

**Item:**

4

Applicant:

Leisel Reeser, Allan Farms LLC

Location:

350 W 2000 S

Prepared By:

Sean Conroy, Community Development Director

Public Hearing:

Yes

Zone:

A-2

Attachments:

1. Standard findings.
2. Application information.

REQUEST

Consideration of a request to apply a TDR-Receiving Site Overlay to a property located at 350 West 2000 South and the review of a Preliminary Plat for the Allan Farms subdivision.

BACKGROUND & DESCRIPTION

The Allan family owns three parcels totaling approximately 35 acres that is currently vacant. The property abuts other vacant property to the west, the Triple Crown subdivision to the south, the City's Parkway Trail to the east and the Hillcrest subdivision to the north.

The applicant is proposing the following:

- Apply a TDR-R to a one-acre parcel;
- Preliminary plat approval for one 1-acre lot; and
- The rest of the property will remain undeveloped at this time.

EVALUATION

TDR-Receiving Site requests are considered legislative in nature. The Planning Commission and City Council generally have broad discretion when acting on legislative matters, provided it can be reasonably debated that the action taken (to approve or deny) will promote or protect the general welfare of the community.

General Plan & Zoning: The Future Land use Map of the General Plan designates the property as "Rural Residential". The General Plan also indicates that conservation subdivisions are encouraged on this site. Some additional goals and policies from the General Plan that are applicable include:

Goal 1: Preserve and enhance Mapleton's rural atmosphere and agricultural history through careful planning and the preservation of open space.

Policy 1.1: Encourage Conservation Subdivisions on vacant and undeveloped residential parcels identified in the Future Land Use Map.

Goal 2: Continue the established focus on large lot, single-family residential uses as the primary means for preserving Mapleton's rural character.

Goal 3: Ensure that land uses are compatible and/or utilize adequate buffers to enhance compatibility.

Goal 9: Continue to implement the TDR program.

The property is zoned A-2, which requires a minimum lot size of two acres. Mapleton City Code (MCC) section 18.76.070 indicates that the A-2 zone is a candidate for a TDR-R overlay. If a TDR-R overlay is approved, the minimum lot size is reduced to one acre.

The applicant's proposal for a TDR-R overlay and for a single one-acre lot is consistent with the Rural Residential designation and the zoning ordinance. The Hillcrest and Triple Crown subdivisions also have TDR-R overlays with one acre lots, so the application is consistent with other lots in the area. With the applicant only proposing a single lot at this time, a conservation subdivision is not feasible. However, the applicant has worked with staff on a couple of overall concept plans for the rest of the site including a conservation subdivision, that could be implemented if/when the rest of the property is developed in the future.

Subdivisions: 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.

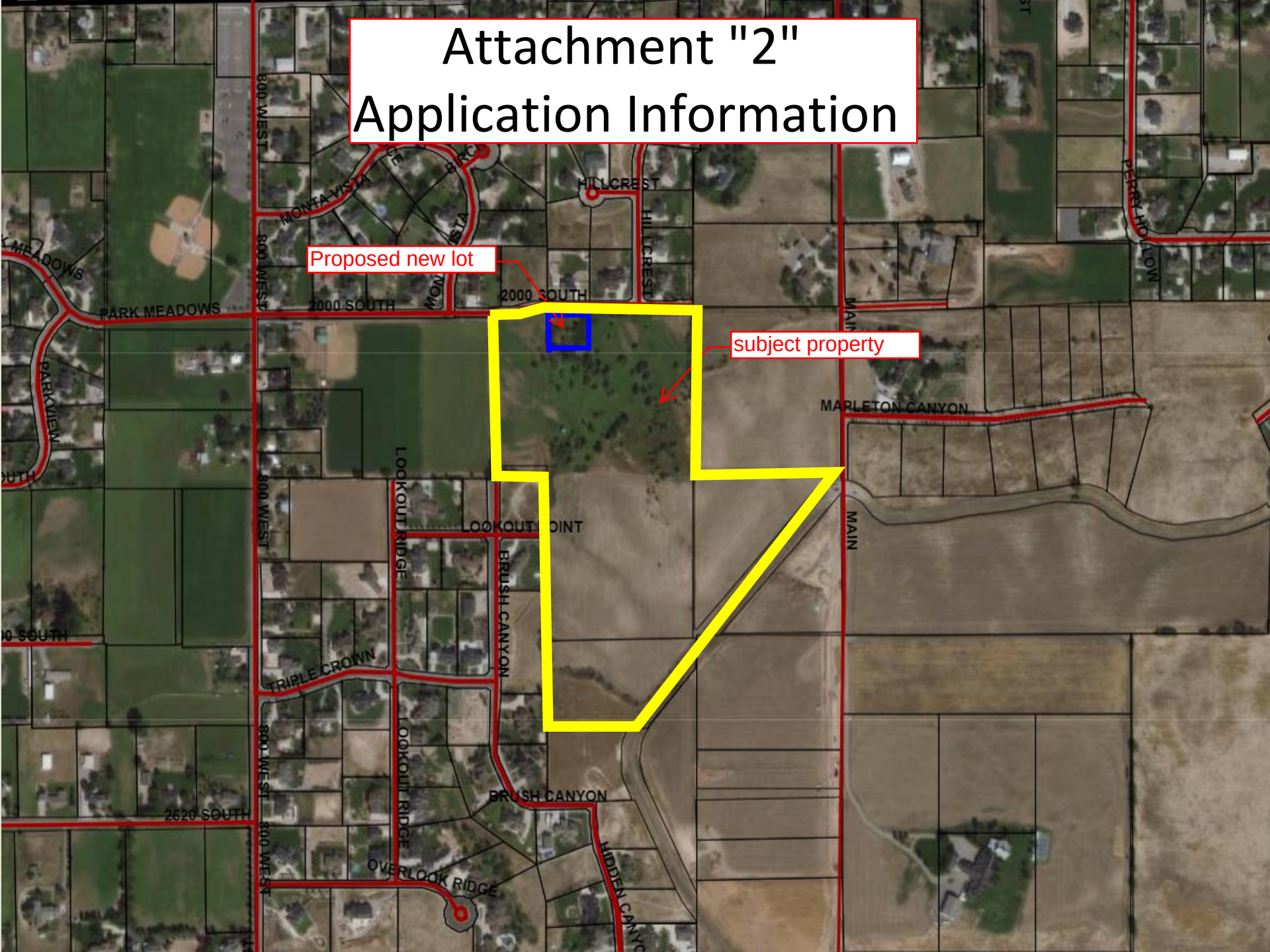
RECOMMENDATION

Recommend approval of the TDR-R and the preliminary plat to the City Council.

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"

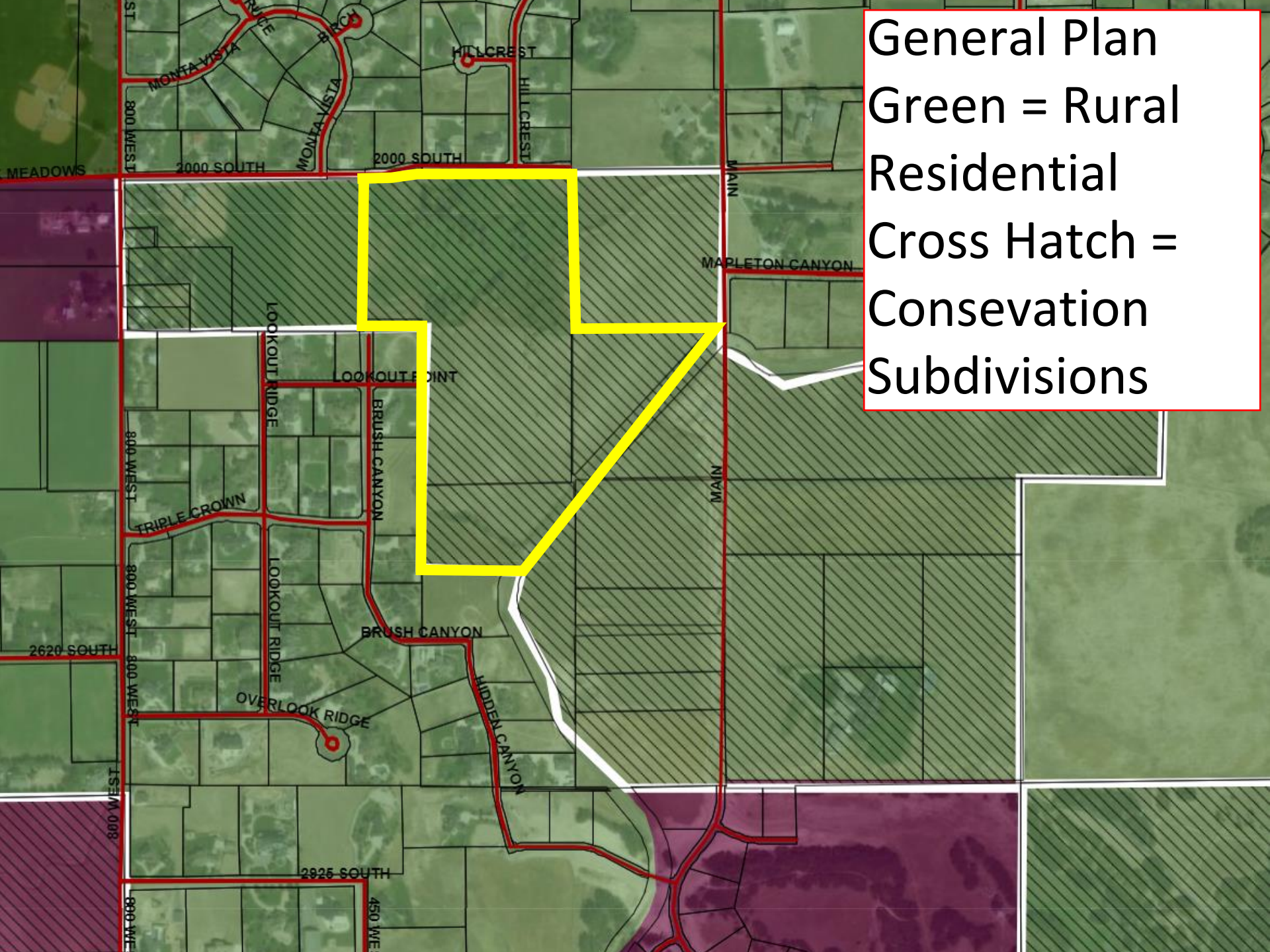
Application Information

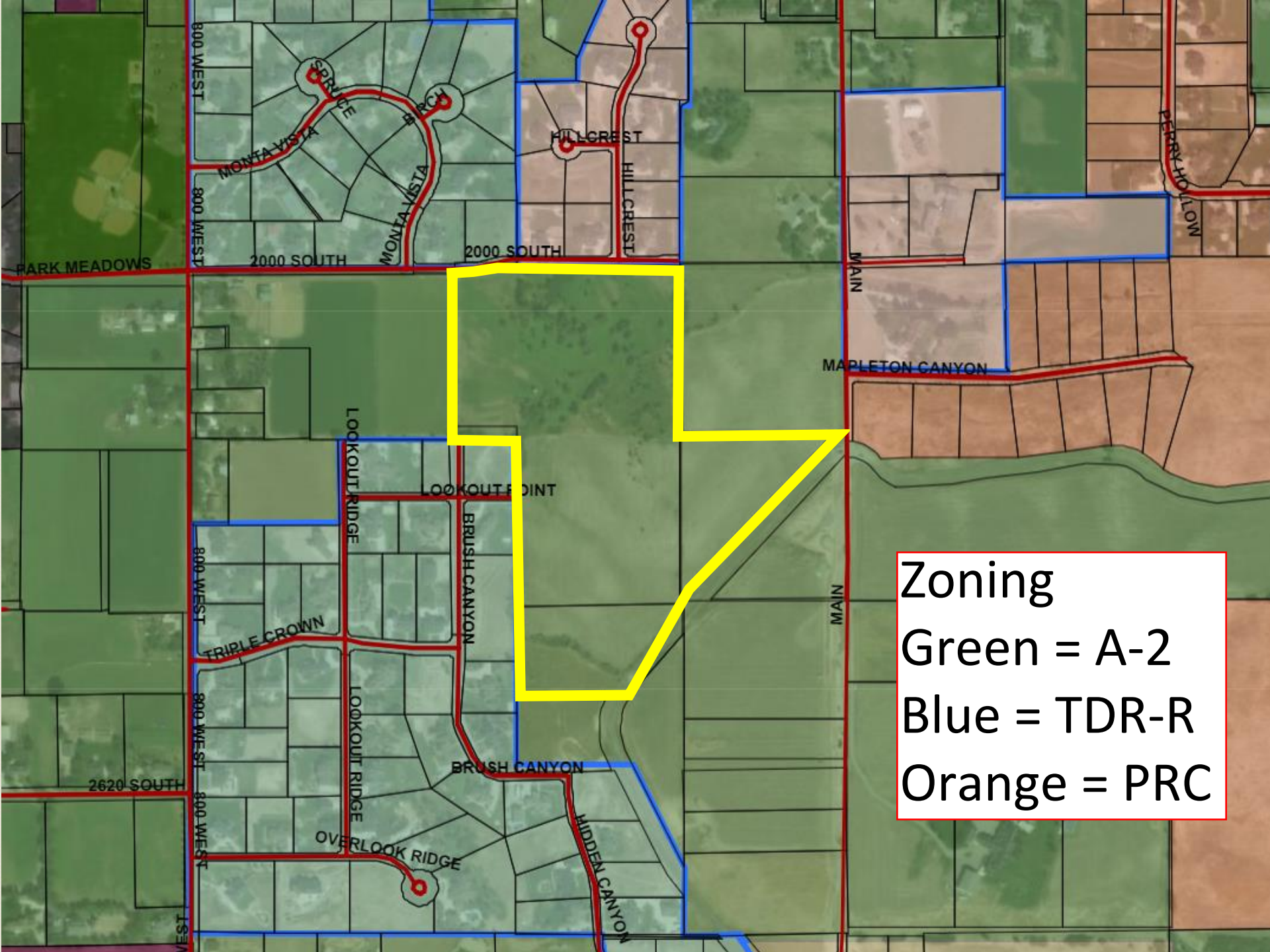


Proposed new lot

subject property

General Plan
Green = Rural
Residential
Cross Hatch =
Consevation
Subdivisions





Zoning
Green = A-2
Blue = TDR-R
Orange = PRC

ALLAN FARMS

PLAT A

PRELIMINARY/FINAL PLAN



VICINITY MAP

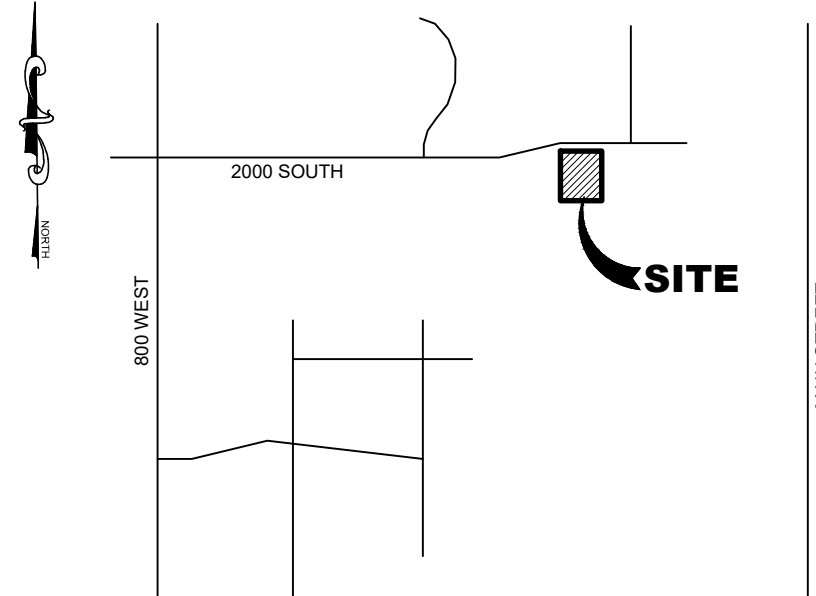


TABLE OF CONTENTS

COVER	FINAL PLAT
SHEET 1	GRADING & UTILITY PLAN
SHEET 2	2000 SOUTH PLAN & PROFILE
SHEET 3	DETAILS
SHEET 4	DETAILS

TABULATIONS

TOTAL AREA:	1.03 ACRES (45,010 S.F.)
# OF UNITS:	1 BUILDING LOTS
STREET AREA:	1,400 S.F.

GENERAL NOTES

- IMPROVEMENTS SHALL INCLUDE CLEARING AND GRUBBING AND WILL BE REQUIRED ON SITE.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MAPLETON CITY/APWA STANDARDS.
- ALL VERTICAL DATA IS BASED ON NGVD 29 DATUM.
- CONCRETE COLLARS TO BE PLACED ON ALL MANHOLES & WATER VALVES.
- ALL CULINARY WATER LINES TO BE D.I. CLASS 350 W/POLY WRAP WITH TRACE WIRE.
- ALL PI LINES TO BE C900/C905 SDR-18 PVC WITH TRACE WIRE.
- ALL SEWER LINES TO BE SDR33 PVC OR D.I. CLASS 250.
- CONTRACTOR TO FOLLOW RECOMMENDATIONS AS PER GEOTECHNICAL REPORT.
- DRIVEWAY APPROACHES TO BE COORDINATED WITH DEVELOPER FOR LOTS WITH STORM DRAIN INLETS TO ENSURE PROPER HOME ORIENTATION & ELIMINATE DRIVEWAY CONFLICTS.
- ALL EXISTING INTERIOR FENCES TO BE REMOVED.
- STORM DRAIN RUNOFF TO BE COLLECTED USING A FILL & SPILL SUMP SYSTEM.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY SIZES & ELEVATIONS PRIOR TO CONSTRUCTION.
- CENTERLINE IN PLAN & PROFILE SHEETS HAS BEEN OMITTED FOR CLARITY.
- STORM DRAIN TO BE COMPLETED PRIOR TO ANY STORM DRAIN COLLECTION.
- CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER FOR PLACEMENT OF LIGHTS & RELOCATION OF NECESSARY POWER POLES.
- GRANULAR BORROW IS REQUIRED FOR ALL FILL TRENCHES AND ROADWAYS (A-1-a, A-1-b, A-2-b, & A-3).
- IF CONSTRUCTION REQUIRES THE REMOVAL OF OR RESULTS IN DAMAGE TO ANY EXISTING FENCES TO REMAIN DURING CONSTRUCTION, THE FENCES MUST BE REPLACED BEFORE THE FINAL DEVELOPMENT INSPECTION CAN BE COMPLETED.
- AN EMPTY CONDUIT IS TO BE INSTALLED IN THE P.U.E. ALONG THE RIGHT-OF-WAY FOR FUTURE FIBER OPTIC LINES.

LEGEND

EXISTING	
WATER METER	W-M
WATER	EX-W
WATER VALVE	WV
FIRE HYDRANT	FD
SEWER	EX-SS
SEWER MANHOLE	SM
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	SDM
STORM DRAIN CURB INLET	SDCI
PI	EX-PI
PI VALVE	PV
FENCE	X

PROPOSED	
WATER	W
WATER VALVE	WV
FIRE HYDRANT	FD
SEWER	SS
SEWER MANHOLE	SM
STORM DRAIN	SD
STORM DRAIN MANHOLE	SDM
STORM DRAIN CURB INLET	SDCI
PI	PI
PI VALVE	PV

DEVELOPER/OWNER

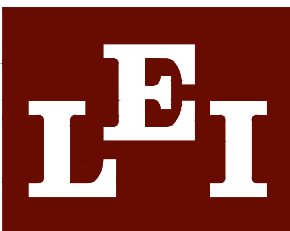
MIKE KLAUCK
KLAUCK CONSTRUCTION
1180 NORTH MOUNTAIN SPRINGS
PARKWAY
SPRINGVILLE, UT
84663
801-489-8162

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

ALLAN FARMS



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



ALLAN FARMS - PLAT A
MAPLETON, UTAH

COVER

REVISIONS

1	
2	
3	
4	
5	
6	

LEI PROJECT #:

2020-0039

DRAWN BY:

BJP

DESIGNED BY:

NKW

SCALE:

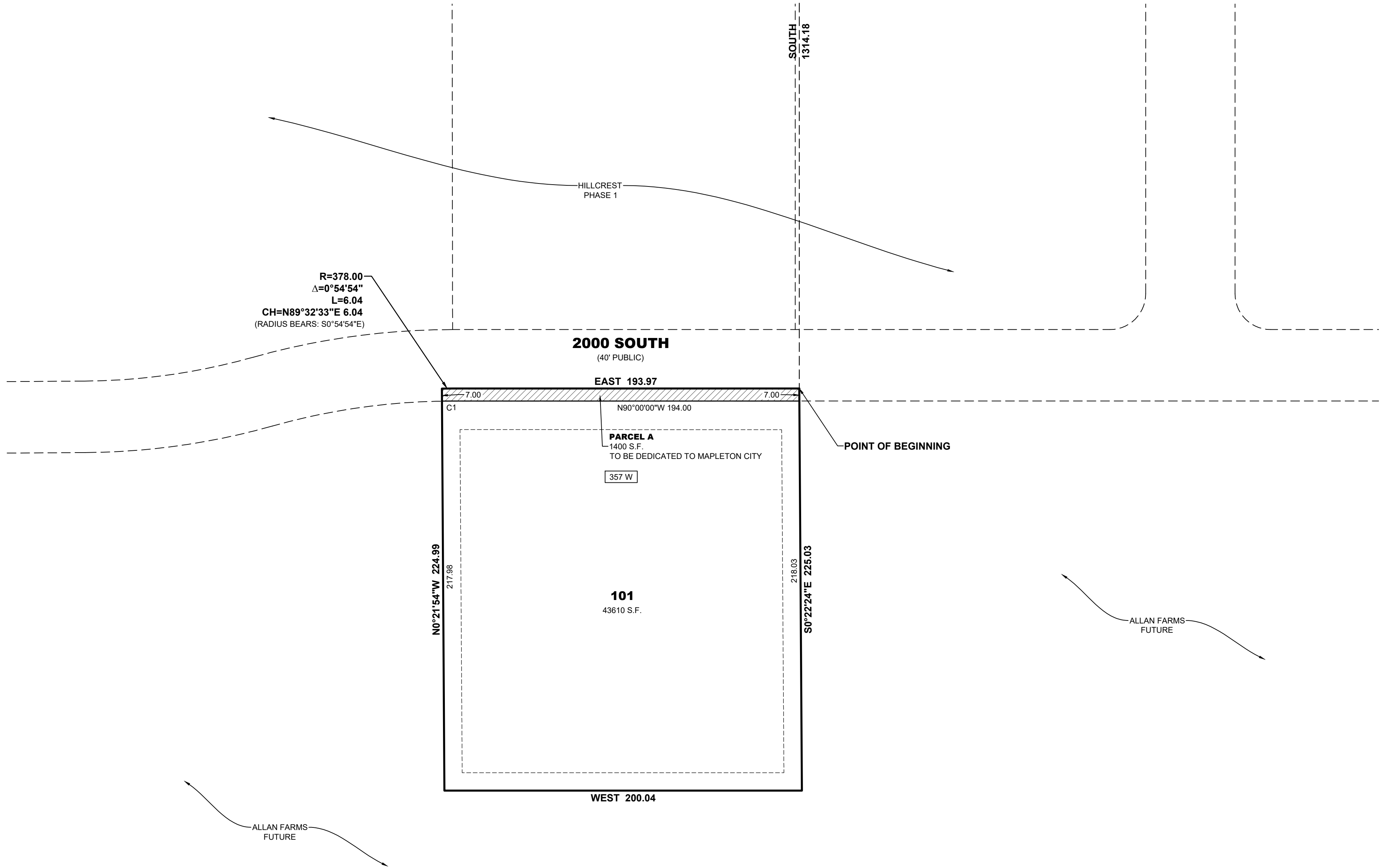
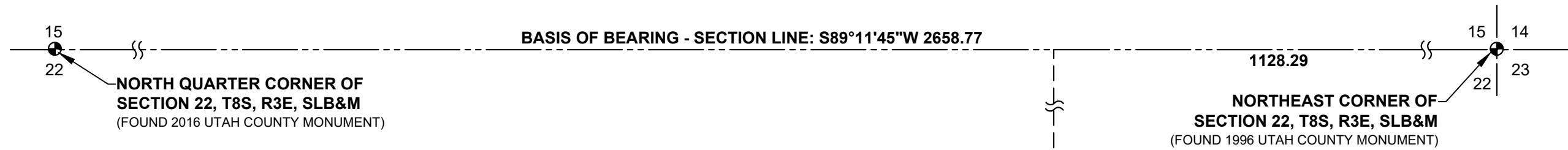
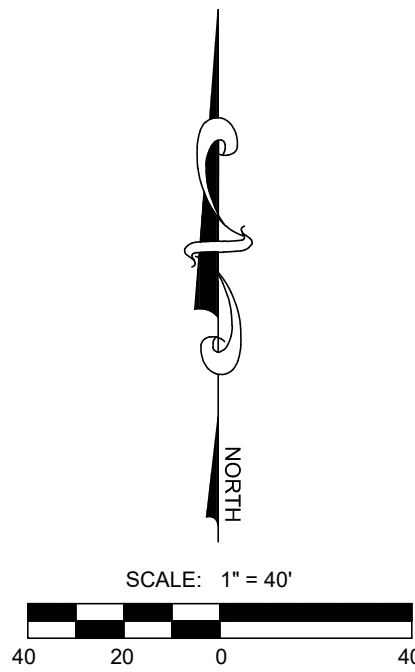
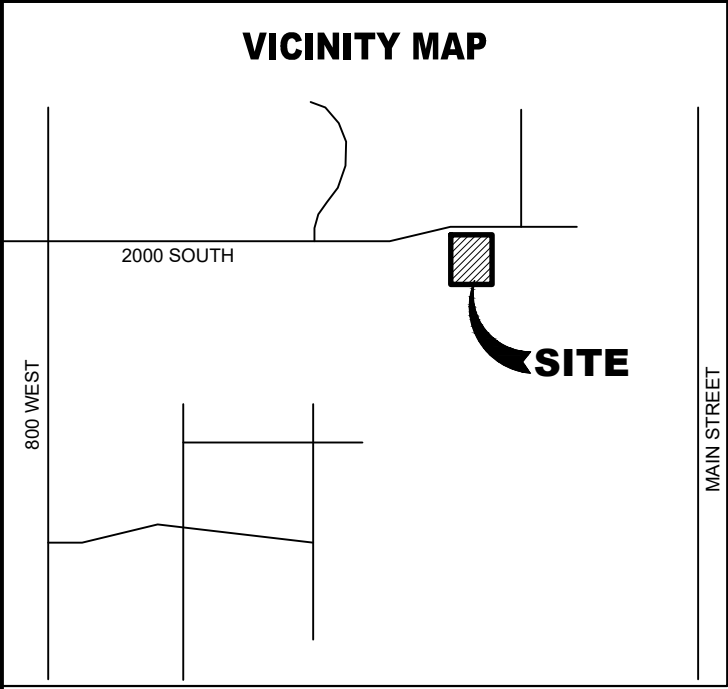
1"=60'

DATE:

010/13/2020

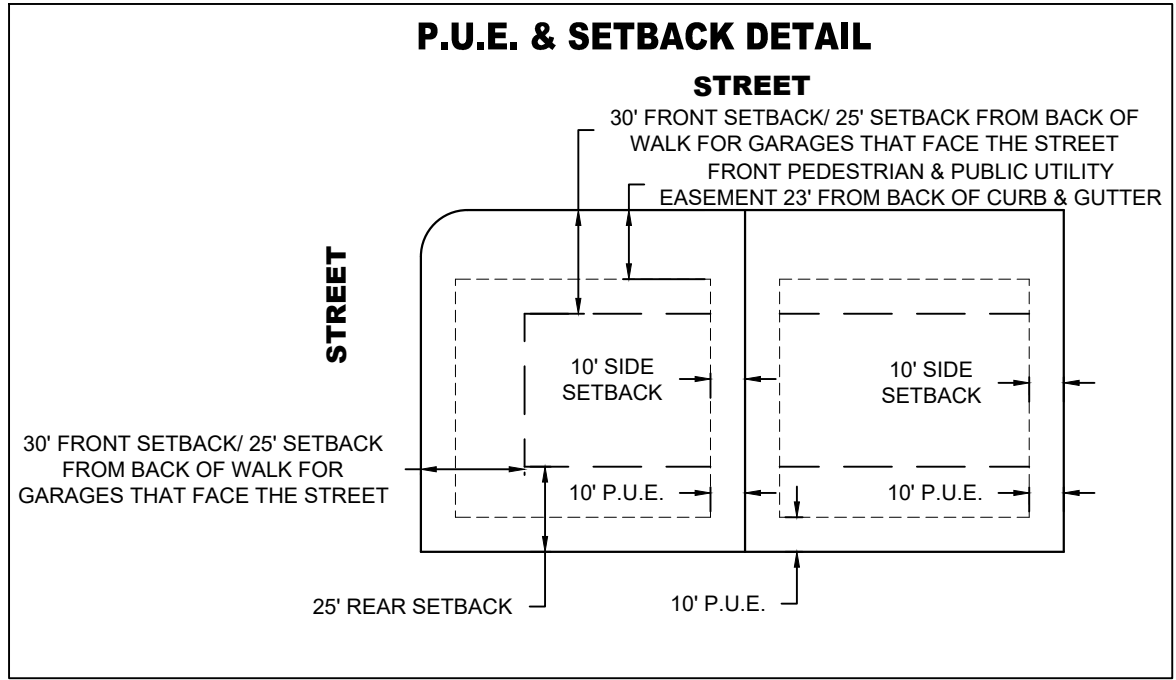
SHEET

COVER



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	371.00	0°55'39"	6.01	S89°32'11"W 6.01

LEGEND	
	PUBLIC RIGHT-OF-WAY
	LOT LINES
	EXISTING LOT LINES



NOTES

- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
- NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
- HOMES BEING CONSTRUCTED ARE TO HAVE FLOOR SLABS NO LOWER THAN 3' ABOVE GROUND WATER ELEVATION.
- VERTICAL DATUM BASED ON NGVD 29 PER COUNTY MONUMENT TIE SHEET.
- NDCBU MAIL DELIVERY UNIT.
- SUVPS (SOUTHERN UTAH VALLEY POWER SYSTEMS)

EAST BENCH CANAL COMPANY NOTES

- NO TREES OR SHRUBS IN IRRIGATION COMPANY EASEMENTS.
- NO TELEPHONE BOXES OR POWER BOXES IN IRRIGATION COMPANY EASEMENTS.
- FENCES DISTURBED DURING CONSTRUCTION ACTIVITIES MUST BE REPLACED AND RETURNED TO PRE-CONSTRUCTION CONDITION OR BETTER.
- IRRIGATION BOXES MAY NOT BE FENCED IN YARDS. DIRECT ACCESS (NOT THROUGH FENCES) MUST BE PROVIDED TO EAST BENCH CANAL COMPANY FROM CITY STREETS.

QUESTAR ACCEPTANCE

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 2017

QUESTAR GAS COMPANY

BY- _____

TITLE- _____

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 2017.

EAST BENCH CANAL COMPANY

APPROVED THIS _____ DAY OF _____, 2017, BY MAPLETON IRRIGATION COMPANY.

CENTURY LINK

APPROVED THIS _____ DAY OF _____, 2017.

COMCAST

APPROVED THIS _____ DAY OF _____, 2017.

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN LOCATED IN MAPETON, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF 2000 SOUTH STREET, SAID POINT BEING LOCATED S89°11'45"W ALONG THE SECTION LINE 1128.29 FEET AND SOUTH 1314.18 FEET FROM THE NORTHEAST CORNER OF SECTION 22, T8S, R3E, S.L.B.&M.; THENCE S0°22'24"E 225.03 FEET; THENCE WEST 200.04 FEET; THENCE N0°21'54"W 224.99 FEET TO THE SOUTH LINE OF 2000 SOUTH STREET; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: NORTHEASTERLY ALONG THE ARC OF A 378.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S0°54'54"E) 6.04 FEET THROUGH A CENTRAL ANGLE OF 0°54'54" (CHORD: N89°32'33"E 6.04 FEET); THENCE EAST 193.97 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.03 ACRES

DATE

SURVEYOR
(See Seal Below)

OWNERS 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, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20 __, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ 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. 20 ____

APPROVED BY _____

APPROVED _____

ENGINEER
(See Seal Below)

ATTEST _____

CLERK-RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT A

ALLAN FARMS

SUBDIVISION

MAPLETON

UTAH COUNTY, UTAH

SCALE: 1" = 40'

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL



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A Utah Corporation
ENGINEERS
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