

City Council Staff Report

August 7, 2019

Applicant: Kurt Brown**Location:** 200 E 2000 S**Prepared by:** Sean Conroy,
Community Development
Director**Public Hearing:** N**Zone:** PRC-6**Attachments:**

1. Application information.
2. Previously approved plat.
3. DRC Comments.

REQUEST

Consideration of a Resolution approving an amendment to the Male Vale Plat “B” subdivision, now known as the Magnolia Lane subdivision, consisting of four lots located at approximately 200 E and 2000 S.

BACKGROUND AND PROJECT DESCRIPTION

On May 2, 2018 the City Council approved the Maple Vale subdivision and a Planned Residential Community (PRC-6) zone for the project. The subdivision approval included 18 lots ranging in size from approximately ½ of an acre to over three acres, to be built in multiple phases. Plat “A” is currently under construction and includes four lots.

The applicant is proposing the following:

- Change the name of the subdivision from Maple Vale to Magnolia Lane.
- Reduce the number of lots in plat “B” from six to four. The lot sizes in Plat “B” would range from .65 of an acre to approximately 2 acres.
- Revise the cul-de-sac to place the road along the northern property line rather than in the middle; and
- Revise the road widths from 32’ to 36’.

PRC-6 Zone: The PRC-6 zone establishes a maximum density of 18 lots and a minimum lot size of ½ an acre. The applicant’s proposal would reduce the total number of lots from 18 to 16 and all lots in Plat “B” would exceed the minimum requirement.

Road Configuration: The shifting of the cul-de-sac road from the middle of the property to the north side of the property will provide improved access for the property to the north and make it easier for that property to develop if/when they chose to. Staff is supportive of the revised road location and the revised right-of-way width.

STAFF RECCOMENDATION

Adopt the Resolution with the attached special conditions.

1. The applicant shall comply with all outstanding DRC comments prior to plat recording.
2. The project shall comply with the zoning standards of the PRC- zone.

RESOLUTION NO. 2019-

**A RESOLUTION APPROVING AN AMENDMENT TO THE MALE VALE PLAT “B”
SUBDIVISION, NOW KNOWN AS THE MAGNOLIA LANE SUBDIVISION,
CONSISTING OF FOUR LOTS LOCATED AT APPROXIMATELY 200 E AND
2000 S.**

WHEREAS, on May 2, 2018 the City Council approved the Maple Vale subdivision and a Planned Residential Community (PRC-6) zone for the project; and

WHEREAS, the applicant is proposing to revise plat “B” and rename the subdivision Magnolia Lane; and

WHEREAS, the proposed amendments comply with the PRC-6 zone; and

WHEREAS, the proposed project complies with title 17 of the MCC.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve amendments to the Maple Vale Plat “B” subdivision with the conditions outlined in the staff report dated 8/7/19.

**PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON,
UTAH,**

This 7th Day of August, 2019.

Dallas Hakes
Mayor

ATTEST:

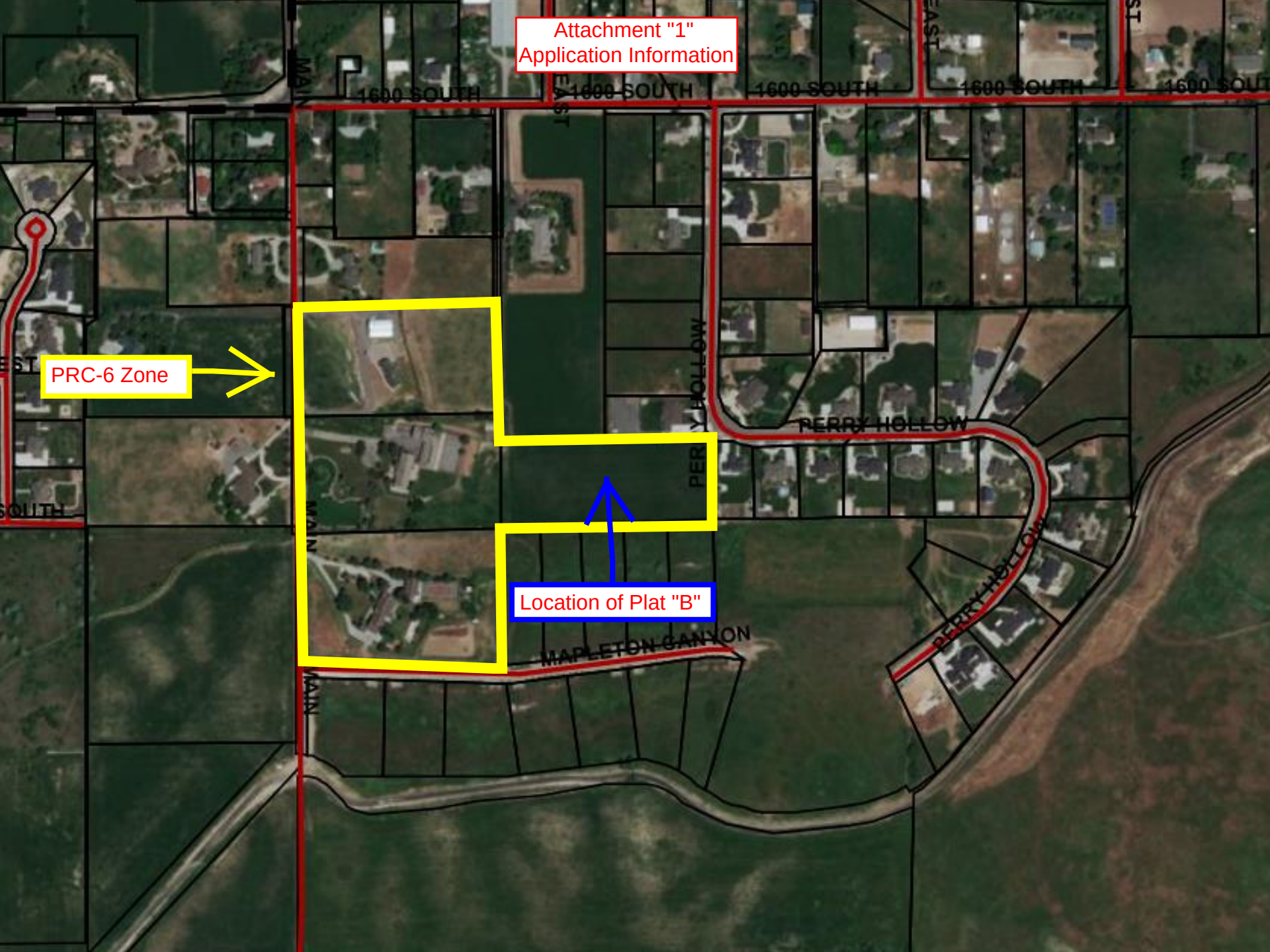
Camille Brown
City Recorder
Publication Date:
Effective Date:

Attachment "1"
Application Information

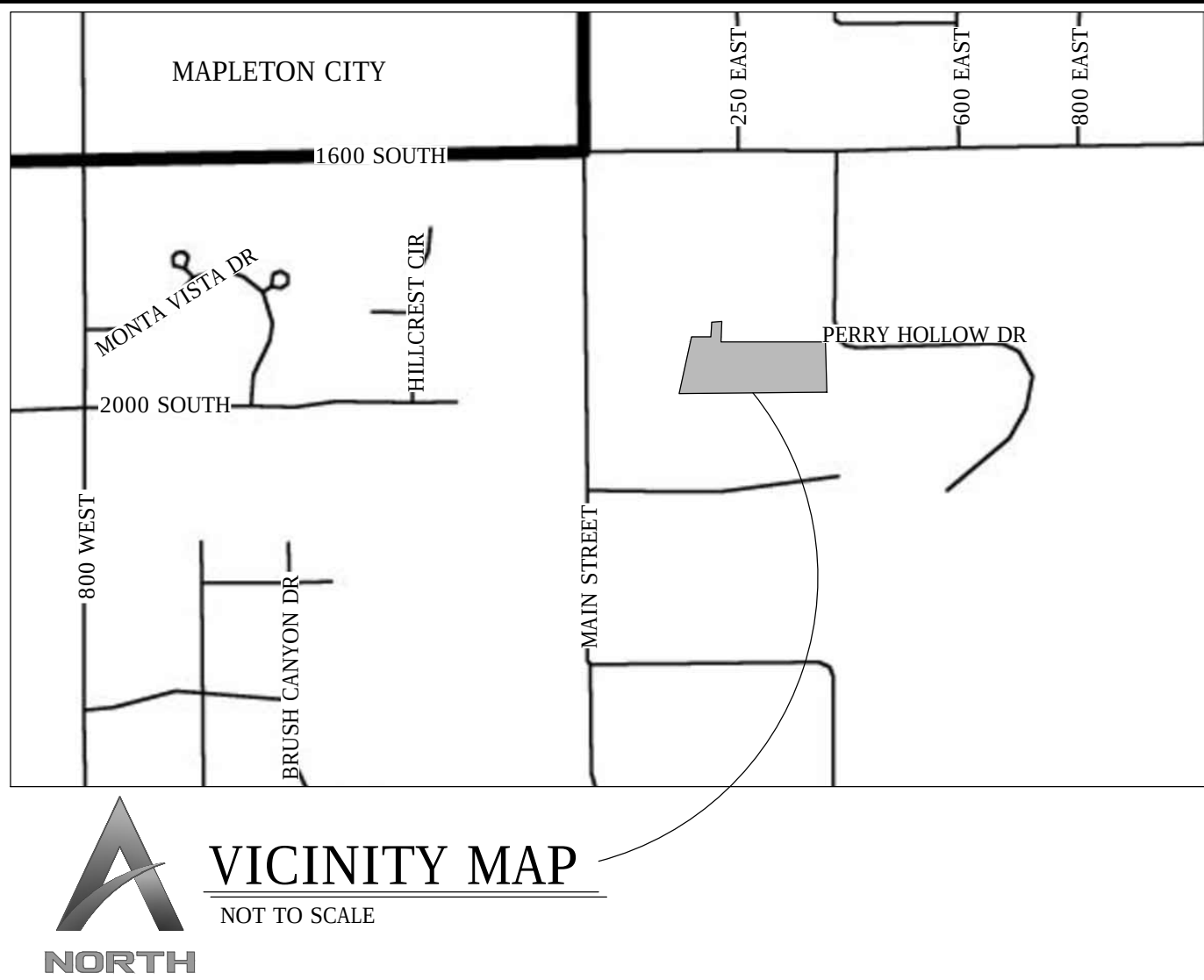
PRC-6 Zone



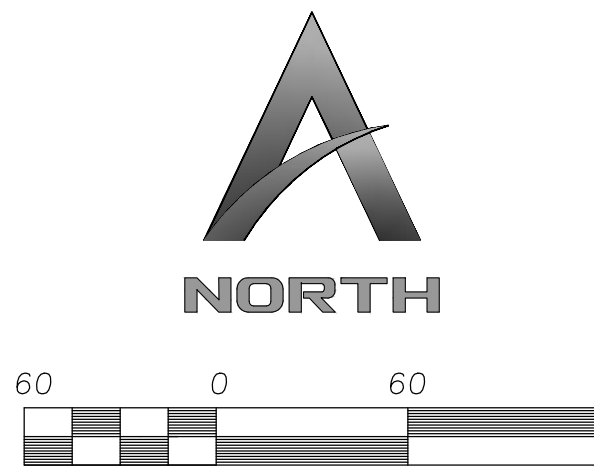
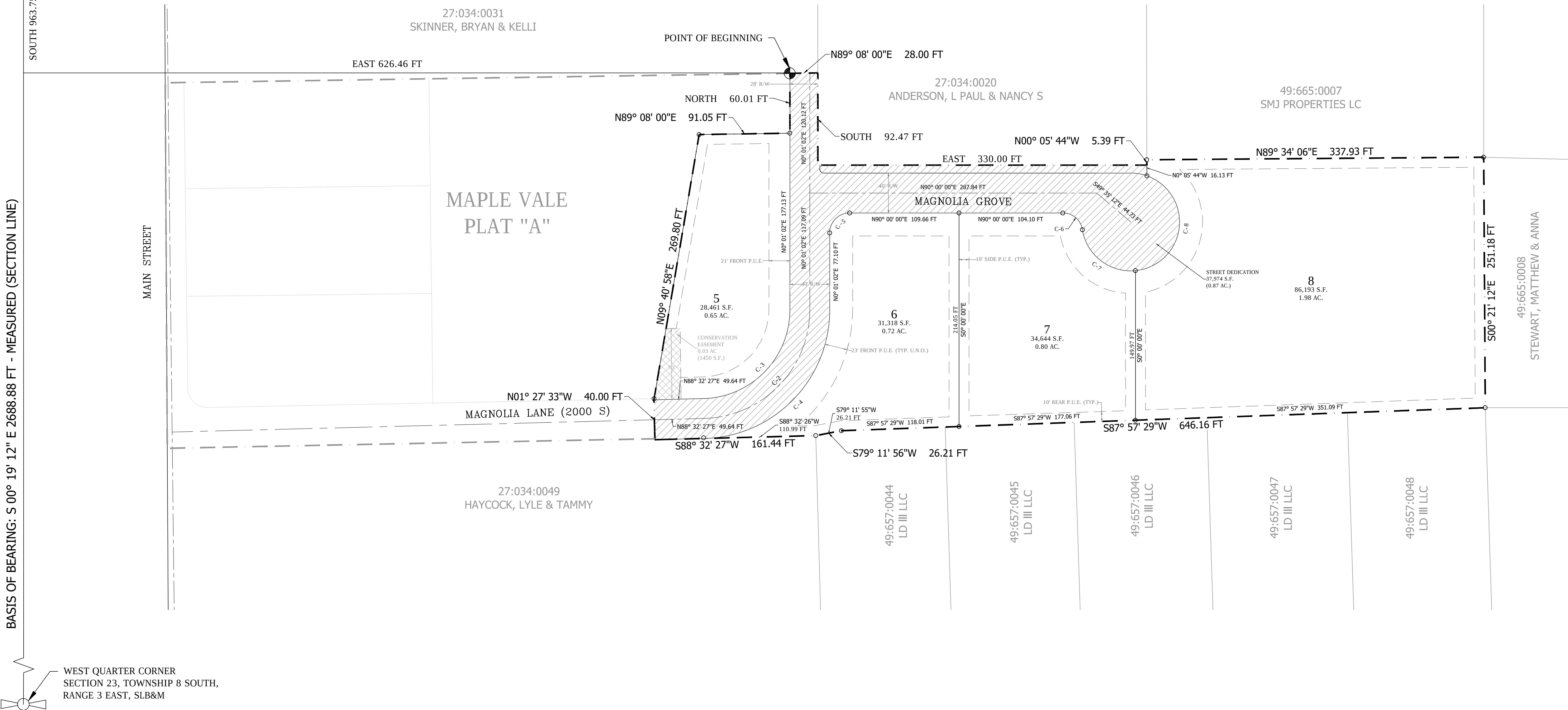
Location of Plat "B"



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C-2	168.41	109.00	88.52	152.15	N44° 16' 45"E
C-3	137.51	89.00	88.52	124.23	N44° 16' 45"E
C-4	198.68	128.59	88.52	179.50	N44° 06' 04"E
C-5	31.44	20.00	90.08	28.30	N45° 03' 30"E
C-6	28.21	20.00	80.83	25.93	S49° 35' 12"E
C-7	73.86	49.00	86.37	67.06	S52° 21' 24"E
C-8	132.74	49.00	155.21	95.72	N6° 51' 20"E



NORTHWEST CORNER
SECTION 23, TOWNSHIP 8S SOUTH,
RANGE 3 EAST, SLB&M



Scale: 1" = 60'

LEGEND

- SET 3/8" REBAR & PLASTIC CAP MARKED LS 7173588
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- /// STREET DEDICATION
- xxx CONSERVATION EASEMENT

MAPLETON IRRIGATION APPROVAL

APPROVED THIS _____ DAY OF _____, 2019

MAPLETON IRRIGATION REPRESENTATIVE _____ DATE _____

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND ENGINEER AND 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. 7173588. 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 963.75 FEET SOUTH AND 631.46 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°08'00" EAST 23.00 FEET; THENCE SOUTH 92.47 FEET; THENCE EAST 330.00 FEET; THENCE NORTH 00°05'44" WEST 5.39 FEET; THENCE NORTH 89°34'06" EAST 337.93 FEET; THENCE SOUTH 00°21'12" EAST 251.18 FEET; THENCE SOUTH 87°57'29" WEST 646.16 FEET; THENCE SOUTH 79°11'56" WEST 26.21 FEET; THENCE SOUTH 88°32'27" WEST 161.44, THENCE NORTH 01°05'47" WEST 40.00 FEET; THENCE NORTH 09°40'58" EAST 268.81 FEET; THENCE NORTH 89°08'00" EAST 91.05 FEET; THENCE NORTH 60.01 FEET TO THE POINT OF BEGINNING, THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 00° 19' 12" EAST BETWEEN THE NORTHWEST CORNER AND WEST QUARTER CORNER OF SAID SECTION 23.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 218,638 SQUARE FEET OR 5.019 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 S
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

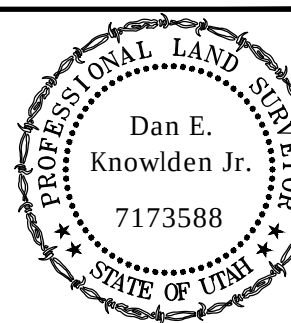
PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2019 BY THE
MAPLETON CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIR SIGNATURE DATE

MAGNOLIA LANE PLAT "B" A RESIDENTIAL SUBDIVISION

RECORDER SEAL NOTARY PUBLIC SEAL ENGINEER SEAL SURVEYOR SEAL

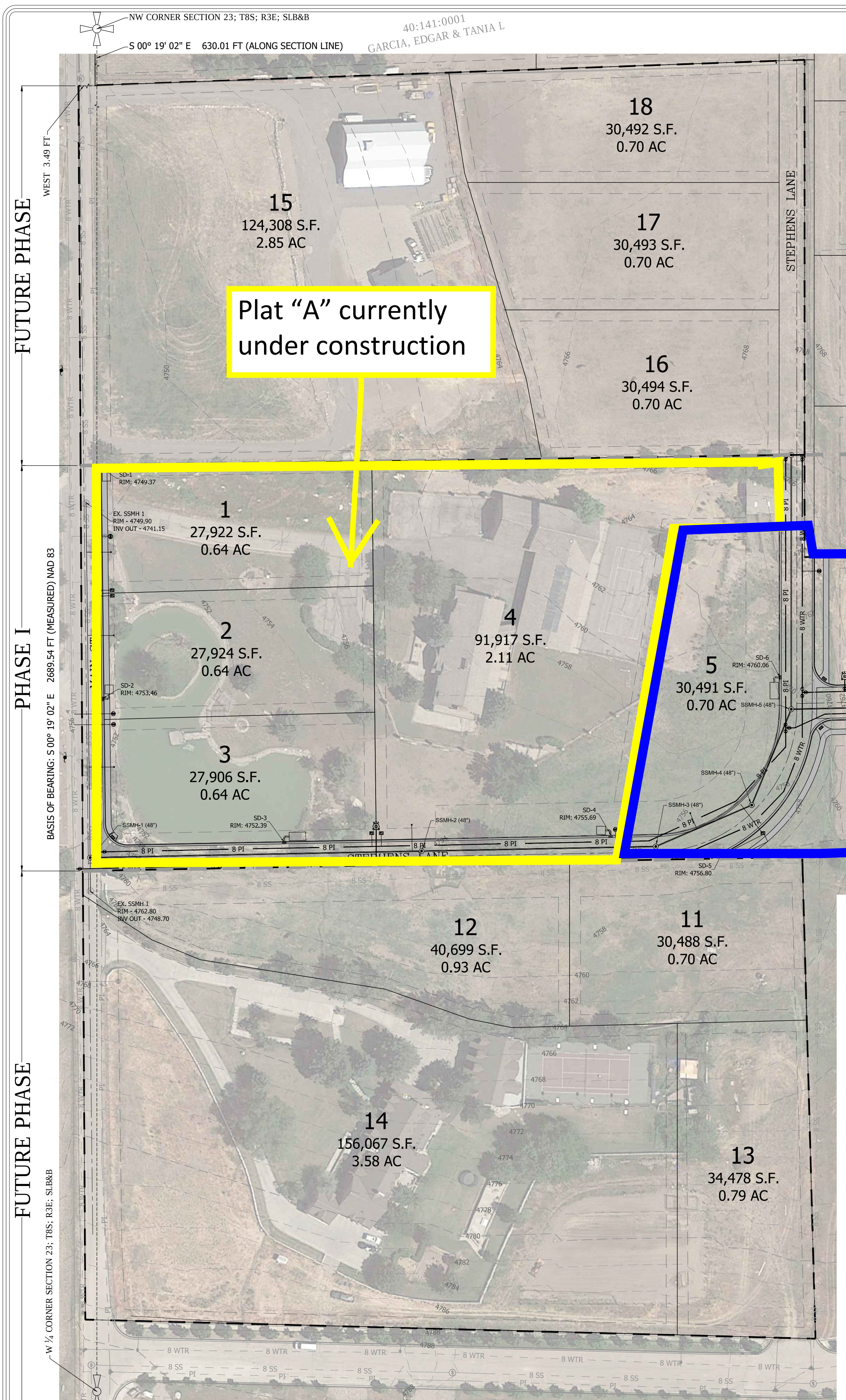




TYPICAL CURB AND GUTTER

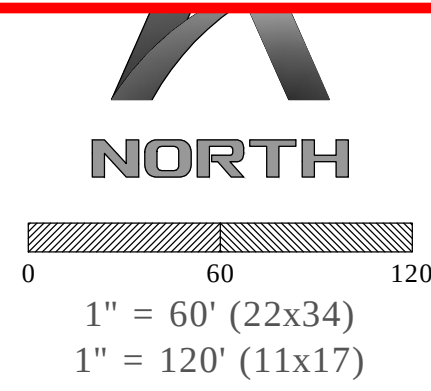


PRELIMINARY - NOT FOR CONSTRUCTION



Plat "A" currently
under construction

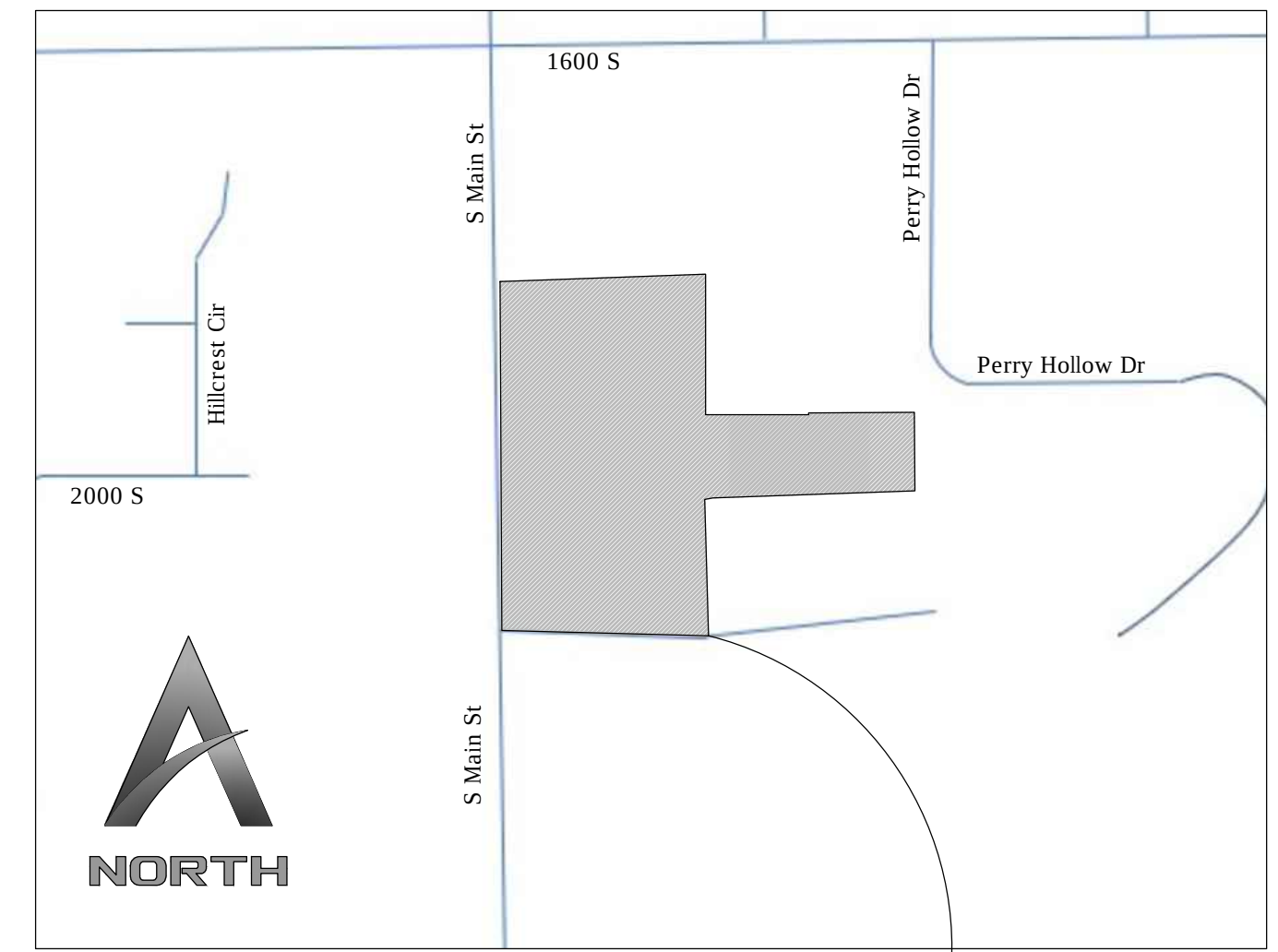
Attachment "2"
Previous Configuration of Plat "B"



APEX ENGINEERING, INC.
RICHARD HATFIELD, PE
823 NORTH 700 EAST
SPANISH FORK, UT 84660
801-361-5242

SURVEYOR
VALLEY LAND SURVEYING
DAN KNOWLDEN, JR., PLS
563 NORTH REES AVE
SPANISH FORK, UT 84660
801-616-6848

BOUNDARY DESCRIPTION:
 BEGINNING 973.43 FEET SOUTH AND 5.39 FEET EAST FROM THE NORTH WEST CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89° 08' 00" EAST 654.68 FEET; THENCE SOUTH 90°00'00" EAST 92.94 FEET; THENCE NORTH 90°00'00" EAST 330.00 FEET; THENCE NORTH 00°05'44" WEST 5.39 FEET; THENCE SOUTH 89°34'06" EAST 337.93 FEET; THENCE SOUTH 00°21'12" EAST 251.18 FEET THENCE SOUTH 87°52'29" WEST 646.16 FEET; THENCE SOUTH 79°11'56" WEST 26.21 FEET; THENCE SOUTH 88°52'59" WEST 266.13 FEET; THENCE SOUTH 88°53'00" 32 FEET; THENCE SOUTH 88° 52' 49" WEST 352.54 FEET; THENCE NORTH 00°19'02" WEST 366.46 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

PROJECT LOCATION

[illegible]

MAPLE VALE SUBDIVISION
A RESIDENTIAL SUBDIVISION
PRELIMINARY PLAT

FOR: *KENT STEPHENS* LOCATION: *MAPLETON, UT* DATE: *06-08-2018*

DRAWING:
P. PLAT
SHEET 1 OF 4

Attachment "3"

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

July 3, 2019 at 8:30am

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

On June 17, 2019 plans were submitted revise the Maple Vale Plat "B" subdivision and to rename it the Magnolia Lane Plat "B" subdivision consisting of 4 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.

Community Development Division

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

Email: sconroy@mapleton.org

1. Two TDR certificates are required prior to plat recording.
2. Include the planter strip on north side of Magnolia Grove in the right-of-way dedication, and add a note to the plat that the owner of lot 8 is responsible to maintain the planter strip until such time as the property to the north subdivides and ties into the street.
3. Include the addresses on the plat as shown in the attached drawing.
4. This plat cannot be recorded until Plat "A" has been recorded and the road extended to Plat "B".

Engineering and Public Works Division

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

Email: slord@mapleton.org

Culinary Water

1. Please cross sewer main in Magnolia Grove at a 45-degree angle.
2. Please label bends in water line.
3. Lots with missing water services:
 - a. 5, 6

Secondary Water

1. Please separate PI line and sewer line a little more around the bend.
2. Please label bends in water line.

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 \$18,112 per lot (\$4,528 per lot). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- ☐ Dedicate 7 acre-feet of water shares/rights.
- ☐ Payment of engineering inspection fees of \$800 (\$200 per lot).
- ☐ Payment of street light fee of \$1,800 (\$450 per lot).
- ☐ Pay slurry seal fee of \$.18 per square foot of asphalt added.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for \$58.00 (\$50 per page and \$2 per lot).