

Planning Commission Staff Report

December 12, 2019

Item 3

Applicant: Donald Bleggi –
Jesse Duncan

Location: Approximately
590 East 1000 North

Prepared by: Brian Tucker

Public Hearing Item: No

Zone: 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 Preliminary Plat application for the Diamond Fields Subdivision Plat “A”, a 3-lot residential subdivision located at approximately 590 East 1000 North in the RA-2 Zone.

BACKGROUND AND PROJECT DESCRIPTION

The proposed project is located on approximately 4.75 acres at approximately 590 East 1000 North. The applicant is requesting approval of a 3-lot subdivision. The project includes the extension of 1000 North to make it a through street, connecting 400 East to 700 East. The project includes two lots, each containing a little more than 1 acre on the north side of 1000 North and a 2.386 acre lot on the south side of the road. Because the project area was previously attached to the home at 435 E 1000 North, the project will include sidewalk in front of that existing home.

EVALUATION

General Plan: The General Plan indicates that this property should develop in a medium-density manner. 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. The proposed 1+ acre lots permissibly exceed the requirements of the MDR designation.

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 lots exceed the minimums on both counts.

Streets and Transportation: The master street plan indicates that 1000 North should be a through street between 400 and 700 East. The project will connect the stubbed portions of 1000 North on 400 and 700 East to complete the necessary street.

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.

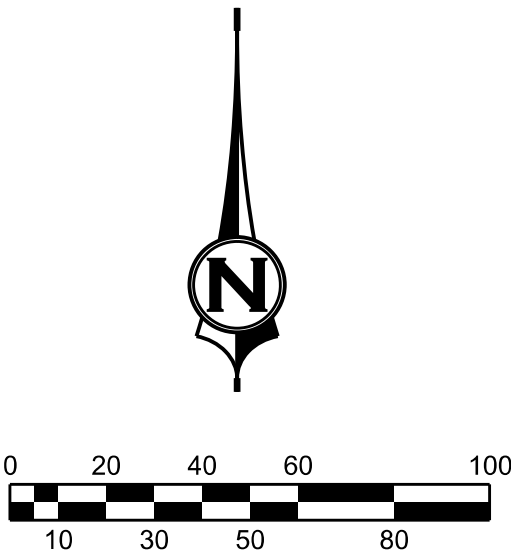
STAFF RECCOMENDATION

Approve the Preliminary Plat for the Diamond Fields 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.	✓



DRAWING REUSE STATEMENT

THIS DOCUMENT AND THE INFORMATION HEREIN ARE THE PROPERTY OF MUSTANG DESIGN AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

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DIAMOND FIELDS SUBDIVISION SITE PLAN

SITE PLAN

AN AMENDMENT TO HAROLD DIAMOND ESTATE
A RESIDENTIAL SUBDIVISION
MAPLETON, UTAH

PROJ. #: 2019002
CAD FILE: 2019002SP01.dgn
DRAWN BY: PSJ
DESIGN BY: MIJ
CHECKED BY: HJC
SCALE OF SHEET
HOR SCALE: 1"= 40'
VER SCALE: 1"= 40'
SHEET

SP01

1



BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES N89°45'45" E 1750.43 FEET ALONG THE QUARTER SECTION LINE AND NORTH 156.21 FEET FROM THE WEST ¼ CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLAT LAKE TOWNSHIP, COUNTY OF HANCOCK, MINNESOTA, THENCE S89°55'46" E 36.79 FEET ALONG A FENCE; THENCE N0°44'46" W 453.32 FEET ALONG A FENCE; THENCE N89°45'14" W 333.84 FEET; THENCE N0°24'16" W 5.62 FEET; THENCE N89°37'22" E 110.94 FEET; THENCE N0°24'17" W 202.99 FEET; THENCE N89°55'46" E 1750.43 FEET TO THE POINT OF BEGINNING, N0°02'19" E, 1.79 FEET ALONG A FENCE; THENCE N89°35'46" E 106.49 FEET ALONG A FENCE; THENCE N89°58'50" E 213.49 FEET ALONG A FENCE; THENCE S0°17'18" E 235.24 FEET ALONG A FENCE; THENCE S0°10'10" W 17.17 FEET ALONG A FENCE; THENCE S0°08'00" W 10.00 FEET ALONG A FENCE; THENCE S0°30'30" W 243.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.75 ACRES OR 206,855 SQFT MORE OR LESS.

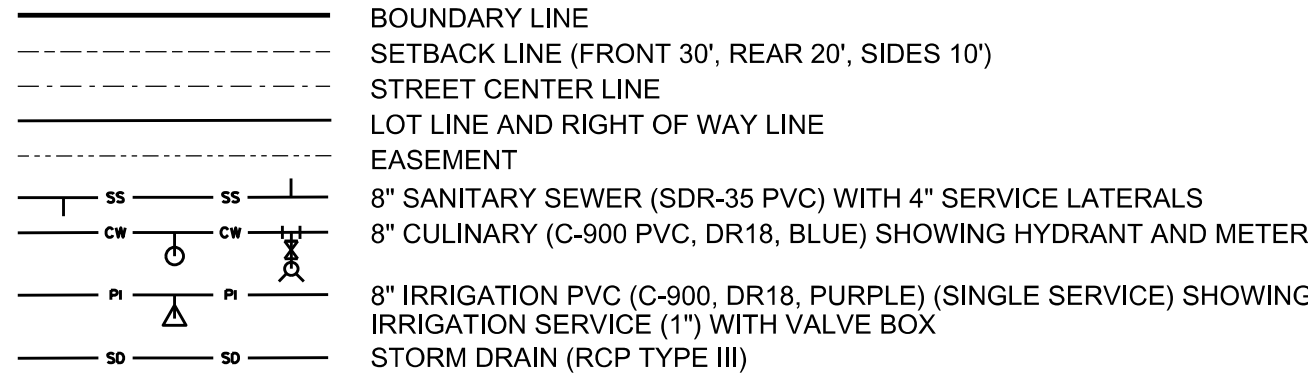
BASIS OF BEARING IS NORTH 89°45'45" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. LOCAL COORDINATE SYSTEM.

WEST QUARTER CORNER
SECTION 11,
T. 8 S., R. 3 E., S.L.B. & M.
FOUND UTAH COUNTY MONUMENT

POINT OF BEGINNING
FOUND REBAR & CAP
"BLP"

EAST QUARTER CORNER
SECTION 11,
T. 8 S., R. 3 E., S.L.B. & M.
FOUND UTAH COUNTY MONUMENT

LEGEND



MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

November 14, 2019 at 8:30am

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

On November 12, 2019, Donald Bleggi submitted new plans for the 3 lot Diamond Fields Subdivision in the RA-2 zone and located at approximately 650 East 1000 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. As directed by the Mapleton City Engineer, the applicant must submit preliminary storm water drainage plans and calculations designed for a 100 year storm event.
2. The applicant must submit plans to RB&G Engineering (801-374-5771) to be inputted into the City's water model. The applicant shall be responsible for the cost of this review.
3. 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 November 12, 2019:

1. The final plat must include, among other requirements, the following:
 - a. A signature block for the Planning Commission Chair to approve the plat. **The "Director Secretary" approval line is not needed.**
 - b. A signature block for the City Engineer to approve the plat. **The "City Utilities Approval" signature block is not needed. Mapleton Irrigation is the only utility that will be required to sign the plat.**
 - c. Addresses must be shown on the final plat.
 - d. Street coordinates must be shown on 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 assigned addresses for this plat are: **Lot 1 - 491 East 1000 North, Lot 2 - 593 East 1000 North, and Lot 3 - 594 East 1000 North.** Please label the lots accordingly.
3. The setback information on the plat is incorrect. Please remove.
4. The area to be dedicated, the public street, must be more obviously designated as the dedicated area. Often some sort of cross hatch with a note in the legend is used.

Engineering and Public Works Division

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

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

Please submit a CAD file projected in NAD83 State Plane Utah Central FIPS

Culinary Water

1. Please use ductile iron for culinary water main.

Storm Drain

1. Pre-Treatment sumps shall include an oil adsorbent pillow. See attached standard detail.

Roadway

1. Remove reference to 1" slurry seal
2. 8" road base required per city standard cross section, including under sidewalk
3. Cross slope on 1000 N must be between 0% and 4% where new curb is placed.

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 8.5 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 Hobble Creek Irrigation Company. Not more than 7.15 acre feet of the required dedication can consist of Strawberry Water.
- ☐ 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).