

City Council Staff Report

August 5, 2020

Applicant: Maple Canyon Holdings

Location: 1900 W 1600 S

Prepared by: Sean Conroy, Community Development Director

Public Hearing: N

Zone: RA-2

Attachments:

1. Standard findings.
2. Application information.
3. DRC Comments.

REQUEST

Consideration of a Resolution approving the Preliminary Plat for the Maple Fields subdivision consisting of 25 lots located at approximately 1900 West 1600 South in the RA-2 zone.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately 11.5 acres in size, fronts on 1600 South and is currently vacant. On November 6, 2019 the City Council rezoned the property from A-2 to RA-2 with special conditions related to the development concept plan. The parcel to the east is zoned General Commercial (GC-1) and the subdivision to the southwest is zoned Residential-Agricultural (RA-1).

The applicant is now requesting approval of the preliminary plat for the Maple Fields subdivision. The subdivision includes 25 lots ranging in size from 1/3 of an acre to just over 1/2 of an acre. The applicant is proposing one access point off of 1600 South and a loop road through the development.

The Planning Commission recommended approval of the preliminary plat on July 9, 2020.

EVALUATION

A subdivision plat application is considered an administrative permit. If an application complies with City standards, the City is obligated to approve the request. The City may apply conditions when necessary to ensure compliance with City standards and/or to address reasonably anticipated detrimental effects.

General Plan: The General Plan designates this site as “Medium Density Residential”. This designation is intended for residential development with lots of 1/3 of an acre or larger. The existing RA-2 zoning and the proposed plat are consistent with this designation.

Rezone Conditions: Staff has included the City Council’s conditions from the rezone approval followed by a brief staff response:

1. *The preliminary plat application for the western 11.5 acres shall be consistent with the requirements of the RA-2 zone and include lots approximately 1/2 an acre in size along the south and west property lines as depicted in the concept plan.*

Response: The proposed plat includes lots that meet the minimum size and width requirements in the RA-2 zone and include lots of approximately ½ an acre along the south and west property lines consistent with the approved concept plan as conditioned.

2. *The right-of-way along 1600 South shall include a planter strip at least six feet wide and an eight-foot wide asphalt trail along the entire frontage. A six-foot tall site obscuring fence or wall along the 1600 South frontage of the residential portion of the project shall also be required.*

Response: The plans include the planter strip and trail along 1600 South as well as a site obscuring wall as conditioned.

3. *A note shall be added to the plat alerting potential buyers that neighboring properties have animal rights.*

Response: A note will be added to the final plat prior to recording addressing this condition.

Separation of agricultural/non agricultural uses: Animal rights are typically allowed on lots of 20,000 square feet or larger. In order to avoid having a situation where some lots within an RA-2 subdivision have animal rights and other do not, MCC Section 18.36.080 requires that even if a lot is 20,000 square feet or larger, that it cannot have animal rights. A note on the plat will be required indicating that none of the lots will have animal rights.

STAFF RECCOMENDATION

Recommend approval of the Preliminary Plat to the City Council with the attached special conditions.

SPECIAL CONDITIONS

1. The applicant shall comply with all outstanding DRC comments prior to final plat approval.
2. A note shall be added to the plat alerting potential buyers that neighboring properties have animal rights.
3. A note shall be added to the plat indicting that none of the lots within this subdivision have animal rights.

RESOLUTION NO. 2019-

**A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR THE MAPLE
FIELDS SUBDIVISION CONSISTING OF 25 LOTS LOCATED AT
APPROXIMATELY 1900 WEST 1600 SOUTH IN THE RA-2 ZONE.**

WHEREAS, the subject property is approximately 11.5 acres in size and is zoned RA-2; and

WHEREAS, the general plan designation for the property is Medium Density Residential;

WHEREAS, the proposed residential subdivision is consistent with the RA-2 zone and the general plan; and

WHEREAS, the proposed project complies with title 17 of the Mapleton City Code; and

WHEREAS, the Planning Commission has recommended approval of the preliminary plat to the City Council on July 9, 2020.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the Preliminary Plat for the Male Fields Subdivision with the findings and conditions outlined in the staff report dated 8/5/20.

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

This 5th Day of August, 2020.

Dallas Hakes
Mayor

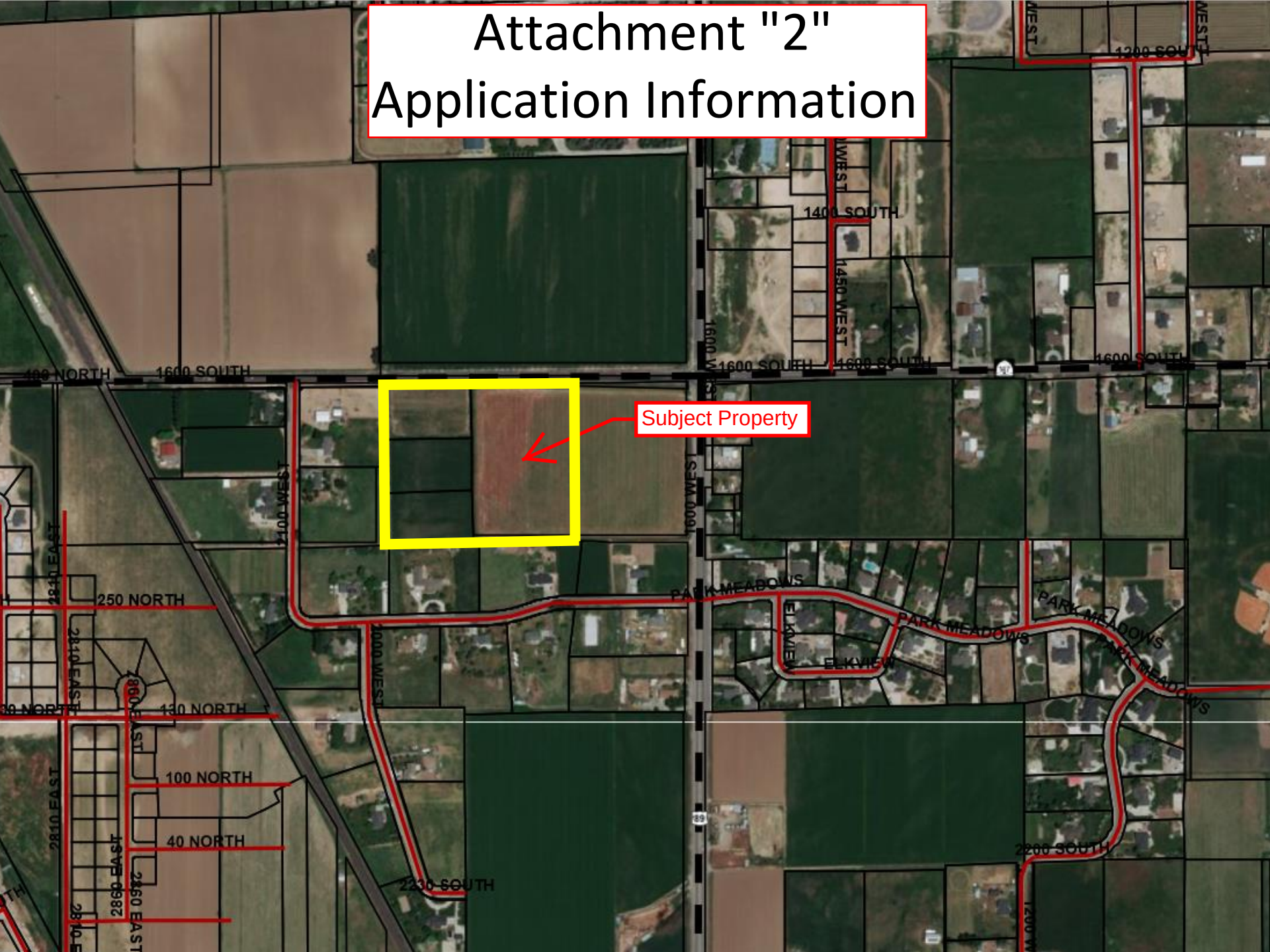
ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

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.	✓

Attachment "2"

Application Information



Subject Property

[illegible]

MAPLE FIELDS
A RESIDENTIAL SUBDIVISION
MAPLETON, UTAH
FINAL PLAN SET
JULY 2020

LEGEND

	SET SUBDIVISION MONUMENT
	FOUND BRASS CAP
	SET 5/8" IRON PIN
	CALCULATED POINT, NOT SET
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	PROPOSED STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED ADS STORM DRAIN W/MH
	PROPOSED PVC SDR-35 SEWER W/MH
	CULINARY WATERLINE
	PRESSURIZED IRRIGATION WATERLINE

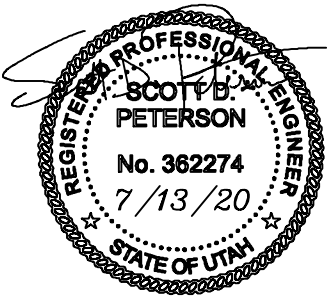
SHEET

-SHEET INDEX-
SHEET NAME

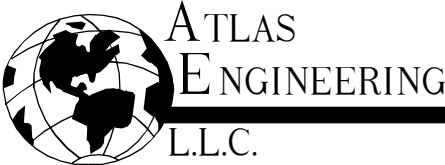
1	COVER
2	PRELIMINARY PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	DETAIL SHEET
7	DETAIL SHEET
8	DETAIL SHEET
9	FINAL PLAT
PP-01	STREET PLAN & PROFILE – 1600 SOUTH – STA. 10+00 TO STA. 14+00
PP-02	STREET PLAN & PROFILE – 1600 SOUTH – STA. 14+00 TO STA. 19+00
PP-03	STREET PLAN & PROFILE – STREET 1 – STA. 10+00 TO STA. 11+88.25
PP-04	STREET PLAN & PROFILE – STREET 2 – STA. 10+00 TO STA. 13+50
PP-05	STREET PLAN & PROFILE – STREET 2 – STA. 13+50 TO STA. 17+00
PP-06	STREET PLAN & PROFILE – STREET 2 – STA. 17+00 TO STA. 21+00
PP-07	STREET PLAN & PROFILE – STREET 2 – STA. 21+00 TO STA. 24+50
PP-08	STREET PLAN & PROFILE – STREET 2 – STA. 24+50 TO STA. 26+36
SS-01	SEWER PLAN & PROFILE – 1600 SOUTH – STA. 19+00 TO STA. 24+03.20
WAT-01	OFFSITE WATER PLAN – 1600 SOUTH

NOTES:

1. ANY ROADWAY CUTS SHALL BE TYPICAL T-TRENCH REPAIRS PER APWA#255.
2. NEW SEWER MAINLINE SHALL BE 8" PVC SDR 35.
3. NEW WATER LINE SHALL BE 8" D.I. CLASS 350 OR C900 PVC.
4. PRESSURE IRRIGATION SHALL BE 8" PVC C900/905 SDR 18 WITH TRACE WIRE AND MARKING TAPE.
5. CONCRETE COLLARS REQUIRED ON ALL WATER VALVES AND MANHOLES.
6. GRANULAR BORROW IS REQUIRED FOR ALL FILL OF TRENCHES AND ROADWAY. (A-1-a, A-1-b, A-2-b AND A-3)
7. MAPLETON/APWA STANDARDS WILL APPLY.
8. SWPPP AND LAND DISTURBANCE PERMIT WILL BE REQUIRED.
9. CONTRACTOR WILL BE REQUIRED TO DELIVER ELECTRONIC AS-BUILT DATA COLLECTED VIA GPS OR OTHER SURVEY METHOD DURING CONSTRUCTION. SHOTS SHOULD BE TAKEN ON ALL UTILITY APPURTENANCES PRIOR TO BACKFILL.

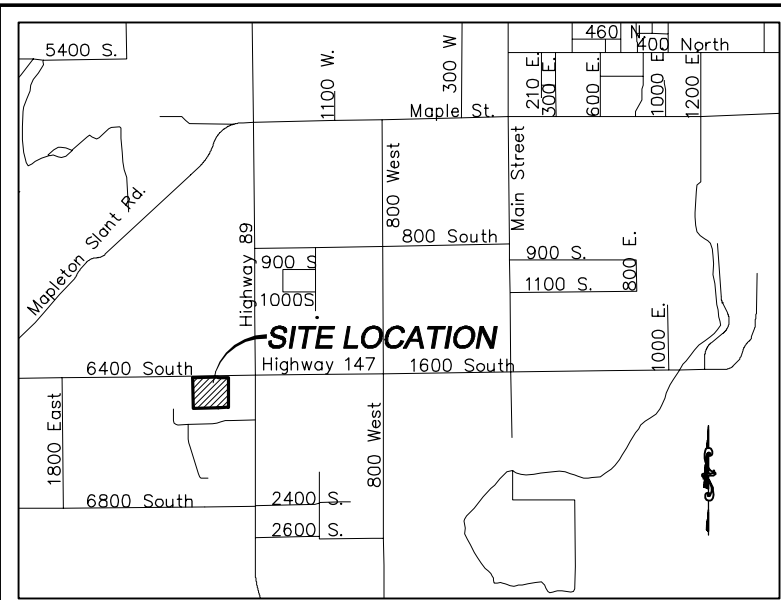


OWNER/DEVELOPER
RYAN JOHNSTON
ryejohnston@gmail.com
801-420-6565



PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

VICINITY MAP
-NTS-



VICINITY MAP
-NTS-

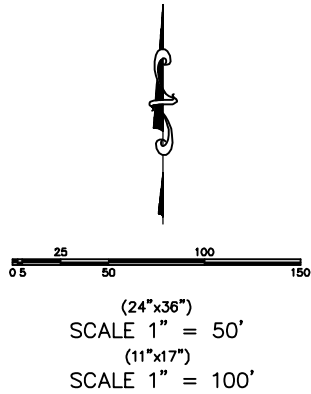
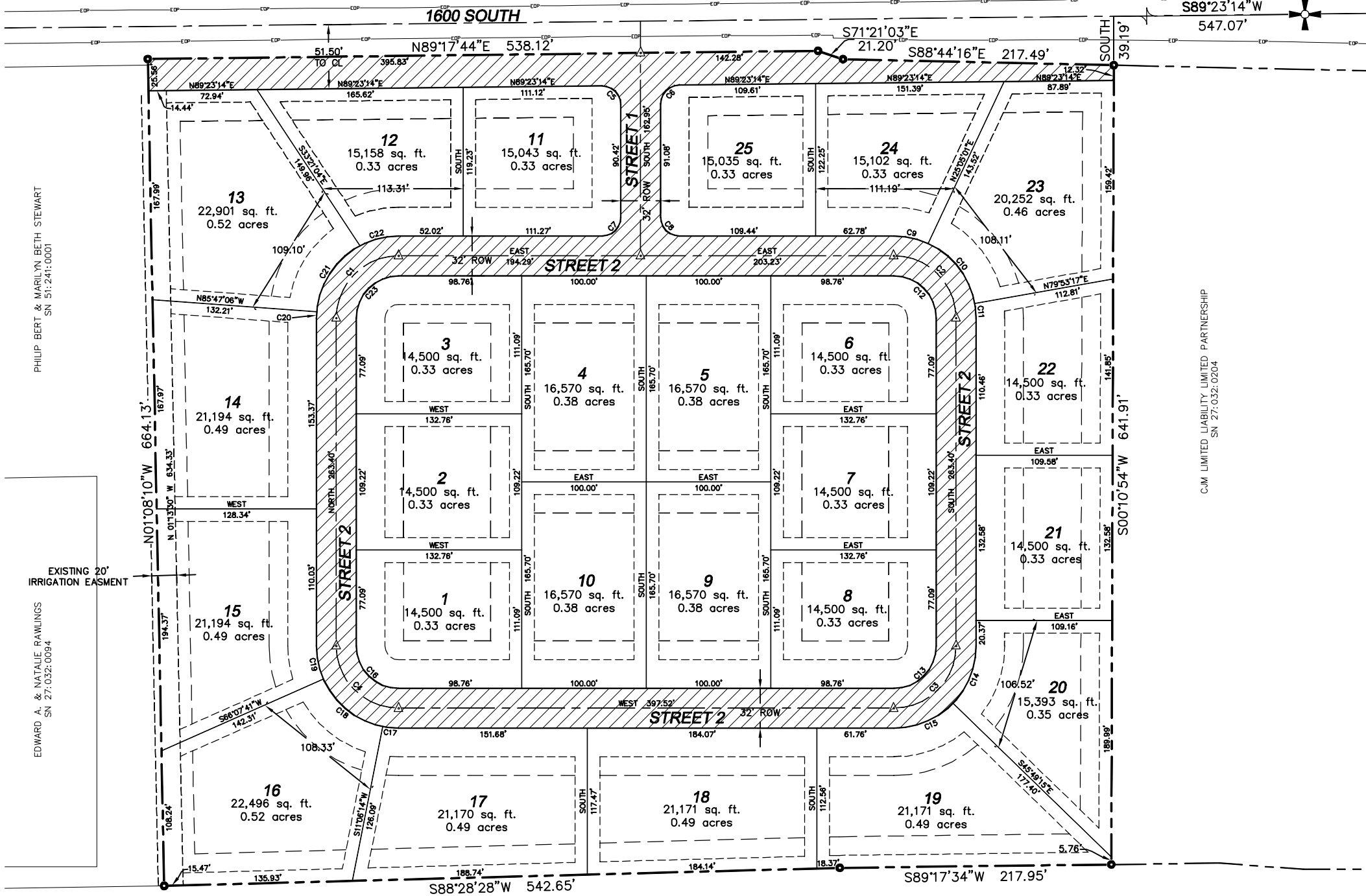
BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S89°23'14"W 547.07 FEET ALONG THE SECTION LINE AND SOUTH 39.19 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°10'54"W 641.91 FEET; THENCE S89°17'34"W 217.95 FEET; THENCE S88°28'28"W 542.65 FEET; THENCE N01°08'10"W 664.13 FEET; THENCE N89°17'44"E 538.12 FEET; THENCE S71°21'03"E 21.20 FEET; THENCE S88°44'16"E 217.49 FEET TO THE POINT OF BEGINNING. CONTAINING 11.57 ACRES.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	50.00	78.54	70.71	S 45°00'00" W	90°00'00"
C2	50.00	78.54	70.71	N 45°00'00" W	90°00'00"
C3	50.00	78.54	70.71	N 45°00'00" E	90°00'00"
C4	50.00	78.54	70.71	S 45°00'00" E	90°00'00"
C5	15.00	23.72	21.33	N 45°18'23" W	90°36'46"
C6	15.00	23.40	21.10	S 44°41'37" W	89°23'14"
C7	15.00	23.56	21.21	N 45°00'00" E	90°00'00"
C8	15.00	23.56	21.21	S 45°00'00" E	90°00'00"
C9	66.00	28.64	28.42	N 77°34'05" W	24°51'51"
C10	66.00	63.38	60.98	N 37°37'26" W	55°01'26"
C11	66.00	11.65	11.63	N 05°03'21" W	10°06'43"
C12	34.00	53.41	48.08	N 45°00'00" W	90°00'00"
C13	34.00	53.41	48.08	N 45°00'00" E	90°00'00"
C14	66.00	50.89	49.64	N 22°05'23" E	44°10'45"
C15	66.00	52.78	51.39	N 67°05'23" E	45°49'15"
C16	34.00	53.41	48.08	S 45°00'00" E	90°00'00"
C17	66.00	12.79	12.77	S 84°26'53" E	11°06'14"
C18	66.00	63.38	60.98	S 51°23'02" E	55°01'26"
C19	66.00	27.50	27.30	S 11°56'10" E	23°52'19"
C20	66.00	4.86	4.85	S 02°06'27" W	4°12'54"
C21	66.00	66.38	63.62	S 33°01'45" W	57°37'43"
C22	66.00	32.43	32.11	S 75°55'18" W	28°09'23"
C23	34.00	53.41	48.08	S 45°00'00" W	90°00'00"

ROW TO BE DEDICATED TO MAPLETON CITY

NOTE:
SUBDIVISION IS TO BE COMPLETED IN ONE (1) PHASE.



SHEET NO.
2

PRELIMINARY PLAN SHEET
JULY 2020

MAPLETON, UTAH
COUNTY, UTAH

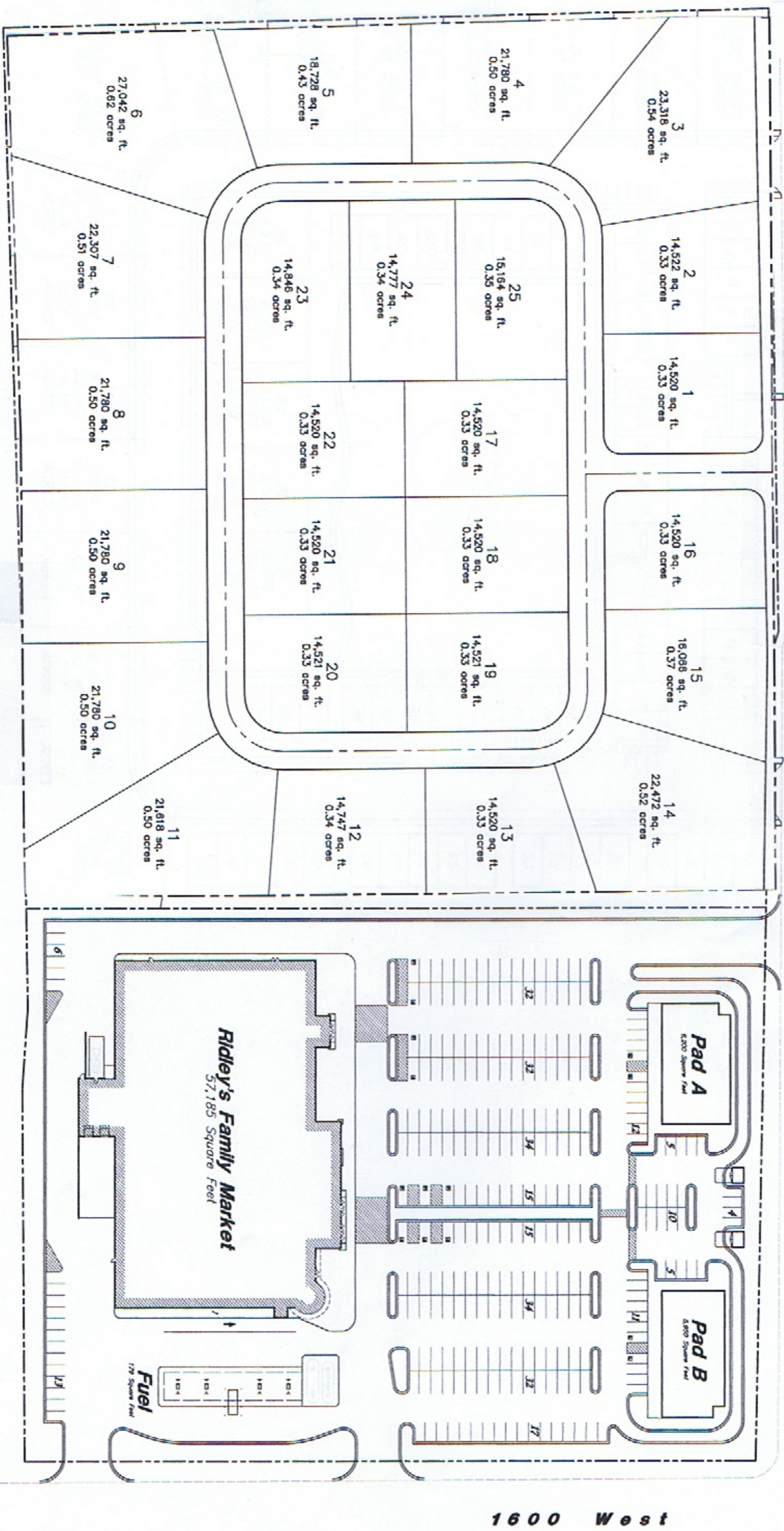
MAPLE FIELDS
ATLAS
ENGINEERING
L.L.C.

A SINGLE FAMILY DEVELOPMENT

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

12	11	10	9	8	7	6	5	4	3	2	1	NO.
											BY DATE	
											REVISIONS	
											7/13/2020 R.S.M.T. J.M. WDT	
											Z:\2018\18-079 Mapleton Smart\CAD\PRELIMINARY\02-PRELIM PLAN.dwg	

Concept Plan that was submitted with rezone approval



Attachment "3" - DRC Comments

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

July 17, 2020

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

On July 13, 2020 revised plans were submitted for the Maple Fields Plat "A" subdivision consisting of 25 residential lots in the RA-2 zone. 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. Submit final plat.
2. Add note to the final plat alerting future buyers that properties to the south and west have animal rights, which may result in sights, sounds and smells typical of properties with those rights.
3. A note shall be added to the plat indicating that none of the lots within this subdivision have animal rights.
4. Include the attached addresses on the final plat.

Engineering and Public Works Division

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

Email: slord@mapleton.org

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

Plat

1. Provide an easement for the placement of a cluster mailbox.

General

1. 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.
2. A site distance triangle analysis should be included in the design package showing clear zone areas in the planter strip. The wall shall be reduced to three feet in height within 30' of the intersection of 1900 W.
3. Please submit a CAD file projected in NAD83 State Plane Utah Central FIPS
4. Provide sprinkler lines and power in planter strip for irrigation.

(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. Any work on Mapleton Irrigation Company ditches will be approved by the Irrigation Company.
6. 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.
7. Concrete Collars will be required on all valves and manholes in the roadway.
8. Any work in UDOT Right-of-Way will require a separate UDOT access and encroachment permit.
9. Please ensure 10' separation between culinary water and sanitary sewer lines.
10. A maintenance plan and agreement will be required and recorded for all storm drain retention basins.
11. 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.
12. 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 \$113,200 (\$4,528). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance. Please note that the City is updating its impact fee schedule, so if the impact fees are updated prior to plat recording, these fees may change.
- ☐ Submittal of 27 acre feet of water shares/rights (.45 acre feet per lot and 2.5 acre feet per irrigable acre).
- ☐ Payment of engineering inspection fees of \$4,250 (\$170 per lot).
- ☐ Payment of street light fee of \$11,250 (450 per lot).
- ☐ Payment of slurry seal fee (\$.18 per square foot of asphalt).
- ☐ Submit final mylar with all required signatures.

- ☐ Submit a check made out to Utah County Recorder for (\$50 per page and \$2 per lot).
- ☐ Contact post office regarding cluster mailbox (see attached letter).