

Planning Commission Staff Report

April 9, 2020

Item 3

Applicant: Dennis and Jill Sherman

Location: 1806 West 1900 South

Prepared by: Brian Tucker

Public Hearing Item: No

Zone: RA-1

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 for Preliminary Plat approval for the Sherman Farms Subdivision, a 2-lot subdivision located at 1806 West 1900 South in the RA-1 Zone.

BACKGROUND AND PROJECT DESCRIPTION

On September 5th, 2018, the Mapleton City Council rezoned the Valley View Estates Subdivision and the surrounding area from A-2 to RA-1. Many of the two acre lots within this area are now able to be divided into two smaller, 1 acre lots. The applicant, Dennis and Jill Sherman, would like to divide their existing 2.39-acre lot to create an additional lot. They will retain the home and 1.39 acres and will create a 1-acre lot for a new home.

On January 16, 2019, the Mapleton City Council approved an amendment to the subdivision ordinance that would allow the City Engineer to waive the requirements for curb, gutter and sidewalk for the creation of no more than one lot in an existing subdivision. The City Engineer has indicated that he will waive the improvement requirements for this subdivision. This project requires a final approval from the Planning Commission.

EVALUATION

General Plan: The General Plan indicates that this property should develop in a low-density manner. The proposed 1 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.

Zoning: Lots located within the RA-1 zoning district have a minimum lot requirement of 1 acre and minimum width of 125’. Each of the lots meet these standards.

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.

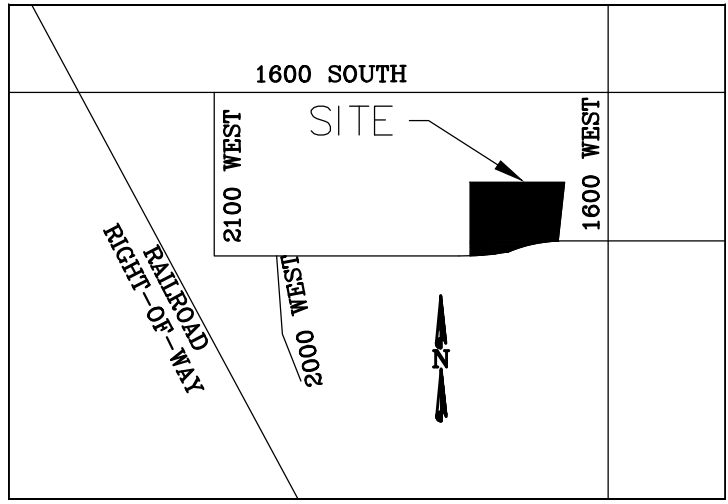
STAFF RECOMMENDATION

Approve of the Preliminary Plat for the Sherman Farms Subdivision, Plat “A” with the attached findings and conditions.

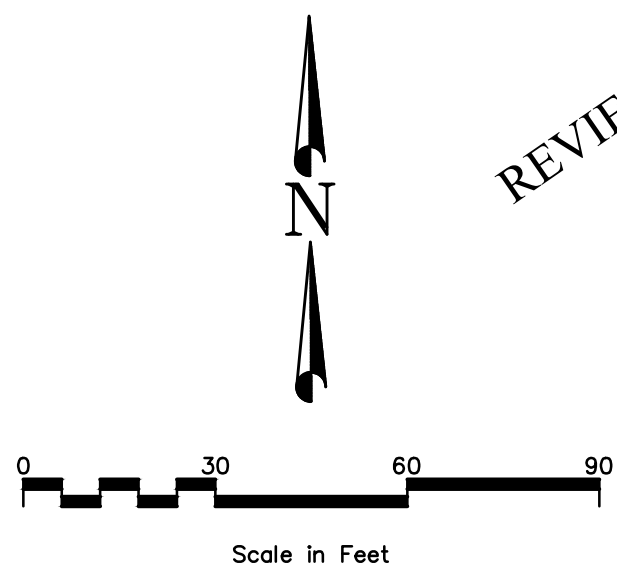
SPECIAL CONDITION

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.	✓

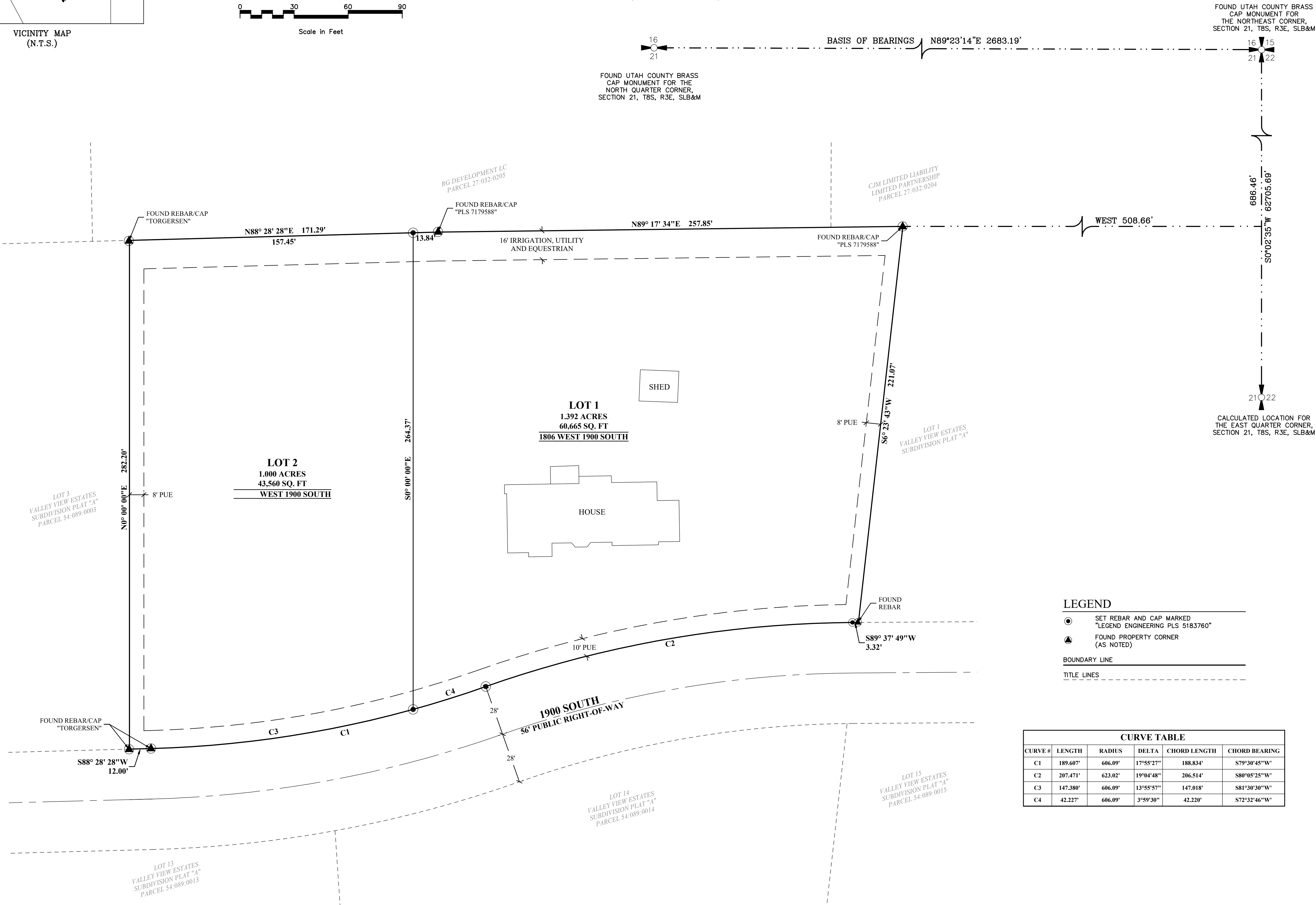


VICINITY MAP
(N.T.S.)



REVIEW COPY

SHERMAN FARMS SUBDIVISION
A RESIDENTIAL SUBDIVISION
(AMENDING LOT 2 OF THE VALLEY VIEW ESTATES SUBDIVISION PLAT "A")
PART OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,
MAPLETON, UTAH COUNTY, UTAH



LEGEND

- SET REBAR AND CAP MARKED
"LEGEND ENGINEERING PLS 5183760"
- FOUND PROPERTY CORNER
(AS NOTED)

BOUNDARY LINE
TITLE LINES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	189.607'	606.09'	17°55'27"	188.834'	S79°30'45"W
C2	207.471'	623.02'	19°04'48"	206.514'	S80°05'25"W
C3	147.380'	606.09'	13°55'57"	147.018'	S81°30'30"W
C4	42.227'	606.09'	3°59'30"	42.220'	S72°32'46"W

NOTES
1. THIS PROPERTY IS LOCATED IN A FARMING AREA AND IS ADJACENT TO A DAIRY FARM, A SHEEP OPERATION AND A CATTLE OPERATION.
2. 32' IRRIGATION EASEMENTS ON EAST BENCH IRRIGATION COMPANY DITCHES. 16' EACH SIDE OF CENTERLINE.
3. ALL LOTS HAVE A 10' PUBLIC UTILITY EASEMENT ON ALL FRONT LOT LINES AND AN 8' PUBLIC UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES.

MAPLETON IRRIGATION APPROVAL

APPROVED THIS ____ DAY OF ____, 2019.

MAPLETON IRRIGATION DISTRICT AND COMPANY

ACCEPTANCE BY LEGISLATIVE BODY

ON THE ____ DAY OF ____, A.D. 2019, 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.

MAPLETON CITY, MAYOR

CLERK/RECORDER
(SEE SEAL BELOW)

COMMUNITY DEVELOPMENT APPROVAL

APPROVED THIS ____ DAY OF ____, 2019.

DIRECTOR, COMMUNITY DEVELOPMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF ____, 2019.

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER APPROVAL

APPROVED THIS ____ DAY OF ____, 2019.

MAPLETON CITY ENGINEER

SURVEYOR'S CERTIFICATE:

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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 AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

ALL OF LOT 2 OF THE VALLEY VIEW ESTATES SUBDIVISION, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF THE VALLEY VIEW ESTATES SUBDIVISION PLAT A, SAID POINT BEING SOUTH 00°02'35" WEST 686.46 ALONG THE SECTION LINE AND WEST 508.66 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 6°23'43" WEST 221.07 FEET; THENCE SOUTH 89°37'49" WEST 3.32 FEET; THENCE 207.471 FEET ALONG THE ARC OF A 623.02 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 19°04'48" (CHORD BEARS S80°05'25"W 206.514 FEET); THENCE 189.607 FEET ALONG THE ARC OF A 606.09 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 17°55'27" (CHORD BEARS S79°30'45"W 188.834 FEET); THENCE S88°28'28" WEST 12.00 FEET; THENCE NORTH 282.20 FEET; THENCE NORTH 88°28'28" EAST 171.30 FEET; THENCE NORTH 89°17'34" EAST 257.84 FEET TO THE POINT OF BEGINNING.

CONTAINS:
2 LOTS
2.392 ACRES OR
104,225 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS:

BASIS OF BEARINGS WAS ESTABLISHED AS SOUTH 89°23'14" WEST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE

SHERMAN FARMS SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I / WE HAVE HEREUNTO SET MY / OUR HAND(S) THIS ____ DAY OF ____, 2019.

PRINT NAME _____ PRINT NAME _____

SIGNATURE _____ SIGNATURE _____

DATE _____ DATE _____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH }

ON THE ____ DAY OF ____, A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER _____

NOTARY PUBLIC _____ NOTARY PUBLIC _____
COMMISSIONED IN UTAH _____
(SEE SEAL BELOW) RESIDING IN _____ COUNTY

ACKNOWLEDGEMENT

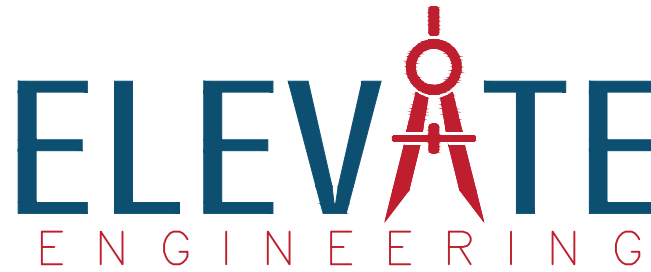
STATE OF UTAH }
COUNTY OF UTAH }

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MY COMMISSION EXPIRES: _____ COMMISSION NUMBER _____

NOTARY PUBLIC _____ NOTARY PUBLIC _____
COMMISSIONED IN UTAH _____
(SEE SEAL BELOW) RESIDING IN _____ COUNTY

PREPARED BY:



ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

SURVEYOR SEAL

NOTARY SEAL

CITY ENGINEER SEAL

CLERK/RECORDER SEAL



Recorder

REVISION: NONE

DATE: 9/3/19

SCALE: 1"=30'

PAGE: 1 OF 1

PROJECT: S19-058

REVIEW COPY

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

March 25, 2020 at 8:30am

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

On March 23, 2020, Dennis and Jill Sherman submitted a subdivision application and plans for the Sherman Farms Subdivision in the RA-1 zone and located at 1806 West 1900 South. 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 preliminary title report or policy of title insurance.
 - b. The applicant must submit proof that the taxes are current for the subject property.
2. 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.
3. As directed by the Mapleton City Engineer, the applicant must submit a Geotech Report addressing soil conditions and ground water.
4. 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.
5. 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 March 23, 2020:

1. The final plat must include, among other requirements, the following:
 - a. Addresses must be shown on the final plat. Use 1824 West 1900 South for Lot 2 and the existing address for Lot 1.
 - b. 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.
 - c. 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 final two boundary calls have different lengths on the plat than in the legal description.

Engineering and Public Works Division

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

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

None.

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 2 water shares or converted water rights in the name of Mapleton City (Calculated as of .45 acre feet per building lot/residence and 2.5 acre feet per irrigable acre for outdoor use). The indoor portion must consist of irrigation shares from the Mapleton or Hobble Creek Irrigation Company or converted water rights.
- ☐ 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).