

Planning Commission Staff Report



MAPLETON

Item:

5

Date:

1/14/2021

Applicant:

Michael & Melanie
Nemelka

Location:

2100 E 400 N

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

PRC-8

Attachments:

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

REQUEST

Consideration of a Preliminary Plat application for the Clegg Canyon subdivision consisting of 18 lots in the Planned Residential Community (PRC-8) zone.

BACKGROUND & DESCRIPTION

The project site consists of approximately 31 acres of land and includes two dwellings, one that was built in approximately 1967 and an old farm house that was built in approximately 1903. The site also includes a spring-fed pond. On October 7, 2020 the City Council rezoned the property from A-2 and CE-1 to PRC-8 and adopted the PRC-8 zoning text.

The applicant is now requesting approval of the preliminary plat for the Clegg Canyon subdivision consisting of 18 residential lots.

EVALUATION

A subdivision 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.

PRC-8 Zoning: The PRC-8 zoning text was adopted specifically for this project. Staff has included a summary of the requirements of the PRC-8 text that applies to the preliminary plat followed by a brief response.

Density: The PRC-8 zone allows a base density of 11 lots with the ability to increase to 18 lots with the use of TDRs. The applicant's proposal of 18 lots is consistent with the PRC zone.

Lot Size: There is no minimum lot size requirement, however, the PRC zone requires the subdivision plat to be generally consistent with the concept plan presented with the PRC rezone. The location of proposed roadways and lots are generally consistent with the concept plan, although they do not match exactly. Upon completion of the geotechnical analysis for the site, it was determined that the buildable area for the lots abutting the hillside needed to be shifted further northwest. This has caused some of the lot lines to shift and some of the lots to be slightly smaller in size. However, the changes are not significant and the integrity of the original concept is still intact.

Open Space Protection: The PRC zone requires protection of 26% of the site as open space. The open space requirements included a privately owned park surrounding the existing pond, protection of non-buildable areas along the hillside and on portions of lot 18 above the bench. The proposed plans include these open space elements.

Rural Design Features: The PRC-8 zone requires split rail fencing and an asphalt trail along 400 North, no interior sidewalks, and an entry feature. The plans are consistent with these requirements. The applicants are also requesting that the requirement for interior street lights be eliminated so the development can retain a dark-sky environment. Staff is supportive of this request.

Subdivision Ordinance: MCC Chapter 17.04.050.B outlines the review standards that shall be used by the Planning Commission when reviewing subdivision applications. These standards are shown in attachment “1”.

Forest Service Gate: During the rezone hearings, several neighbors expressed concerns regarding parking along Maple Canyon Road, especially during winter months when the gate is closed. The applicant is proposing to relocate the gate to just east of the Forest Service parking area at the top of the hill. This should alleviate any parking concerns along Maple Canyon Road.

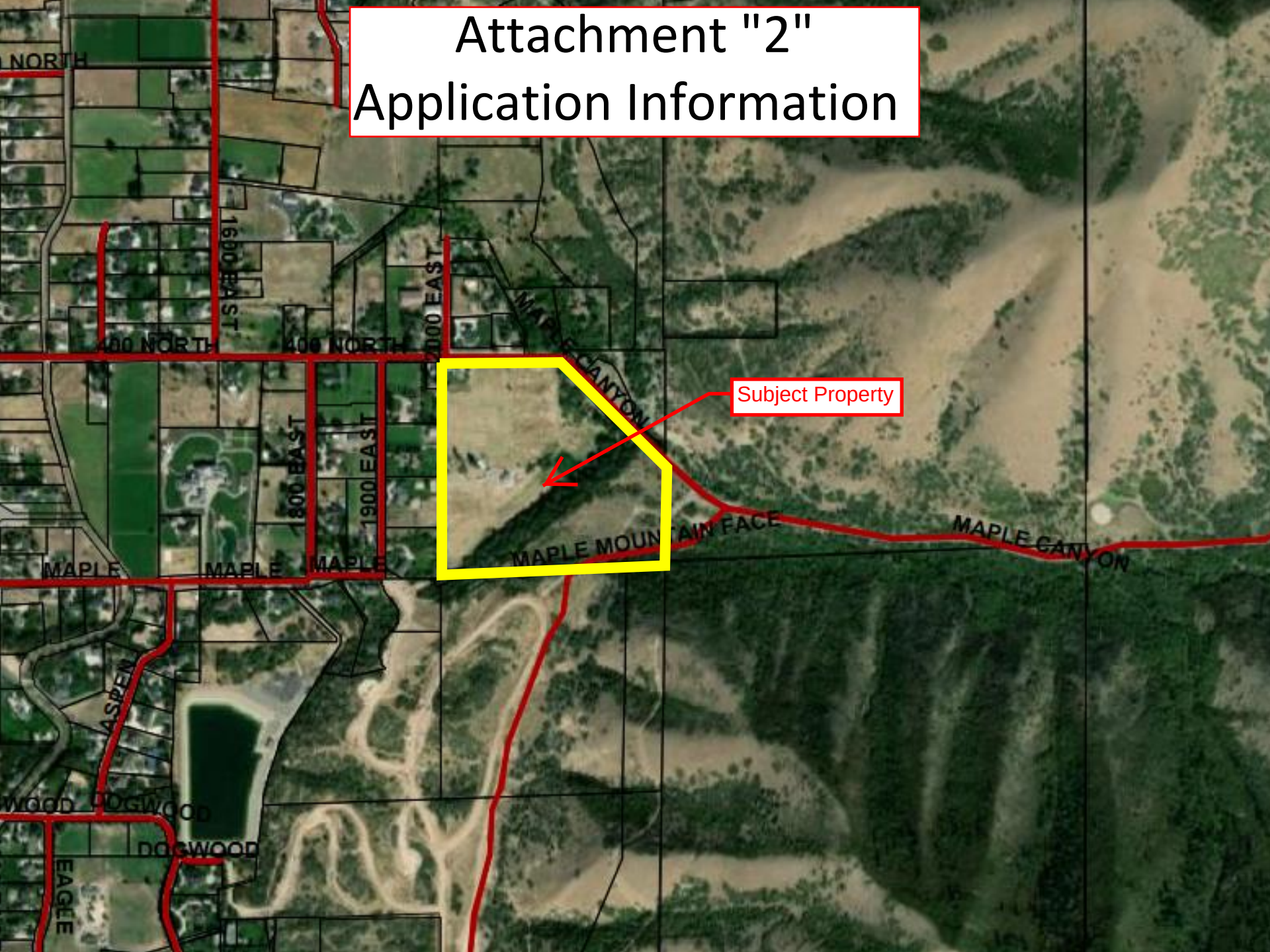
RECOMMENDATION

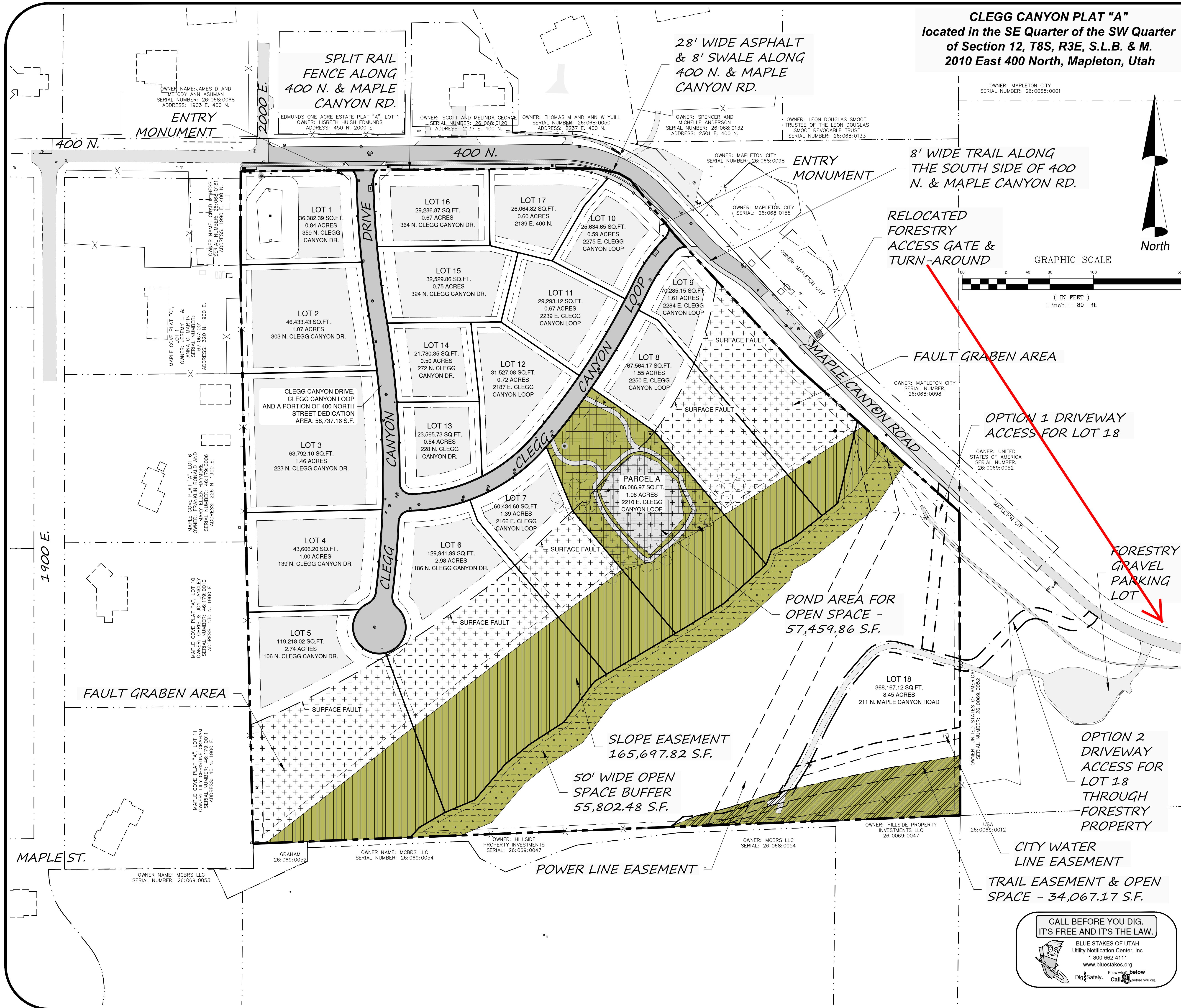
Recommend approval of the Preliminary Plat to the Planning Commission with the condition that all remaining DRC comments be addressed prior to plat recording.

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.	✓

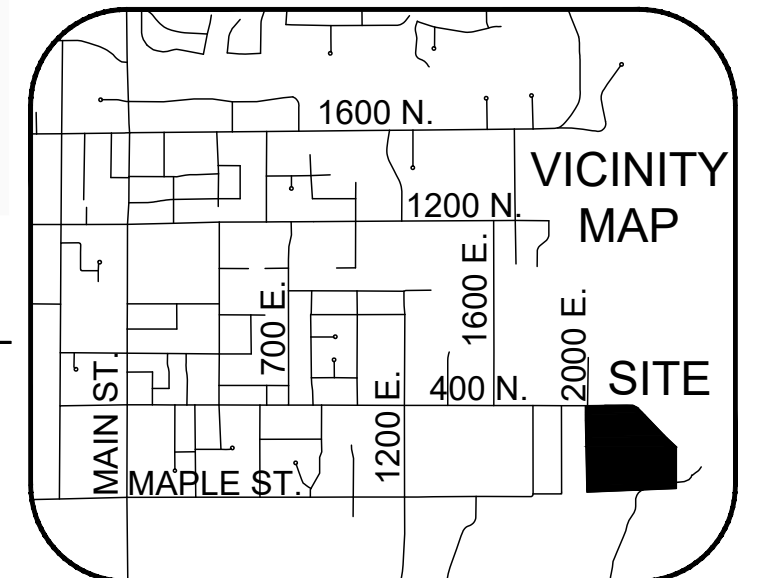
Attachment "2"

Application Information





CLEGG CANYON PLAT "A"
located in the SE Quarter of the SW Quarter
of Section 12, T8S, R3E, S.L.B. & M.
2010 East 400 North, Mapleton, Utah



SITE INFORMATION:
Parcel Number: 26.068.0159
2010 East 400 North, Mapleton, UT

OWNER / DEVELOPER:
Mike and Melanie Nemelka
3164 Upland Terrace NW, Washington, DC 20015

SURVEYOR, ENGINEER, PLANNER:
A.L.M. & Associates, Inc.
2230 North University Parkway, Suite 6D, Provo, UT 84604
(801) 374-6262 (801) 374-0085 FAX
MGreenwood@ALMonline.com

BASIS OF BEARING BEING NORTH 00°08'50" WEST FROM THE FOUND BRASS CAP OF THE S 1/4 CORNER TO THE FOUND BLM CAP OF THE SOUTH 1/16 CORNER. NAD83 COORDINATE SYSTEM.

SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT
- FENCE
- IRRIGATION PIPE
- GAS PIPE
- OVERHEAD POWER LINE
- SEWER PIPE
- STORM DRAIN PIPE
- WATER PIPE

SITE PLAN NOTES:
Total Area: 1,370,392.52 Sq.Ft. / 31.46 ac.
Zone: PRC (Planned Residential Community)

Density:
A-2: 19.31/2ac = 9 Lots
CE-1: 12.15ac-3.82ac (Slope) = 8.33/3ac = 2 Lots
Base Density = 11 Lots + 7 TDR's = 18 Total Lots

Lot Size: No lots size restriction
Set Back: 30' Front, 25' Rear, 10' Side/30' Street
Building Height: 2 Stories or 40' max.
Lot Coverage: No more than 30%

PRC ELEMENTS:
Conservation Open Space Easement
Pond, Walkable Path, Benches on Parcel A
8' Trail & Benches along 400 N. & Maple Canyon Rd.
Split Rail Fencing along 400 N. & Maple Canyon Rd.
Bonnieville Shoreline Trail Preservation
Entry Monuments (Pioneer Brick Style)
City first right of refusal for Lot 18

SITE TABULATIONS:
18 Lots: 1,239,896.85 Sq. Ft. / 28.46 Ac. (90.5%)
Parcel A: 71,637.39 Sq. Ft. / 1.65 Ac. (5.2%)
Street: 58,858.28 Sq. Ft. / 1.35 Ac. (4.3%)
Total Area: 1,370,392.52 Sq.Ft. / 31.46 ac. (100.0%)

Conservation Easement Area to be 26% of total:

- Slope area: 166,697.82 S.F. / 3.80 Ac.
- 50' Buffer Area: 55,802.48 S.F. / 1.28 Ac.
- Trail Easement Area: 34,067.17 S.F. / 0.78 Ac.
- Pond Area: 57,459.86 S.F. / 1.32 Ac.

An additional 43,274.86 S.F. / 0.99 AC. of protected conservation easement to be determined with the building permit of Lot 18.

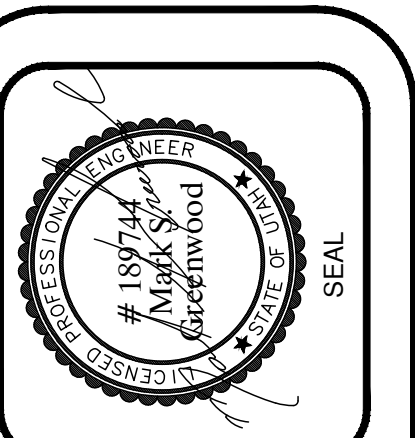
Total Conservation: 356,302.06 S.F. / 8.18 AC.

SHEET INDEX:

No.	Revision	Date
C1.0		

C1.0
OF SHEETS

Proj # 1053 - 2075



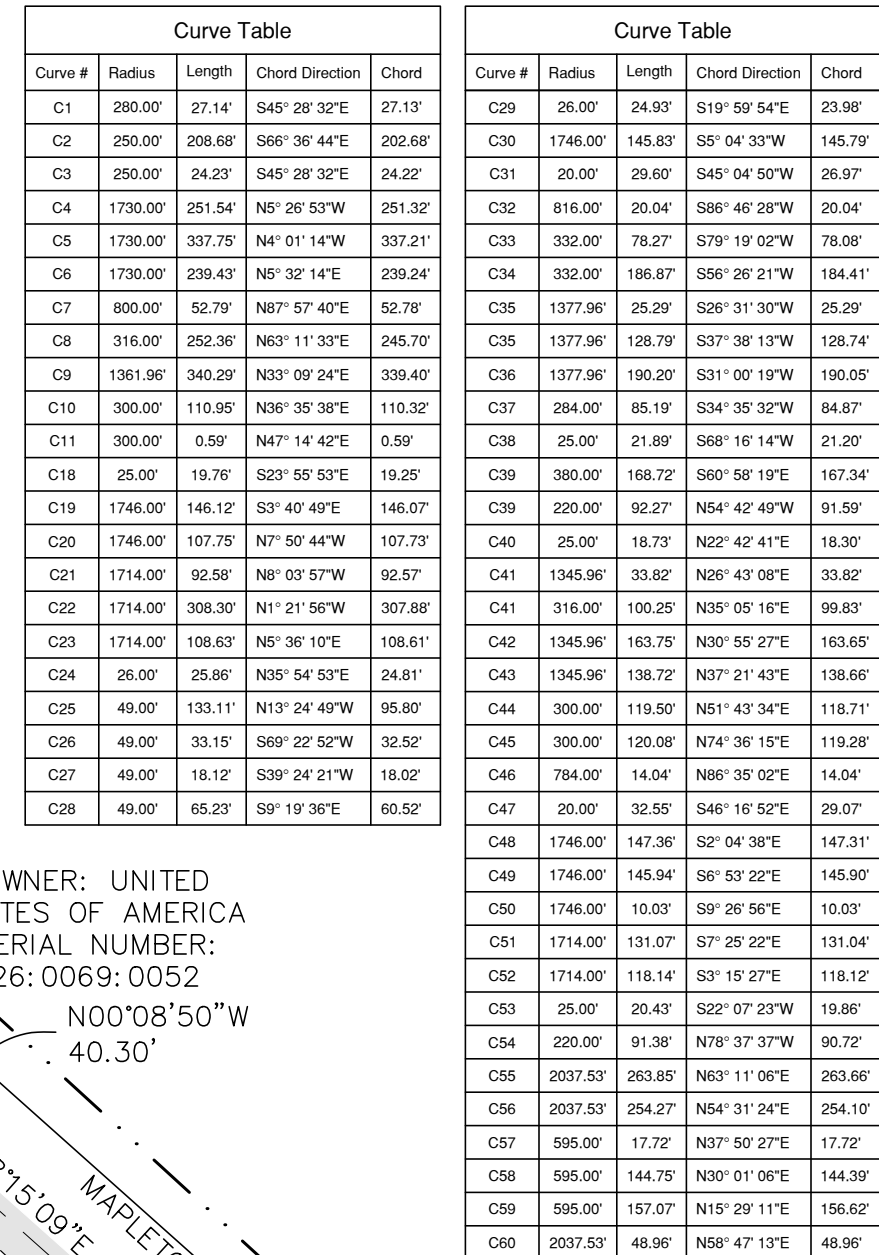
A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374 - 6262

CLEGG CANYON PLAT "A"
MIKE NEMELKA
COVER SHEET

CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW.

BLUE STAKES OF UTAH
Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org

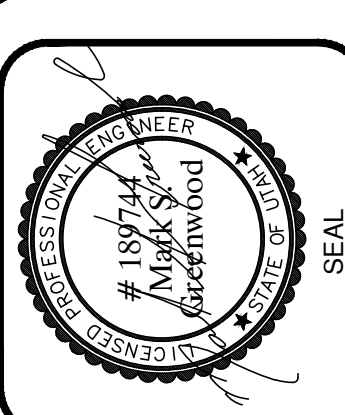
Know what's below before you dig.
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BOUNDARY DESCRIPTION:
COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 78°42'37" WEST ALONG THE SECTION LINE 1294.77 FEET TO THE CORNER OF THE S 1/4 CORNER OF COVE PLAT "A", THENCE NORTH 01°16'58" WEST ALONG THE EASTERLY BOUNDARY OF MAPLE COVE PLAT "A" 1034.40 FEET, THENCE SOUTH 89°23'23" OR 93° 31" FEET, THENCE NORTH 00°24'40" WEST 82.21 FEET; THENCE NORTH 00°13'26" 113.49 FEET TO THE SOUTHERLY BOUNDARY OF THE TOWN OF STREET, THENCE NORTH 89°28'28" WEST 601.81 FEET; THENCE SOUTH 89°01'01" EAST 49.90 FEET; THENCE SOUTH 78°27'44" EAST 39.95 FEET; THENCE SOUTH 00°27'16" EAST 24.83 FEET; THENCE SOUTH 38°56'48" EAST 131.29 FEET TO THE CORNER OF THE S 1/4 CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 EAST 301.87 FEET, THENCE ALONG AN ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT 27.14 FEET (CHORD BEARS SOUTH 45°28'32" EAST 27.13 FEET); THENCE SOUTH 48°15'09" EAST 390.87 FEET TO THE 1/4 SECTION LINE, THENCE SOUTH 00°08'50" EAST ALONG SAID 1/4 SECTION LINE 555.08 FEET TO THE POINT OF BEGINNING.

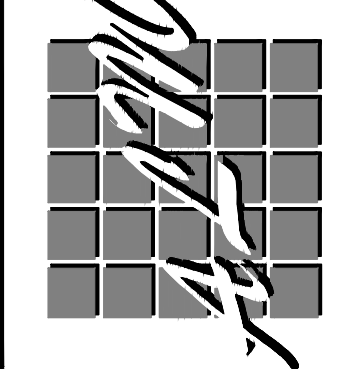
AREA = 1,370,392.52 SQUARE FEET 1/31.46 ACRES

BASIS OF BEARING BEING NORTH 50°50'50" WEST FROM THE FOUND BRASS CAP OF THE S 1/4 CORNER TO THE FOUND BLM CAP OF THE SOUTH 1/16 CORNER. NAD83 COORDINATE SYSTEM.



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CLEGG CANYON PLAT "A"

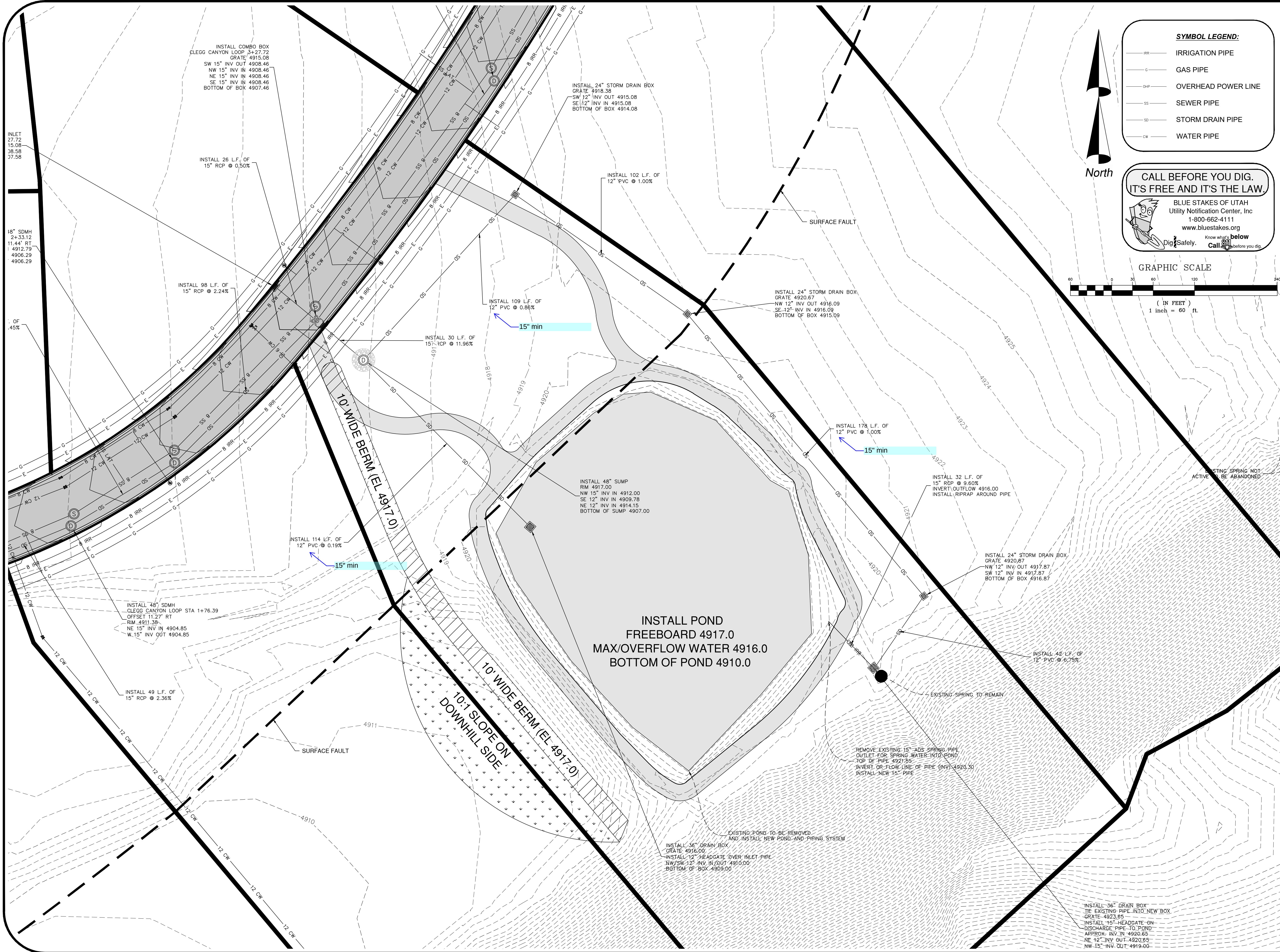
MIKE NEMFIKA

PRELIMINARY PLAT

No.	Revision	Date

C2.0

Proj # 1053 - 207



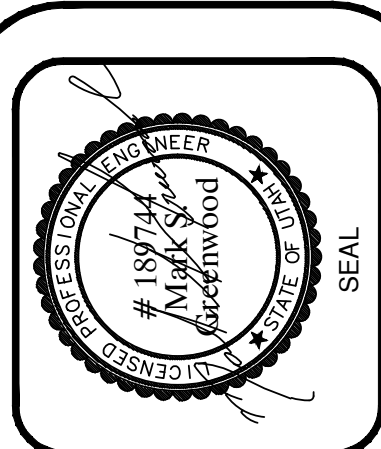
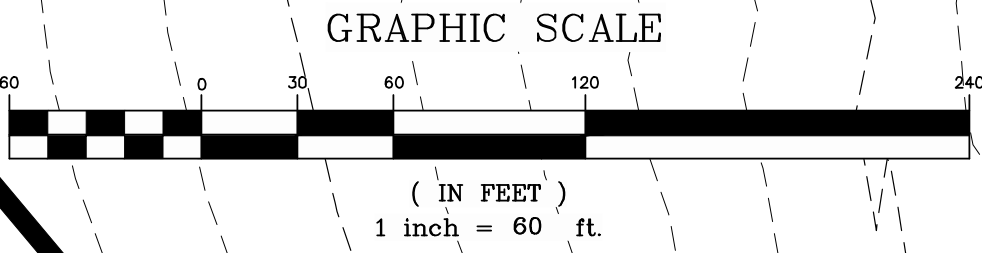
SYMBOL LEGEND:

- IRR IRRIGATION PIPE
- G GAS PIPE
- OHP OVERHEAD POWER LINE
- SS SEWER PIPE
- SD STORM DRAIN PIPE
- CW WATER PIPE

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CLEGG CANYON PLAT "A"
MIKE NEMELKA
UTILITY PLAN - POND

No.	Revision	Date

C4.5
OF SHEETS
Proj # 1053 - 2075



Development Review Committee Minutes

December 14, 2020

On November 30, 2020 revised plans were submitted for the Clegg Canyon subdivision consisting of 18 lots. 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. Who will own parcel "A"?
2. A solution needs to be finalized for the Forest Service gate and access to lot 18. During the City Council meeting, the possibility of locating the gate above the parking lot was mentioned. We need a resolution on this before we go to City Council for final approval.
3. Submit final plan for park (landscaping, amenities, etc.).
4. Submit final plan for the entry monument. Who will own and maintain it?
5. Include a note on the plat that Lots abutting 400 North shall install a split rail fence on the property line abutting the street right-of-way as part of a building permit for a new dwelling. The style, color and height of the fence shall be consistent for each lot.
6. Amend the addresses on the plat to match the attached exhibit.

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

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.

Plat "A"

1. Show location of cluster mailbox. The box should not be on 400 N.
2. Adjust property line to the back of the swale on Maple Canyon Road.



C4.4 Utility Plan – Power and Gas

1. Please show streetlight locations, or get approval for no street lights in the development.
2. Empty conduit will need to be installed in the PUE for future city fiber optic lines.

C4.5 Utility Plan – Pond

1. Minimum SD pipe size is 15"

C5.0 Plan & Profile – 400 North

Culinary Water

1. Identify existing services to Lot 1 from 400 North and explain plans for upgrade or abandonment as well as to the east of lot 1 there is a water meter that goes to the old house that will need to be abandon at the main.

C5.2 Plan & Profile – Maple Canyon

Streets

1. Does there need to be a retaining wall along the trail?
2. We need to create some separation between the trail and road

C5.3 Plan & Profile – Maple Canyon

Storm Drain

1. Do you plan to drain from 36" SD Box @ 14+92.95 into the debris basin behind the tanks?

Sanitary Sewer

1. I am concerned about solids separation in the steep sections of the sewer. Can you do a velocity analysis?

C6.0 Plan & Profile – Clegg Canyon Drive

Streets

1. Resolve conflict with lateral and PRV vault.

C6.2 Plan & Profile – Clegg Canyon Loop

Sewer

1. Manhole @ 1+76.39 needs an elevation difference between invert IN and OUT

Irrigation

1. A dedicated easement will be required for the Irrigation line in favor of the irrigation line owners. This easement may not be part of the PUE.



General

(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). Items *highlighted* must be submitted prior to final approval.

An excavation permit, available online at www.mapleton.org will be required for all work performed in the city right-of-way.

All utility crossings will be marked with etchings in the back of curb.

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.

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 \$81,504 (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 \$8,100 (\$450 per lot) unless street light requirement is waived.
- ☐ Payment of engineering inspection fee of \$3,060 (\$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 water certificates/rights.
- ☐ Submit 7 TDR certificates.
- ☐ Contact Post Office regarding placement of cluster mailbox.