

City Council Staff Report



Date:

11/18/20

Applicant:

Tren Giles

Location:

1200 W 400 S

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Zone:

A-2

Attachments:

1. Standard findings.
2. Application information.

REQUEST

Consideration of an Ordinance to rezone 13.5 acres from A-2 to RA-1 with a TDR-R and approve a preliminary plat application for 13 lots located at approximately 1200 West and 400 South.

BACKGROUND & DESCRIPTION

The subject property consists of three separate parcels totaling approximately 13.5 acres and includes one existing dwelling. The property has frontage on 800 West and 400 South and is zoned A-2. The property owners recently dedicated approximately 1700 linear feet to Mapleton City in order to allow Nebo School District to build out 400 South as part of the construction of the new middle school.

The adjacent subdivisions (Union Bench, Mapleton Highlands, Misty Meadows) all consist of primarily one acre lots and are zoned RA-1.

The applicant is requesting approval of the following:

- Rezone the property from A-2 to RA-1 with a TDR-R Overlay;
- Preliminary Plat approval for a 13 lot subdivision. The plat includes 10 lots that are approximately one acre in size and three lots that are between ½ an acre and .7 of an acre in size.

EVALUATION

General Plan & Zoning: The Future Land Use Map of the General Plan designates the property as “Low Density Residential”. This designation supports one acre lots or ½ acre lots with TDRs. The applicant’s rezone request to RA-1 with a TDR-R is consistent with this designation.

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.

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 proposed lots are consistent with the size of lots in the vicinity and implements the TDR program. The application is consistent with the General Plan.

Zoning: The property is currently zoned A-2, which requires two acres per lot. The proposed designation of RA-1 requires a minimum of one acre, or ½ an acre if a TDR-R is approved. The preliminary plat complies with the RA-1 standards.

Subdivisions: MCC Section 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.

MCC Section 17.12.020.C indicates that 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. The applicant is proposing a new road (1250 W) that will stub to the adjacent properties to the north, consistent with the MCC.

RECOMMENDATION

Adopt the attached ordinance.

ORDINANCE NO. 2020-

AN ORDINANCE TO REZONE 13.5 ACRES FROM A-2 TO RA-1 WITH A TDR-R AND
APPROVE A PRELIMINARY PLAT APPLICATION FOR 13 LOTS LOCATED AT
APPROXIMATELY 1200 WEST AND 400 SOUTH.

WHEREAS, rezone applications are considered legislative matters. The Commission and City Council generally have broad discretion when acting on legislative matters; and

WHEREAS, The General Plan designates the subject property as “Low Density Residential”; and

WHEREAS, the General Plan also encourages the implementation of the TDR Ordinance; and

WHEREAS, the rezone request to RA-1 with a TDR-R is consistent with the General Plan; and

WHEREAS; the subdivision plat is consistent with the subdivision ordinance and the RA-1 standards; and

WHEREAS; the Planning Commission reviewed this application on November 12, 2020.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the rezone from A-2 to RA-1 with a TDR-R as described in exhibit “A” and to approve the preliminary plat application with the findings and conditions included in the staff report dated November 18, 2020.

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

This 18th Day of November, 2020.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"
Area to be Rezoned to RA-1 with a TDR-R
Parcel #'s 27:002:0053, 0059 & 0137

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING FULLY WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING LIES BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 15 (BASIS OF BEARING S. 88°59'01" W. 2652.25) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHWEST CORNER OF UNION BENCH PLAT "A" SUBDIVISION AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO. 8543-98, SAID CORNER LIES 1185.73 FEET S. 88°59'01" W. ALONG THE SECTION LINE AND 1132.79 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE N. 88°56'01" E. 1154.42 FEET ALONG SAID SUBDIVISION AND AN OLD ESTABLISHED FENCE LINE TO THE NORTHEAST CORNER OF LARAE L HOPLA'S PROPERTY AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY NO. 49422:2012; THENCE S. 01°01'43" E. 196.90 FEET ALONG THE EAST LINE OF SAID LARAE L HOPLA'S PROPERTY TO THE NORTH LINE OF MAPLETON HIGHLANDS SUBDIVISION AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO. 12394; THENCE ALONG SAID MAPLETON HIGHLANDS SUBDIVISION THE FOLLOWING (3) THREE COURSES' (1) S. 88°55'33" W. 579.33 FEET, (2) S. 88°47'25" W. 379.15 FEET, (3) S. 00°59'53" E. 130.56 FEET TO THE NORTHEAST CORNER OF MISTY MEADOWS SUBDIVISION AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO. 11367; THENCE ALONG NORTH LINE OF SAID MISTY MEADOWS SUBDIVISION AND A FENCE LINE S. 88°48'17" W. 331.16 FEET TO THE EASTERLY BOUNDARY LINE OF THE MAPLE GROVE MIDDLE SCHOOL SUBDIVISION; THENCE ALONG SAID MAPLE GROVE SUBDIVISION THE FOLLOWING (3) THREE COURSES (1) N. 00°53'03" W. 129.80 FEET, (2) S. 89°09'28" W. 368.55 FEET, (3) S. 88°35'30" E. 66.18 FEET; THENCE N. 00°41'13" W. 563.29 FEET ALONG AN OLD ESTABLISHED FENCE LINE TO THE EXTENSION OF THE SOUTH LINE OF HASLEM SUBDIVISION AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO. 13928 AND A FOUND REBAR AND CAP; THENCE N. 89°14'06" E. 251.07 FEET ALONG SAID HASLEM SUBDIVISION TO A FOUND REBAR AND CAP; THENCE N. 89°23'05" E. 318.94 FEET ALONG AN OLD ESTABLISHED FENCE LINE TO A FOUND REBAR AND CAP MARKING THE NORTHWESTERLY CORNER OF SAID UNION BENCH SUBDIVISION; THENCE S. 00°26'40" E. 361.08 FEET ALONG SAID SUBDIVISION AND AN OLD ESTABLISHED FENCE LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 590,764 SQUARE FEET IN AREA OR 13.562 ACRES MORE OR LESS.

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

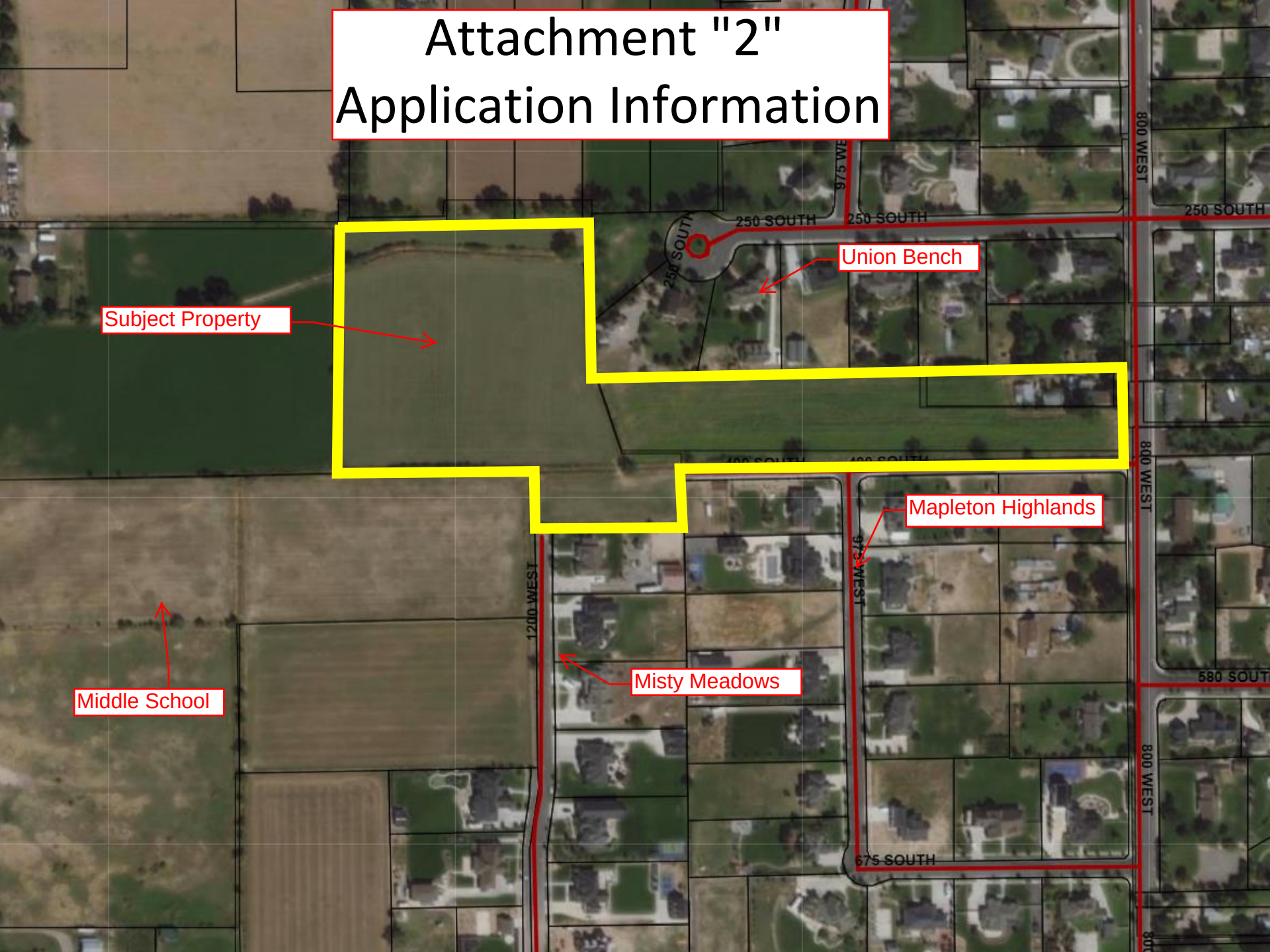
Subject Property

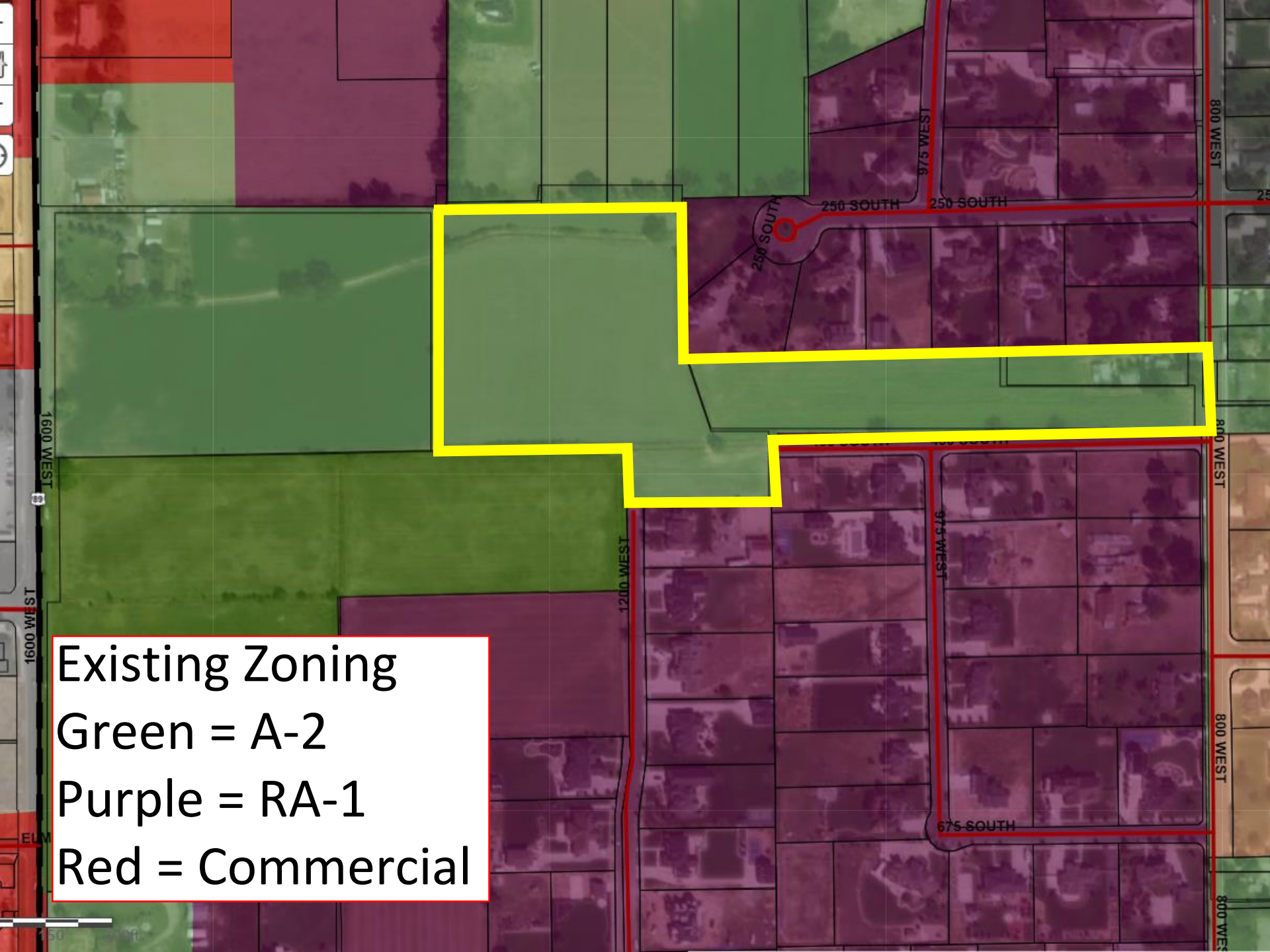
Union Bench

Mapleton Highlands

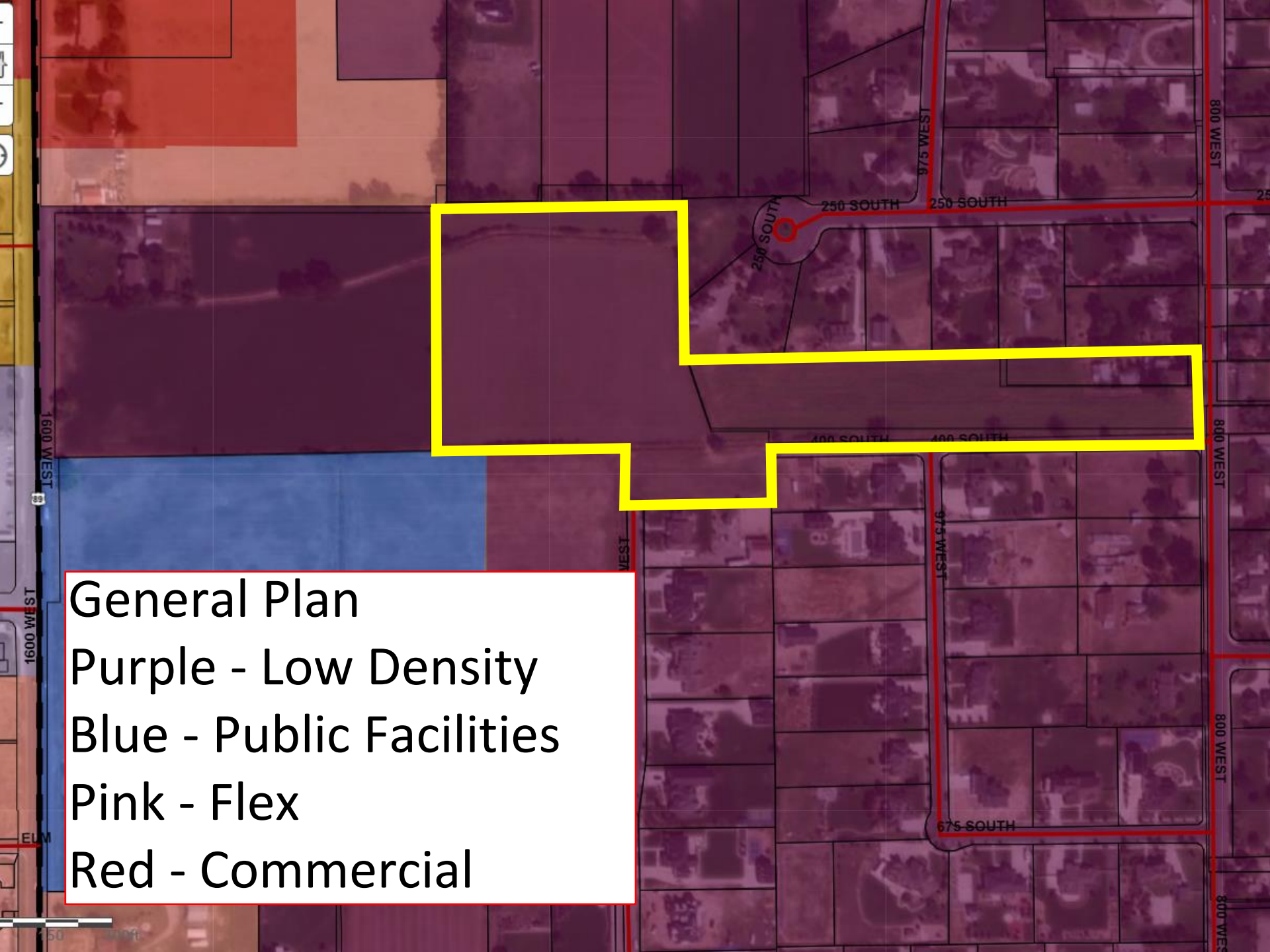
Misty Meadows

Middle School





Existing Zoning
Green = A-2
Purple = RA-1
Red = Commercial



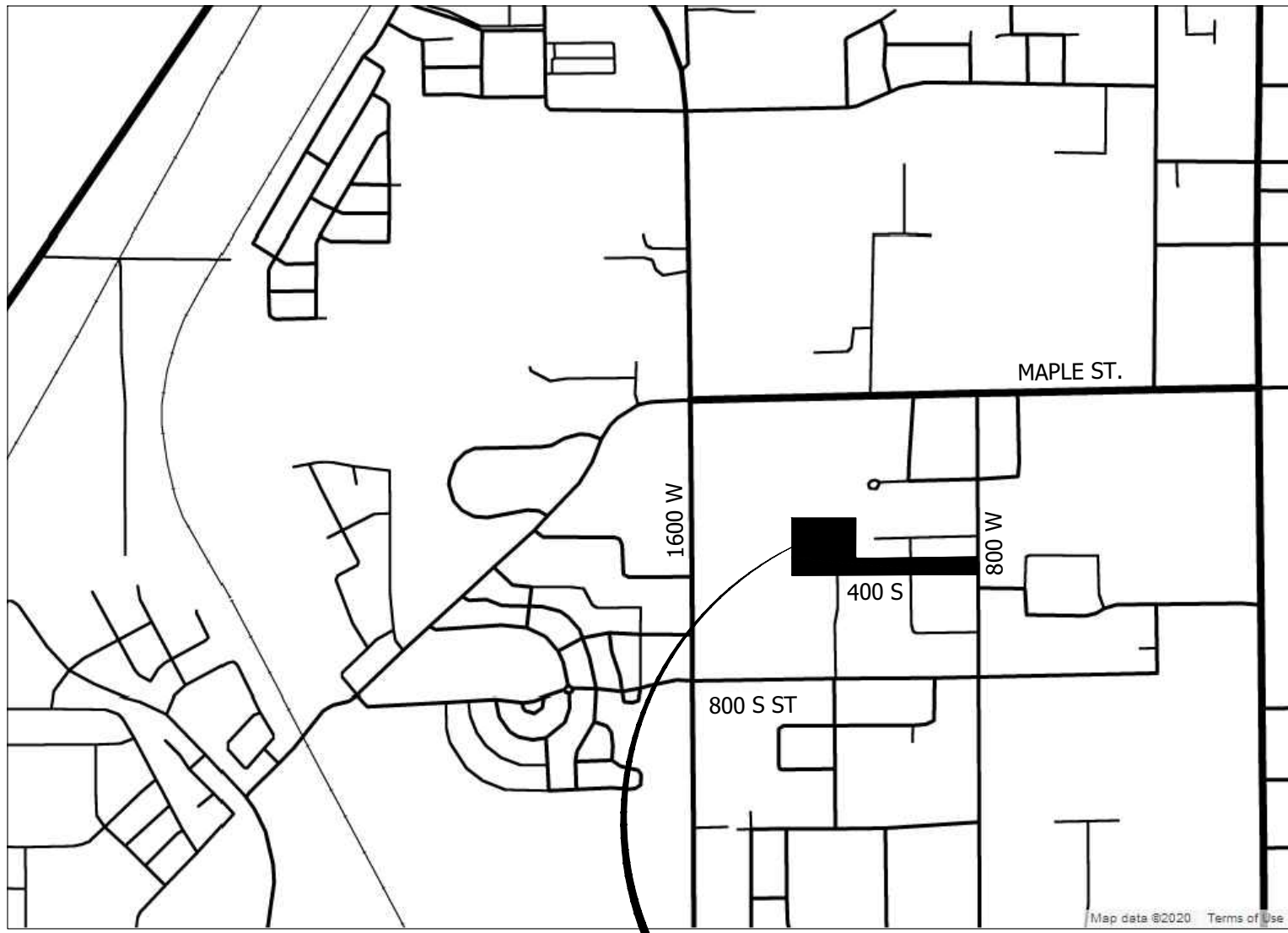
General Plan

Purple - Low Density

Blue - Public Facilities

Pink - Flex

Red - Commercial

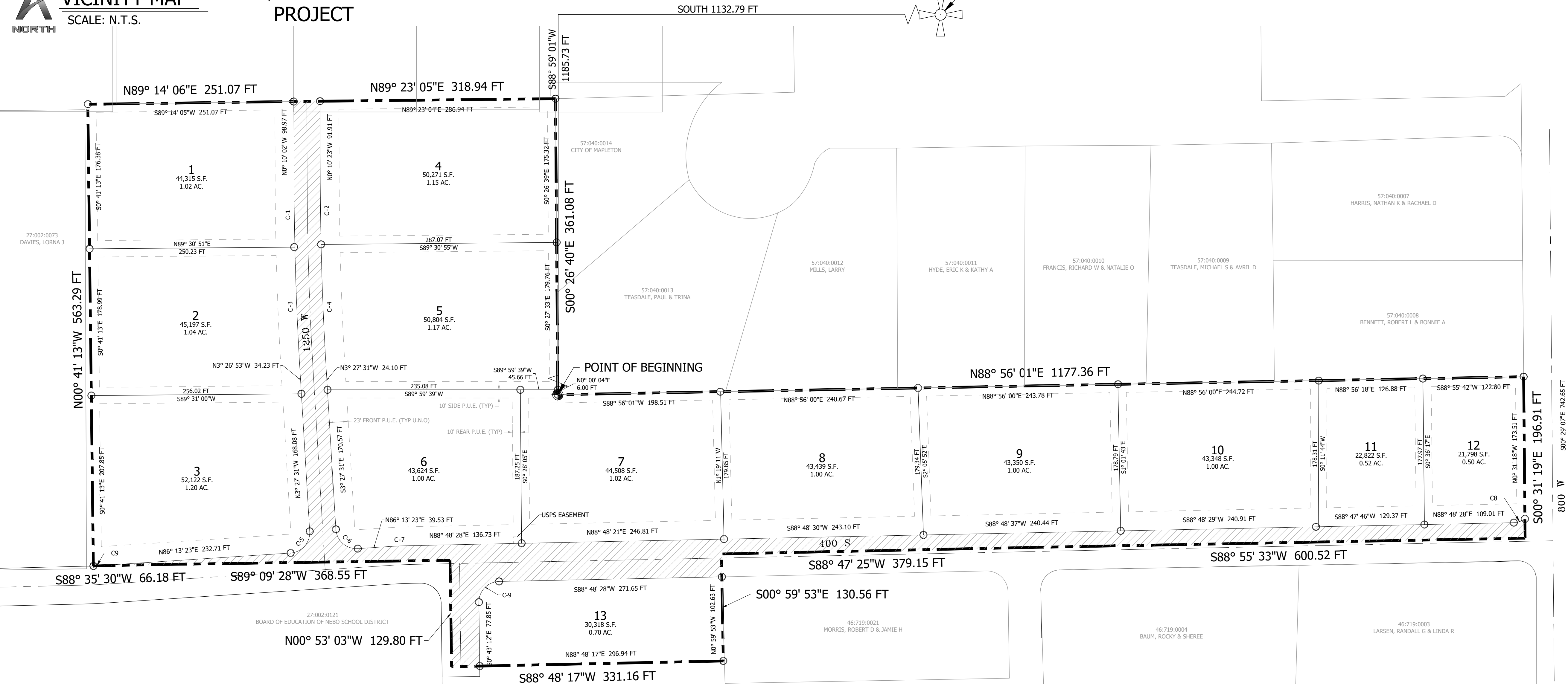


VICINITY MAP
SCALE: N.T.S.

LOCATION OF PROJECT

LARSEN SUBDIVISION PLAT "A"

NORTH QUARTER CORNER,
SECTION 15, TOWNSHIP 8 SOUTH,
RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	78.64	4015.95	1.12	78.64	N00° 43' 42"W
C2	82.76	3389.43	1.40	82.76	N00° 39' 22"W
C3	144.90	4015.67	2.07	144.89	N02° 19' 23"W
C4	153.43	4184.46	2.10	153.42	N02° 21' 21"W
C5	39.13	25.00	89.68	35.26	N41° 22' 56"E
C6	39.41	25.00	90.32	35.45	S48° 37' 04"E
C7	23.59	523.00	2.58	23.59	N87° 30' 56"E
C8	14.42	25.43	32.49	14.22	N71° 35' 05"E
C9	39.06	25.00	89.53	35.21	S44° 02' 38"W
C9	8.16	350.00	1.34	8.16	N86° 53' 28"E

LEGEND

- SET 5/8" REBAR & PLASTIC CAP MARKED LS 152774
- BOUNDARY LINE
- LOT LINE
- - - EASEMENT LINE
- - - CENTER LINE



Scale: 1" = 70'

SURVEYOR'S CERTIFICATE

I, CORY I. SQUIRE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 5561206. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

(SEE SEAL BELOW)

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THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 590,764 SQUARE FEET IN AREA OR 13.562 ACRES MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT SUBDIVISION NAME, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO MAPLETON CITY, UTAH; (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.

THIS _____ DAY OF _____, 2020.

OWNER'S SIGNATURE _____ DATE _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
ON THIS _____ DAY OF _____, A.D. 2018, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION NUMBER: _____ SIGNED (NOTARY PUBLIC COMMISSIONED IN UTAH)
MY COMMISSION EXPIRES: _____ PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2020, BY THE PLANNING COMMISSION OF HEBER CITY.
CHAIRMAN, PLANNING COMMISSION _____

UTAH COUNTY RECORDER

ENTRY # _____ DATE _____ TIME _____
FEE _____ BK _____ PG _____ FOR _____
BY _____ UTAH COUNTY RECORDER

ACCEPTANCE BY LEGISLATIVE BODY

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 THIS _____ DAY OF _____, A.D. 2020.

APPROVED:
MAYOR'S SIGNATURE _____ DATE _____
CITY ATTORNEY'S SIGNATURE _____ DATE _____
CITY ENGINEER'S SIGNATURE _____ DATE _____
ATTEST:
CITY RECORDER'S SIGNATURE (SEE SEAL BELOW) _____ DATE _____
COUNTY RECORDER'S SIGNATURE (SEE SEAL BELOW) _____ DATE _____

LARSEN SUBDIVISION PLAT "A"

A RESIDENTIAL SUBDIVISION IN
MAPLETON CITY, UTAH COUNTY, UTAH

RECORDER SEAL CITY ENGINEER SEAL RECORDER SEAL SURVEYOR SEAL

MAPLETON IRRIGATION APPROVAL

APPROVED THIS _____ DAY OF _____, 2019
MAPLETON IRRIGATION REPRESENTATIVE _____ DATE _____



VICINITY MAP
SCALE: N.T.S.

LOCATION OF
PROJECT

LARSEN SUBDIVISION

TREN GILES (801) 550-7912
400 S MAPLETON

SHEET INDEX

- C-1 COVER SHEET
- C-2 PRELIMINARY PLAT
- D-1 DETAIL SHEET
- D-2 DETAIL SHEET



LOT LAYOUT
SCALE: 1" = 80'



REVISIONS		REMARKS
DATE	BY	

LARSEN SUBDIVISION
COVER SHEET

FOR: TREN GILES

LOCATION: MAPLETON, UT

DATE: 8-20-2020

PRELIMINARY-NOT FOR CONSTRUCTION



Development Review Committee Minutes

October 14, 2020

On October 2, 2020 plans were submitted for the Larsen subdivision consisting of a rezone from A-2 to RA-1 with a TDR-R Overlay and a 13 lot subdivision. 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. The application will require approval of a Rezone to RA-1 with a TDR-R and the use of one TDR certificate.
2. Please note on the plat that lots 3 and 6 must get their primary access from 1250 W not 400 N.
3. Include the attached addresses on the plat.
4. Add a signature line for the Community Development Director under Planning Commission approval and remove the signature lines for the City Attorney and County Recorder under Legislative Body. Also, remove the Utah County Recorder signature block section.
5. A temporary turnaround meeting fire department requirements must be included at the north end of 1250 W.
6. Mailbox cluster may not be located on 400 South
7. A reimbursement payment of \$112,541 is due to Nebo School District.

Engineering and Public Works Division

Steven Lord, P.E. Public Works Director/City Engineer

Phone (801) 489-6253 Email: slord@mapleton.org

Please submit the following:

Complete plan set including street and utility profiles

Geotech Report

Drainage Report

Water Report

The applicant must also 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.



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.

A Storm Water Pollution Prevention Plan (SWPPP) permit will be required. Please contact JD Shepherd at Mapleton City Public Works with questions.

Electronic As-Built drawings of any and all utility connections and appurtenances will be required prior to the approval of final inspection.

Any work on Mapleton Irrigation Company ditches will be approved by the Irrigation Company.

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.

Concrete Collars will be required on all valves and manholes in the roadway.

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.

The applicant must submit a Storm Drain report certifying that the proposed Storm Drain design will accommodate the 100-year storm.

The applicant must submit a geotechnical report per Mapleton City standards.

Any work in UDOT Right-of-Way will require a separate UDOT access and encroachment permit.

Please ensure 10' separation between culinary water and sanitary sewer lines.

A maintenance plan and agreement will be required and recorded for all storm drain retention basins.

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.

A stamped and signed plan set will be delivered electronically to the City Engineer prior to commencement of any construction.

FYI, 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 (see attached bond estimate) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (10% 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 \$58,864 (4,528 per lot). An additional fee of \$6,968 per lot will be required at the time of building permit. Please note that the City is in the process of updating its impact fees, depending on when the plat gets recorded, the impact fee amounts stated above may change.
- ☐ Payment of street light fee of \$5,850 (\$450 per lot).
- ☐ Payment of engineering inspection fee of \$2,210 (\$170 per lot).
- ☐ Payment of slurry fee (\$.18 per square foot of roadway).
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for \$50 per page and \$2 per lot.
- ☐ Submit 26 acre feet of water.
- ☐ Submit 1 TDR certificate.
- ☐ Pay \$112,541 reimbursement.
- ☐ Contact Post Office regarding placement of cluster mailbox.