto set our hands this ____ day of _____, A.D. 20____.

CWA Company LLC

by: Cory W. Andersen, Manager

Acknowledgement

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

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number

Signed (a Notary Public Commissioned in Utah)

My Commission Expires

Print name of Notary

Acceptance by the City of Mapleton

The City of Mapleton, County of Utah, approved 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____.

Approved by Mayor

Approved by Planning Commission Chairman

Approved

City Engineer
(See Seal Below)

Attest

City Recorder
(See Seal Below)

Occupancy Restriction Notice

The City of Mapleton has an Ordinance which restricts the occupancy of buildings within this subdivision. According, it is unlawful to occupy any building located within this subdivision without first having obtained a certificate of occupancy issued by the City.

Conditions of Approval

Plat " A "

Thatchill Estates

A Residential Subdivision

Located in the Northeast quarter of Section 15
Township 8 South, Range 3 East
Salt Lake Base and Meridian

MAPLETON

SCALE: 1" = 40 FEET

UTAH COUNTY, UTAH

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

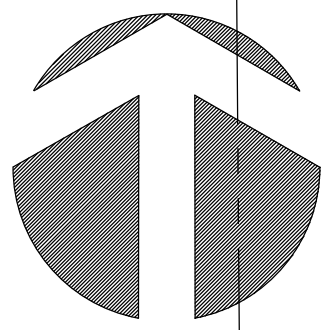
SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

COUNTY RECORDER CERTIFICATE



NORTH
1" = 30'

Lot 4
0.70 AC
30,602 sq.ft.

Lot 3
0.50 AC
21,977 sq.ft.

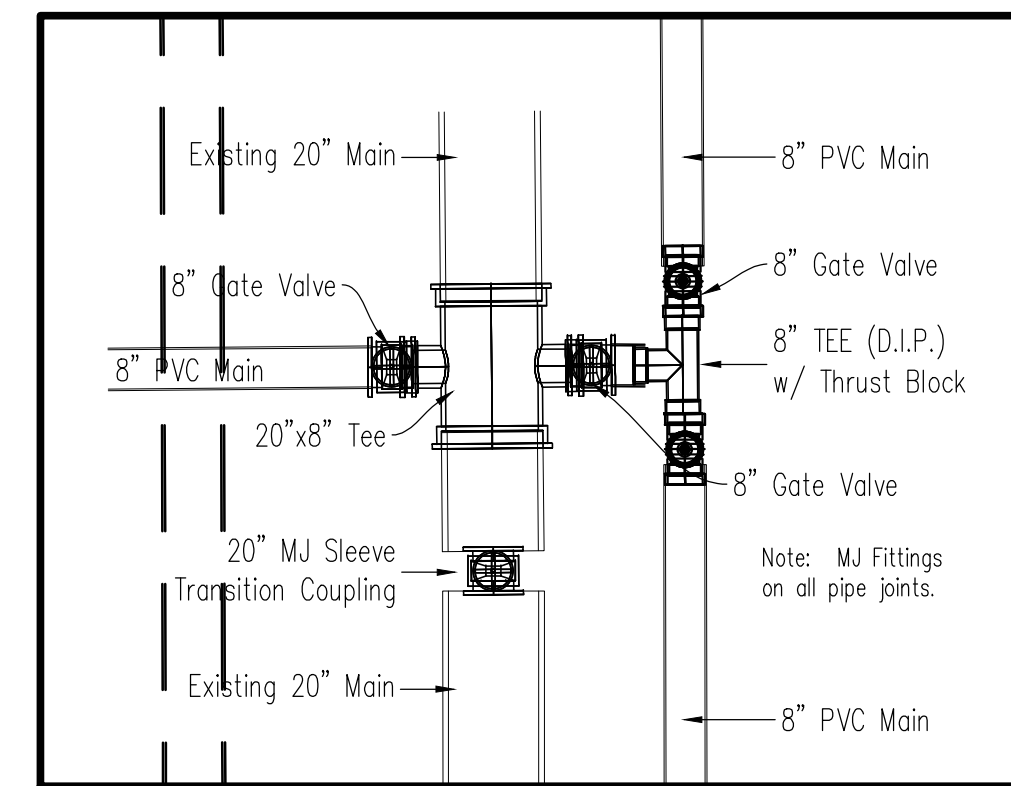
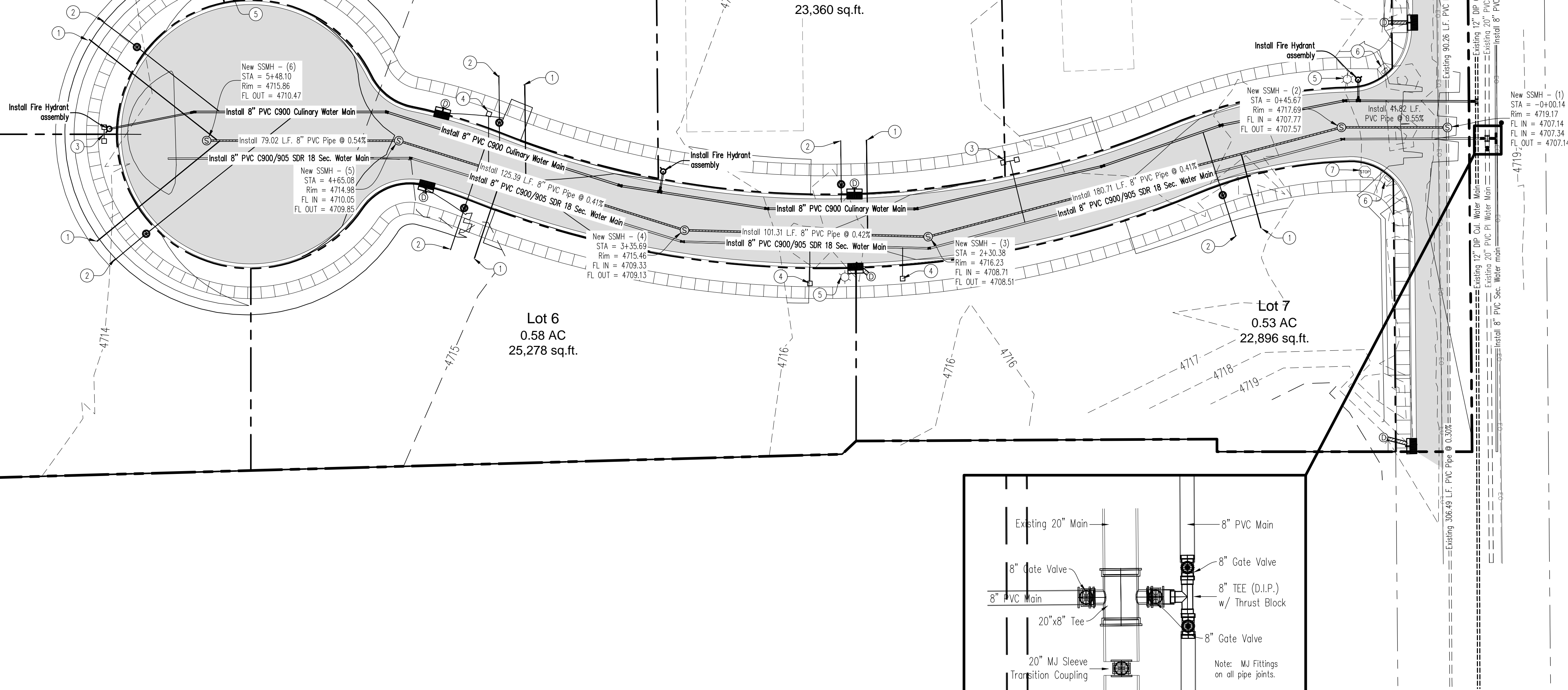
Lot 2
0.54 AC
23,360 sq.ft.

Lot 1
0.50 AC
21,926 sq.ft.

Lot 5
0.85 AC
37,015 sq.ft.

Lot 6
0.58 AC
25,278 sq.ft.

Lot 7
0.53 AC
22,896 sq.ft.



Secondary Water
Connection Detail

Note:

All Water Valves and manholes are required to be installed with concrete collars.

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.

If any construction requires the removal and/or damage of any existing fencing and/or improvements on adjacent properties, they must be replaced before final development inspection can be completed.

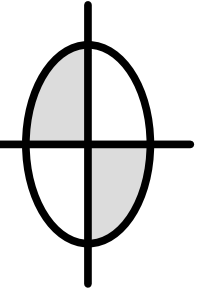
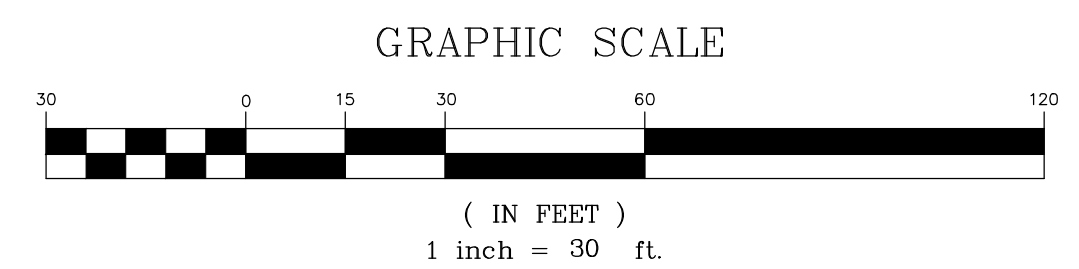
Any work done in UDOT right-of-way will require a separate UDOT access and encroachment permit.

KEYED NOTES:

- NEW 4" sewer lateral with cleanout (PER CITY STANDARDS) stubbed 10' beyond the back of sidewalk.
- NEW 1" water service lateral with 1" water meter (PER CITY STANDARDS) stubbed 10' beyond the back of sidewalk.
- Double irrigation lateral (PER CITY STANDARDS) with boxes, stubbed 3' beyond the back of sidewalk.
- Single irrigation lateral (PER CITY STANDARDS) with box, stubbed 3' beyond the back of sidewalk.
- Proposed Residential street light (PER CITY STANDARDS).
- ADA RAMP (AWPA #235)
- STREET/YIELD SIGN/STOP SIGN (PER CITY STANDARDS)

Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.



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

Thatchill Estates

Utility Plan

Mapleton, Utah

Revisions

Date
6-10-2019
Scale
1" = 30'
By
TD
Tracing No.
L - 14424

Sheet No.
C - 3.0



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

June 12, 2019 at 8:30am

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

On or about June 10, 2019, Cory Anderson Re-submitted plans for the Thatchill Estates Subdivision, Plat "A" in the A-2 zone and located at approximately 730 South Main Street. The applicant is requesting a rezone to the RA-1 zone with the TDR-Receiving zone. The comments herein are based on the proposed zoning standards. 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 signed copy of the Acknowledgement of Requirements found in the application packet.***
 - b. **Pay the required subdivision fees in the amount of \$1,125.00.***
 - c. **Pay the required rezone fees in the amount of \$450.00.***
 - d. The applicant must submit a preliminary title report or policy of title insurance.
 - e. 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 June 10, 2019:

1. 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. **Because the owner's dedication is for a corporation, a corporate acknowledgement must be used rather than an individual acknowledgement.**

- d. A signature block for the Community Development Director to approve the plat.
 - e. 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 space for this certificate. Please communicate with the Utah County Recorder's Office for the specifics for this requirement.
 - f. 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.
2. The property must be approved for a rezone to RA-1 for the subdivision to be approved with lots smaller than ½ acre.

Engineering and Public Works Division

Steven Lord, City Engineer, Email: slord@mapleton.org

Phone (801) 489-6253, Fax (801) 489-5179

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.

NO FURTHER COMMENTS

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 8.5 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 Hobbie Creek Irrigation Company. No less than 3.15 acre feet must consist of irrigation shares or converted water rights.
- ☐ Submit 4 TDR certificates.
- ☐ 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).