

Mapleton City Planning Commission Staff Report

Meeting Date: May 9, 2013

Item: 4

Applicant: Ryan McDougal

Location: 780 and 830 South Main (parcel # 26:062:0001 and parcel # 26:062:0063)

Prepared by: Brian Tucker, Planner

Public Hearing Item: Yes

Zone: RA-2

REQUEST

Consideration of Final Plat Approval for the Estates at Mapleton Subdivision consisting of eight (8) lots located in the Residential-Minor Agricultural (RA-2) zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 4.29 acres in size located in the RA-2 zone. The property has frontage on Main Street. There is an existing irrigation pipe that runs along a portion of the Main Street frontage, along lots 1 and 2. The property does not contain any significant trees or vegetation that should be preserved. However, there are existing street trees in the Right of Way that should be preserved to the extent possible.

The applicant is requesting preliminary and final plat approval for an eight (8) lot subdivision. The proposal includes a stubbed street, a continuation of 800 North from across Main Street, which provides access to lots 5 and 6. This stubbed road will end in a temporary cul-de-sac until such time as future land development and/or road construction provide for its continuation. The eight lots vary in size from .44 to .52 acres in size. The project has preliminary plat approval from the Planning Commission but still requires final plat approval from the Planning Commission and the City Council. The DRC reviewed this application and issued the attached minutes on April 30, 2013.

EVALUATION

Zoning: The RA-2 zone allows for a minimum lot size of 14,500 square feet (.33 acres) with a minimum width of 100 feet. The proposed lots comply with these standards.

Street Stubs & Cul-de-sacs: The Mapleton City Master Transportation Plan states that when the possibility of future adjacent development exists, that new development should include stub streets at logical locations that will allow adjacent properties to connect in the future. This road stub furthers the transportation plan by providing right of way for the continuation of 800 North, which the transportation plan designates as a major local road.

MCC Chapter 17.12.020 states:

“In order to facilitate the development of an adequate and convenient circulation system within the city and to provide access for the logical development of adjacent vacant properties, the city may, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the subdivision.”

Development Code: Mapleton City Code (MCC) Chapter 17.04.050 outlines several issues the Commission should review. These are outlined in the attached findings. The application, as conditioned, appears to comply with City standards.

Effect of Preliminary Plat Approval on Final Plat Approval: Mapleton City Code (MCC) Chapter

17.04.050 E. states:

“Upon approval of a preliminary plan the planning commission shall be committed to grant approval of the final plat, subject to full compliance with any conditions attached, unless, in the opinion of the planning commission, the approval was given based on inaccurate or incomplete representations or that changes have occurred in conditions relating to the property which were not known or present at the time approval was given, and which would result in a significant detrimental effect to the public if the project were carried out as initially presented.”

STAFF RECCOMENDATION

Approve the Final Plat for the Estates at Mapleton Plat “A” subdivision with the attached findings and special condition.

SPECIAL CONDITION

1. All outstanding issues raised in the DRC minutes dated April 30, 2013 shall be addressed prior to plat recording.
2. Because the temporary turnaround is to be located on neighboring property, permission must be granted by those property owners and evidence of that permission must be submitted to the Community Development Director prior to plat recordation.
3. The applicant and future property owners shall work with staff to save the existing street trees to the maximum extent possible.

ATTACHMENTS

1. Findings for Decision.
2. Application Materials.
3. DRC Minutes 4/30/13.

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.	✓



800 South Main Street, Subject Property looking north.

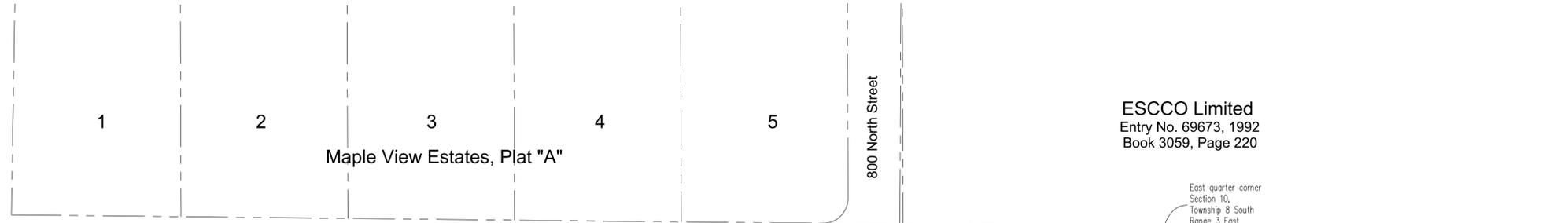
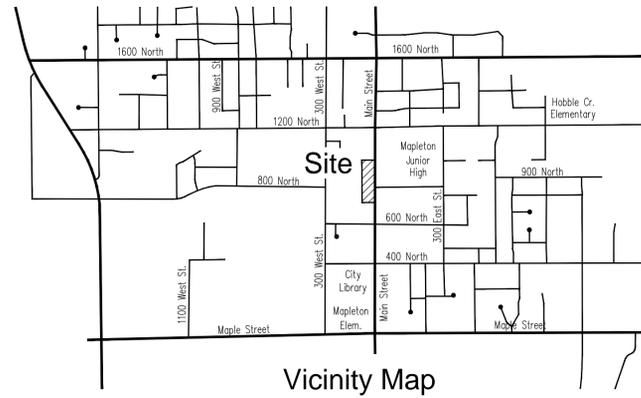




State Plane Coordinates

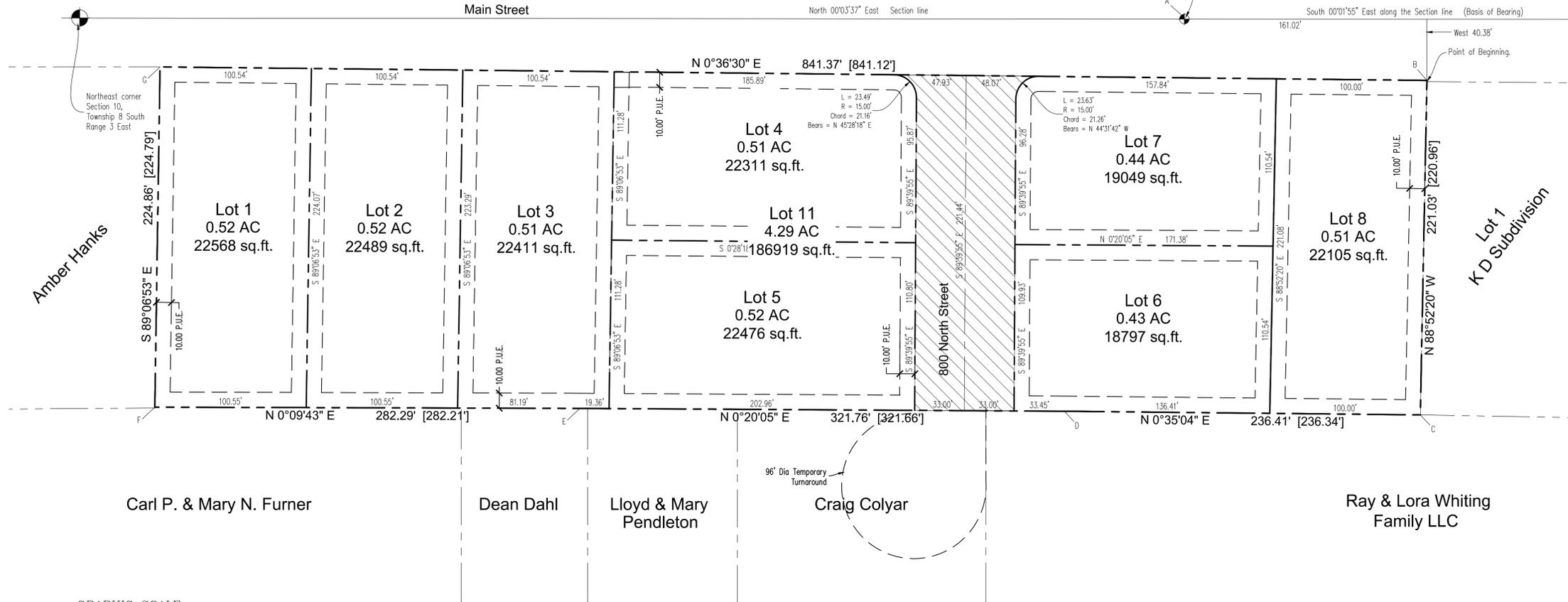
	Northing	Easting
A	657215.3700'	1978175.9600'
B	657054.4022'	1978135.5013'
C	657058.7512'	1977914.5811'
D	657295.0791'	1977916.9917'
E	657616.7366'	1977918.8711'
F	657898.9441'	1977919.6683'
G	657895.4710'	1978144.4323'

Grid Factor = 0.997



ESCCO Limited
Entry No. 69673, 1992
Book 3059, Page 220

East quarter corner
Section 10,
Township 8 South
Range 3 East



Amber Hanks

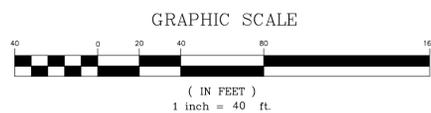
Carl P. & Mary N. Furner

Dean Dahl

Lloyd & Mary
Pendleton

Craig Colyar

Ray & Lora Whiting
Family LLC



Area to be dedicated to Mapleton City as
Public Streets = 14,712 sf or 0.33774 Acres

SURVEYOR'S CERTIFICATE

I, Roger D. Dudley, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089 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 South 00°01'55" West along the Section line 161.02 feet and West 40.38 feet from the East quarter corner of Section 10, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 88°52'20" West along the northerly boundary line of Lot 1, K D Subdivision as shown on record in the Office of the Utah County Recorder, Utah County, Utah 221.029 feet; thence North 00°35'04" East along a fence line 236.41 feet; thence North 00°20'05" East along a fence line 321.759 feet; thence North 00°09'43" East partially along a fence line 282.293 feet; thence South 89°06'53" East 224.858 feet; thence South 00°36'30" West along the Westerly boundary line of Main Street 841.369 feet to the point of beginning.

Area = 186,969 sq.ft. or 4.29 Acres

BASIS OF BEARING = South 00°01'55" West along the Section line

DATE _____ SURVEYOR _____
(See Seal Below)

OWNER'S 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 HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE

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

ACCEPTANCE OF LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____

MAYOR _____ APPROVED _____ ATTEST _____ CITY ENGINEER (See Seal Below) CITY RECORDER (See Seal Below)

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20__ BY Rocky Mountain Power.

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20__ BY THE _____ PLANNING COMMISSION.

DIRECTOR _____ SECRETARY _____ CHAIRMAN, PLANNING COMMISSION

UTILITY COMPANY APPROVALS

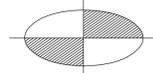
CONDITIONS OF APPROVAL

PLAT " A "

The Estates at Mapleton

MAPLETON _____ SUBDIVISION _____ UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

PREPARED BY



DUDLEY AND ASSOCIATES INC.

OCCUPANCY RESTRICTION NOTICE

ORDINANCE NO. _____ OF _____ UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY _____

ACKNOWLEDGEMENT (PERSONAL)

STATE OF UTAH s.s. COUNTY OF UTAH s.s. ON THE ____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME. MY COMMISSION EXPIRES : _____ NOTARY PUBLIC (SEE SEAL)

ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH s.s. COUNTY OF UTAH s.s. ON THE ____ DAY OF _____ A.D. 20__, PERSONALLY APPEARED BEFORE ME, AND _____ WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID _____ IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION. NOTARY PUBLIC RESIDING AT _____ MY COMMISSION EXPIRES _____

CORPORATE SEAL

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

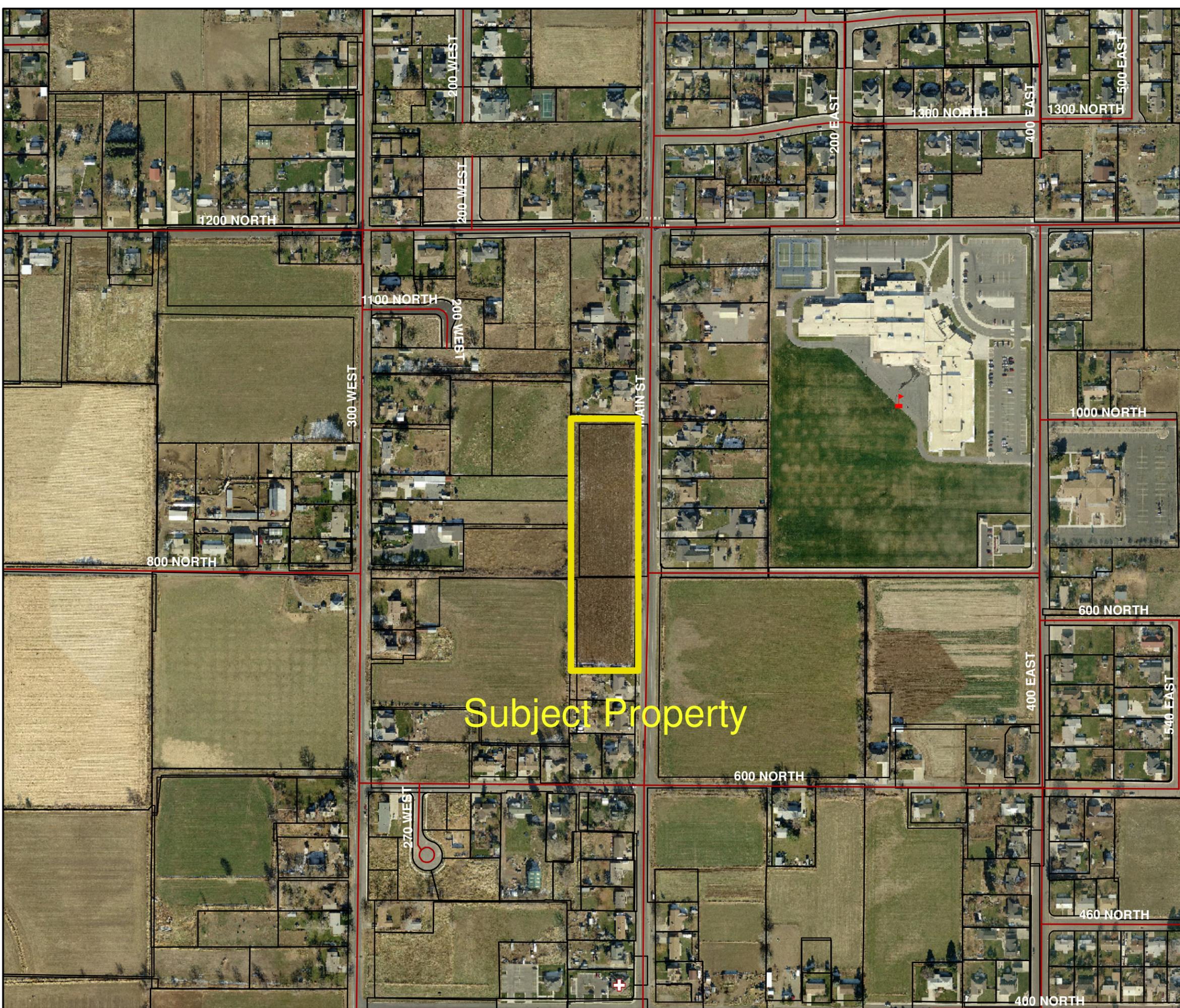
CLERK-RECORDER SEAL

Mapleton City Basemap



0 150 300 450 600 750 900 Feet

1 inch equals 310.68 feet



Subject Property

Legend

- US or State Hwy
- Local Roads
- Local Roads - Unpaved
- Railroads
- Parcels as of 12-20-11



MAPLETON CITY CORPORATION

Mapleton City makes no warranty with respect to the accuracy, completeness, or usefulness of this map, and assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of the map or any of the information contained hereon. For official verifications, contact the Community Development Department.

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

April 30, 2012

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

Ryan McDougal submitted a request on 02/13/2013 to create the Estates at Mapleton Subdivision located generally at 780 and 830 South Main. The subject properties are located in the RA-2 Zone. Revised plans were submitted for final plat approval on April 17, 2013. The project consists of 8 lots covering approximately 4.29 acres.

Community Development Department

Sean Conroy, Community Development Director, Phone: (801) 806-9101, Fax: (801) 489-5657

Email: sconroy@mapleton.org

Brian Tucker, Planner, Phone: (801) 806-9108, Fax: (801) 489-5657

Email: btucker@mapleton.org

Please address the following concerns in revised drawings:

1. This subdivision application requires final approval from the Planning Commission and final approval from the City Council. If revised plans are submitted by May 1st your final plat could be scheduled for the May 21st City Council agenda.
2. In accordance with Mapleton City Code (MCC) 17.08.020 D. please submit "*Evidence of ability to satisfy the water rights conveyance requirements.*"
3. Please submit a current copy of the County Assessors Map Parcel for the property located to the east of the subject property.

Engineering and Public Works Division

Gary Calder, City Engineer, Phone (801) 489-6253, Fax (801) 489-5179

Email: gcalder@mapleton.org

Scott Bird, Public Works Operation Director, Phone (801) 489-6253, Fax (801) 489-5179

Email: sbird@mapleton.org

Address the following concerns in revised drawings:

Project: The Estates at Mapleton Date: April 30, 2013

Site Grading:

1. Remove all concrete that does not meet current city standards i.e. broken/cracked sections, used drive approaches on West Main Street frontage

Sewer System:

1. Show sewer laterals for lots 1, 2, 3 and 8.

Water System:

1. Show location of existing fire hydrants along Main Street.
2. Show new fire hydrants on SW corner of lot 5 and SE corner of lot 8.

Secondary Water (Pressure Irrigation):

1. Install 8-inch Secondary Water Main on east side of exiting 18-inch Secondary Water Main across frontage of subdivision with 24"X8"cross, 8-inch valves and tie in existing 8-inch Secondary Water Main coming from East on 800 N. Install new 8-inch Secondary Water Main west on 800 N. to end of street.
2. Show PI services to lots 1, 2, 3 and 8.

Roadway:

1. Road x-sections, Include x-sections Standard Drawing Street 03: 800 North (66' R/W - 52' Asphalt) with Plan/Profile per CBR.
2. 800 North improvements to match 800 North East of Main Roadway Improvements, such as alignment and concrete.
3. Show temporary turnaround at 800 N. going west per International Fire Code on plat with temporary easement.
4. Show mailbox locations, this is to be shown on the plan, with an easement.
5. Because of the many roadway utility trenches on Main Street include a 1" overlay on Main Street the entire width with shoulders milled before overlay.
 - a. Traffic control plan will be required before excavation in right of way begins.

Storm Drain:

1. SWPPP and Land Disturbance permits are required.
2. Show Details for all BMPs on Erosion Control Plan.

Miscellaneous:

1. Bonding will be required upon final approval of site plan.
2. Changes to Sprinkling System in Planter Strip on Main need to be coordinated and approved by Mapleton City Parks Department. Contact Niel Burt 801-360-7424.
3. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
4. Show APWA/Mapleton City Addendum Standard Drawings for project.
5. APWA Standards and Drawings with Mapleton City Addendum will be used on entire project. Place on Detail Sheets.
6. On lots where irrigation pipe encroaches, extend the PUE 10' from the edge of pipe.
7. Construction drawings for utilities to lots on Main Street missing.