

Planning Commission Staff Report



MAPLETON

Item:

6

Date:

1/14/2021

Applicant:

Dave Simpson

Location:

800 N 800 W

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Zone:

PRC-7

Attachments:

1. PRC-7 text.
2. Standard findings.
3. Application information.
4. DRC Comments.

REQUEST

Consideration of a Preliminary Plat application for the Whiting Farm subdivision consisting of 70 lots at approximately 800 North 800 West and the adoption of the Planned Residential Community (PRC-7) zoning text.

BACKGROUND & DESCRIPTION

The project site consists of 10 separate parcels totaling approximately 55 acres. The site has frontage on 800 North and abuts stub streets at 400 North, 550 West and 420 West. There is one existing residence located at the northeast corner of the site on 800 North.

On July 15, 2020 the City Council approved an application to rezone the property from A-2 to PRC-7. The applicant is now requesting approval of the following:

- Preliminary plat approval for 70 residential lots ranging in size from just over 1/3 of an acre to just under one acre;
- A 12.44 acre parcel that will be dedicated to Mapleton City; and
- The zoning text for the PRC-7 zone.

EVALUATION

Rezone Conditions: The City Council approved the rezone to PRC-7 with conditions. Staff has included the conditions below followed by a reponse on how the application complies with the conditions.

1. *The subdivision application that is submitted shall be generally consistent with the concept plan as presented to the City.*

Response: The preliminary plat is generally consistent with the concept plan reviewed by the Council at the time of the rezone approval. Both include 70 lots with 12 acres of open space, as well as larger lots adjacent to existing subdivision lots on other properties. The application complies with this condition.

2. *The PRC-7 zoning text shall be approved in conjunction with the preliminary subdivision plat and shall identify the maximum density and the total number of TDRs required.*

Response: Staff has included the proposed PRC-7 text including the maximum density limitations. The base density for the site is 48 lots with the ability to increase to 70 lots with the use of 22 TDRs. The application complies with this condition.

3. *The subdivision plans shall retain the stand of mature trees along the eastern border of lots 49-50.*

Response: A note has been added to the plat to retain the existing mature trees. The application complies with this condition.

4. *Upon recordation of the first plat, the applicant shall dedicate the 12.4 acre open space parcel to Mapleton City.*

Response: The applicant is showing the land dedication as part of phase 1. The application complies with this condition.

5. *The applicant shall install all necessary irrigation improvements to ensure that the open space parcel can continue to be used for agricultural purposes.*

Response: The proposed plans include the necessary irrigation improvements and comply with this condition.

General Plan: The Future Land Use Map of the Land Use Element of the General Plan designates this site as Low Density Residential (LDR). This designation allows for densities of one unit per acre, or two units per acre with TDRs. The Future Land Use Map also identifies specific larger vacant parcels, including the subject property, as appropriate for conservation subdivisions. This designation is intended to “...encourage or require development to be clustered onto a portion of the site.”

The proposed plan is consistent with the LDR and Conservation Subdivision designations of the General plan.

Zoning: As mentioned previously, the PRC-7 zoning text allows up to 70 lots with the use of 22 TDRs. The zoning text also establishes the allowed uses, and other standards that will apply (setbacks, height, parking, etc.).

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.

RECOMMENDATION

Recommend approval of the Preliminary Plat and the PRC-7 zoning text to the City Council with the following condition:

1. Address any outstanding issues in the DRC comments prior to plat recording.

Attachment "1" - PRC-7 Text

Chapter 18.82H WHITING FARM SUBDIVISION, PLANNED RESIDENTIAL COMMUNITY (PRC-7) ZONE

18.82H.010: NAME AND PURPOSE:

18.82H.020: PERMITTED USES:

18.82H.030: PERMITTED ACCESSORY USES:

18.82H.040: CONDITIONAL USES:

18.82H.050: DENSITY:

18.82H.060: LOT STANDARDS:

18.82H.070: BUILDING SETBACKS:

18.82H.080: BUILDING HEIGHT:

18.82H.090: PARKING AND DRIVEWAY REQUIREMENTS:

18.82H.100: OPEN SPACE DEDICATION:

18.82H.100: TRANSFER OF COMMON AREAS TO MAPLETON CITY:

18.82H.010: NAME AND PURPOSE:

The name of this zone shall be the Whiting Farm subdivision PRC-7 zone. The purpose of this zone is to create an attractive residential subdivision that respects Mapleton's rural heritage by providing flexibility in the configuration of the lots in order to maintain a large portion of the site as agricultural open space. This approach is consistent with the policy of the Mapleton City Land Use Element of the General Plan to encourage conservation subdivisions on undeveloped parcels.

18.82H.020: PERMITTED USES:

One single-family residence per lot.

Parks and/or open space.

Temporary structures necessary for sales and/or construction activities, subject to subsection [18.84.200B](#) of this title.

18.82H.030: PERMITTED ACCESSORY USES:

Accessory uses are permitted, provided that the use is incidental to the main dwelling unit and does not distract from or conflict with the character and purpose of the principal permitted use. All accessory uses are subject to acquisition of any approvals, permits, or licenses required to construct, operate, or maintain said use. Permitted accessory uses include:

The raising, care and keeping of limited numbers of livestock and fowl, excluding swine, for family food production or recreation. Also barns, corrals, pens and coops and other structures for the care and keeping of domestic livestock and fowl, subject to the following:

A. The number of animals kept shall not exceed one animal unit for each twenty thousand (20,000) square feet of lot area.

B. No structure for the housing of livestock or fowl or corrals for the close confinement of livestock shall be located closer than one hundred feet (100') to an existing dwelling on an adjacent lot or fifty feet (50') to such a dwelling on the same lot.

Customary residential household pets as defined in section [18.08.345](#) of this title.

Fences and walls.

Home occupations subject to section [18.84.380](#) of this title.

Owner occupied accessory apartments subject to section [18.84.410](#) of this title.

Pools, tennis courts, or other recreational facilities.

Private parks, playgrounds

18.82H.040: CONDITIONAL USES:

Places of worship

Public schools

18.82H.050: DENSITY

The base density for the zone is forty-eight (48) residential lots. With the use of twenty-two (22) Transferable Development Right (TDR) certificates, the density may be increased to a maximum of seventy (70) lots. Sixteen (16) TDR certificates shall be surrendered for lots 1-58 and six (6) TDR certificates shall be surrendered for lots 59-70.

18.82H.060: LOT STANDARDS:

The project shall include a variety of lot sizes including larger lots that abut existing subdivision lots on adjacent properties. In no case shall a lot be smaller than fourteen thousand five hundred (14,500) square feet.

18.82H.070: BUILDING SETBACKS:

The minimum setbacks for improvements constructed on lots in the PRC-7 zone are as follows:

A. Main Building:

1. Front yard/garage setback: No less than thirty feet (30') measured from the property line. For homes that have garage doors that face the street, the garage shall be set back a minimum of twenty feet (20') from the back of sidewalk.
2. Corner lot side yards: Measured the same as the front yard.
3. Rear yard setback: No less than twenty-five feet (25') measured from the rear property line to the foundation of the home.
4. Side yard setback: No less than ten feet (10') measured from the property line to the foundation of the home.

B. Accessory Building: Accessory building shall be subject to section [18.26.020](#) of this title.

18.82H.080: BUILDING HEIGHT:

No lot or parcel of land in this zone shall have a building or structure used for dwelling or public assembly which exceeds a height of two (2) stories with a maximum of forty feet (40') as defined in section [18.08.170](#) of this title.

18.82H.090: PARKING AND DRIVEWAY REQUIREMENTS:

A one-family dwelling shall provide at least four (4) off street parking spaces. At least two (2) of the spaces shall be located in an attached or detached garage that is fully enclosed. All dwelling units shall have a driveway made of hard surface material no less than twelve feet (12') in width.

18.82H.100: OPEN SPACE DEDICATION:

The project will include a dedication of approximately 12 acres of property to Mapleton City to be maintained as agricultural open space. Some or all of the open space may also be converted to a public park or other public recreational facilities in the future at the City's expense.

Attachment "2"

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 "3"

Application Information

Sierra Vista

Stonebridge

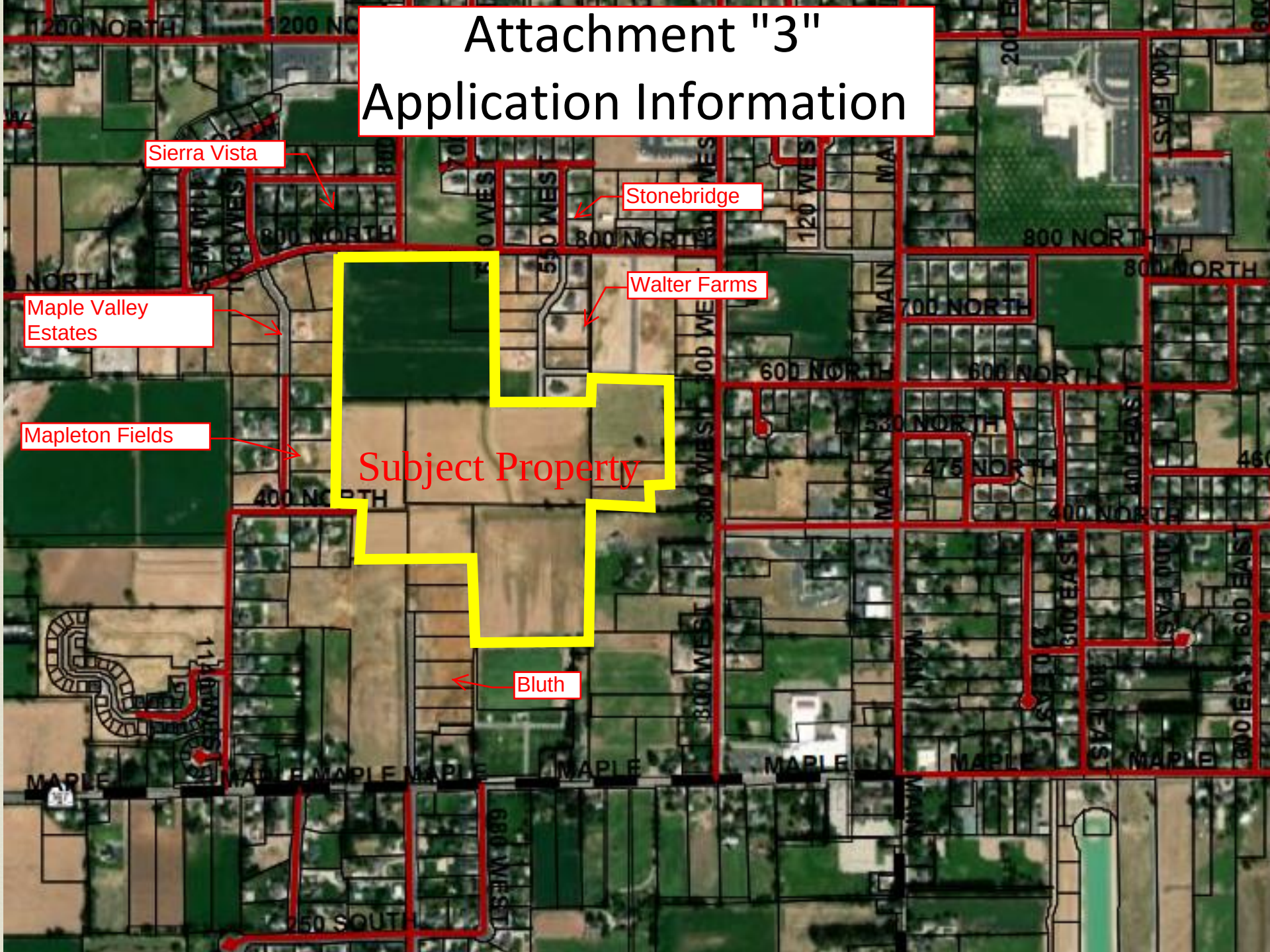
Walter Farms

Maple Valley
Estates

Mapleton Fields

Subject Property

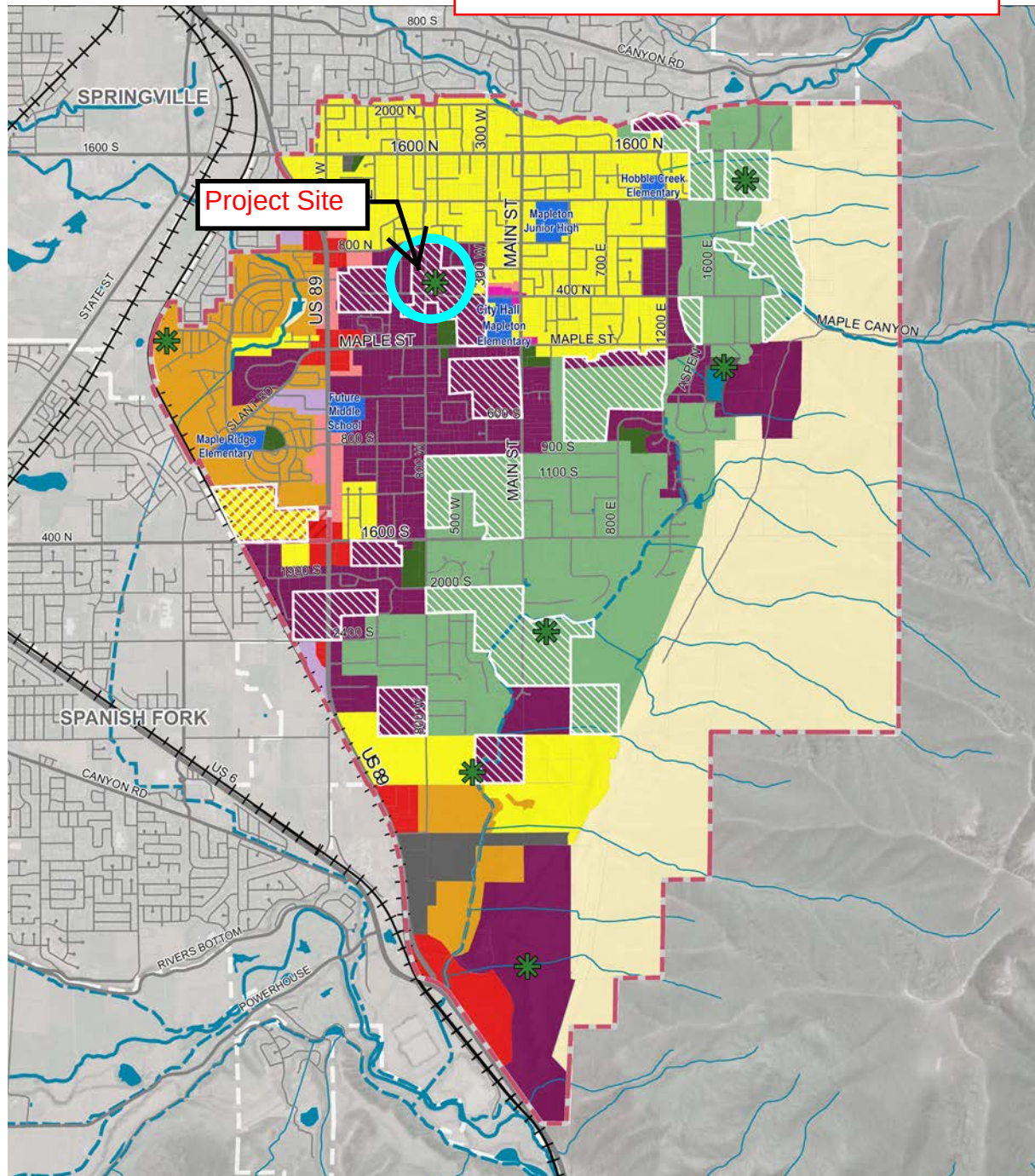
Bluth



General Plan

Mapleton City General Plan Update 2020

Map 2-6: Future Land Use Map



- Rural Residential (2+ acre lots or 1+ acre lots with TDRs)
- Low Density Residential (1+ acre lots or 1/2+ acre lots with TDRs)
- Medium Density Residential (1/3+ acre lots)
- High Density Residential (1/4+ acre lots or smaller with TDRs)
- Commercial
- Flex Use
- Town Center
- Industrial & Manufacturing
- Public Facilities
- Public Utilities
- Parks
- Proposed/Approved Parks
- Critical Environment & Open Space
- Conservation Subdivision Encouraged
- Stream
- Canal
- Ephemeral/Intermittent Drainage
- Lake/Pond
- City Boundary
- Annexation Area

0 0.25 0.5 1 Miles



N WHITING FARM SUBDIVISION

A RESIDENTIAL SUBDIVISION

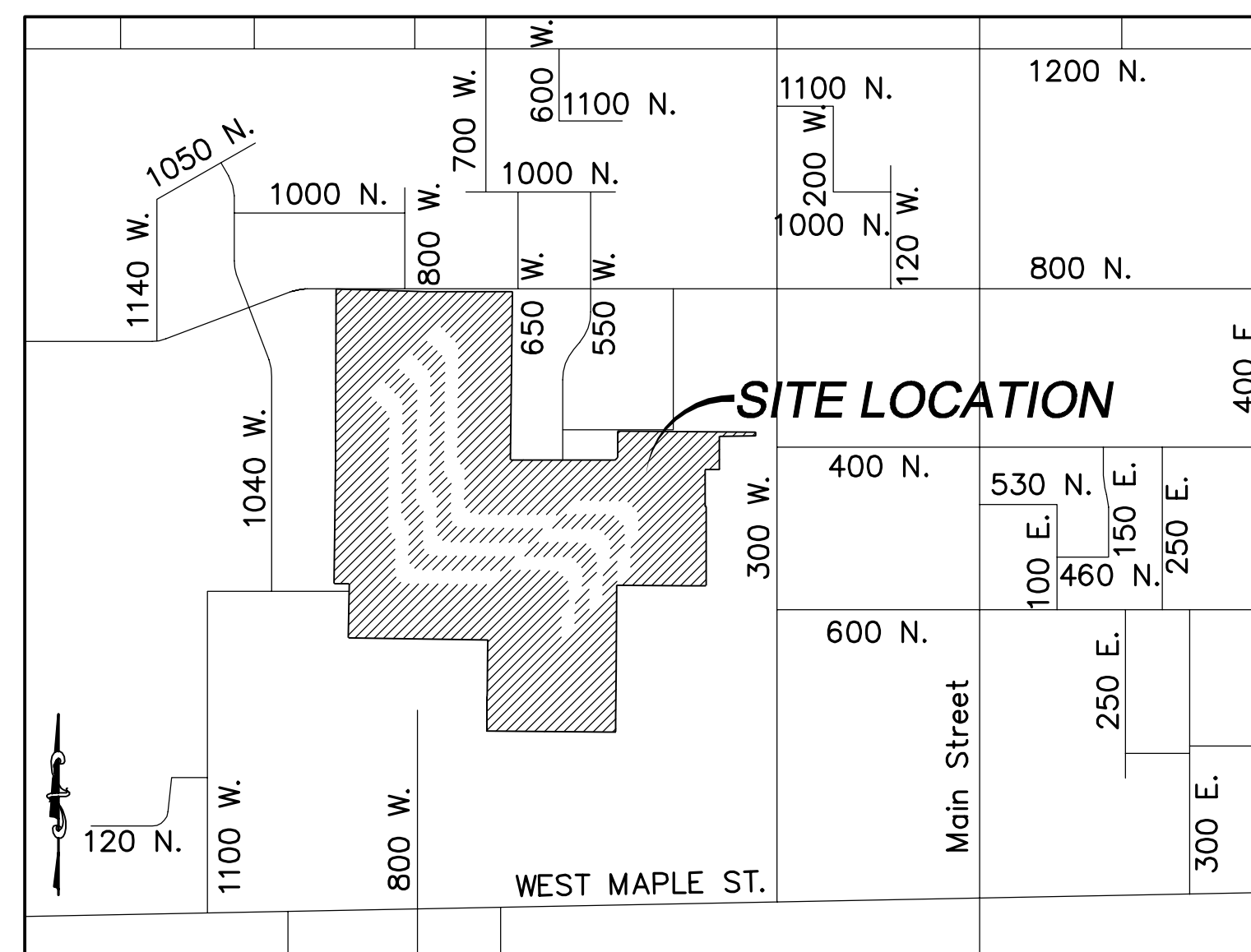
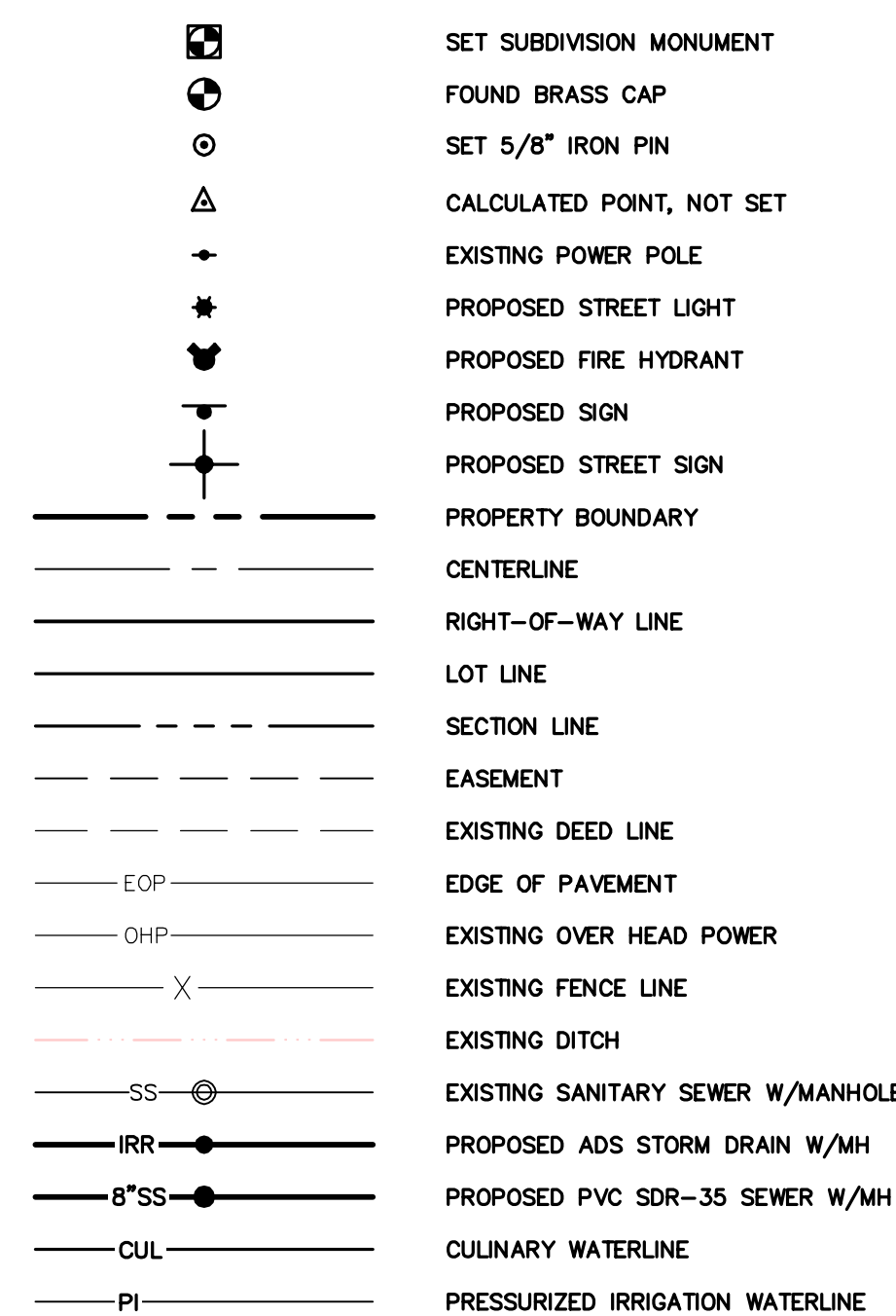
MAPLETON, UTAH

PRELIMINARY PLAN SET

NOVEMBER 2020

-SHEET INDEX-
SHEET NAME

LEGEND

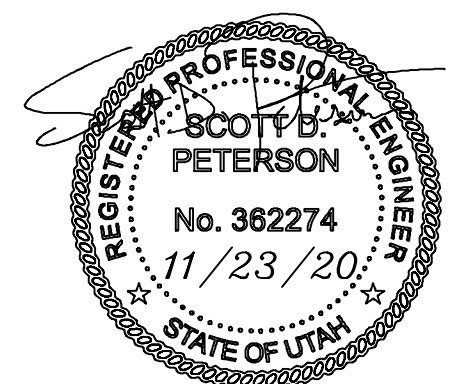


VICINITY MAP
-NTS-

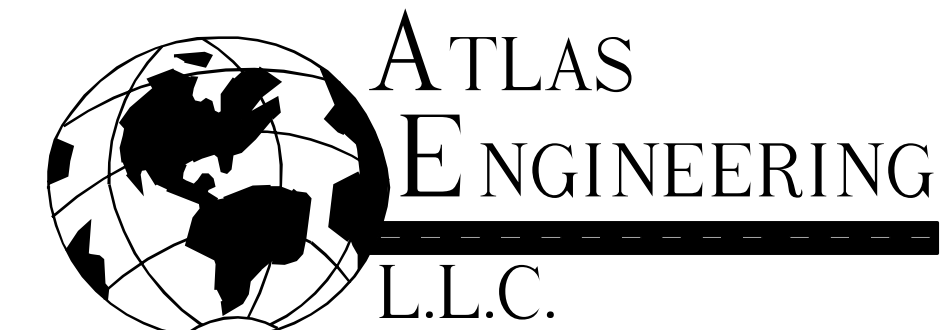
SHEET	SHEET NAME	NOTES:
1	COVER	1. ANY ROADWAY CUTS SHALL BE TYPICAL T-TRENCH REPAIRS PER MAPLETON CIT STANDARDS.
2A	PRELIMINARY PLAN	2. NEW SEWER MAINLINE SHALL BE 8" PVC SDR 35.
2B	PRELIMINARY PLAN	3. NEW WATER LINE SHALL BE 8" D.I. CLASS 350 OR C900 PVC.
3	UTILITY PLAN	4. PRESSURE IRRIGATION SHALL BE 8" PVC C900/905 SDR 18 WITH TRACE WIRE AND MARKERS.
4	GRADING PLAN	5. CONCRETE COLLARS REQUIRED ON ALL WATER VALVES AND MANHOLES.
5	EXISTING TOPOGRAPHY	6. GRANULAR BORROW IS REQUIRED FOR ALL FILL OF TRENCHES AND ROADWAY. (A-1-a, B-1-a, C-1-a, D-1-a, E-1-a, F-1-a, G-1-a, H-1-a, I-1-a, J-1-a, K-1-a, L-1-a, M-1-a, N-1-a, O-1-a, P-1-a, Q-1-a, R-1-a, S-1-a, T-1-a, U-1-a, V-1-a, W-1-a, X-1-a, Y-1-a, Z-1-a).
6	GRADING PLAN	7. MAPLETON/APWA STANDARDS WILL APPLY.
7	DETAIL SHEET	8. SWPPP AND LAND DISTURBANCE PERMIT WILL BE REQUIRED.
8	DETAIL SHEET	9. CONTRACTOR WILL BE REQUIRED TO DELIVER ELECTRONIC AS-BUILT DATA COLLECTED BY THE CONTRACTOR DURING CONSTRUCTION. SHOTS SHOULD BE TAKEN ON ALL UTILITY APPURTENANCES PRIOR TO BACKFILLING.
PP-01	STREET PLAN & PROFILE	800 WEST - STA. 10+00 TO STA. 15+00
PP-02	STREET PLAN & PROFILE	800 WEST - STA. 15+00 TO STA. 19+50
PP-03	STREET PLAN & PROFILE	800 WEST - STA. 19+50 TO STA. 23+00
PP-04	STREET PLAN & PROFILE	800 WEST - STA. 23+00 TO STA. 27+50
PP-05	STREET PLAN & PROFILE	STREET 1 - STA. 10+50 TO STA. 13+51.24
PP-06	STREET PLAN & PROFILE	STREET 2 - STA. 10+00 TO STA. 12+86.22
PP-07	STREET PLAN & PROFILE	500 NORTH - STA. 10+00.86 TO STA. 14+50
PP-08	STREET PLAN & PROFILE	500 NORTH - STA. 14+50 TO STA. 17+50
PP-09	STREET PLAN & PROFILE	500 NORTH - STA. 17+50 TO STA. 20+75.64
PP-10	STREET PLAN & PROFILE	550 WEST - STA. 10+00 TO STA. 12+50
PP-11	STREET PLAN & PROFILE	420 WEST - STA. 10+ TO STA. 13+00
PP-12	STREET PLAN & PROFILE	420 WEST - STA. 13+00 TO STA. 17+28.24
PP-13	STREET PLAN & PROFILE	400 NORTH - STA. 10+00 TO STA. 15+00
PP-14	STREET PLAN & PROFILE	400 NORTH - STA. 15+00 TO STA. 20+00
PP-15	STREET PLAN & PROFILE	400 NORTH - STA. 20+00 TO STA. 24+50
PP-16	STREET PLAN & PROFILE	400 NORTH - STA. 24+50 TO STA. 28+50
PP-17	STREET PLAN & PROFILE	600 WEST - STA. 10+00 TO STA. 15+00
PP-18	STREET PLAN & PROFILE	200 NORTH - STA. 15+00 TO STA. 20+00
PP-19	STREET PLAN & PROFILE	500 WEST - STA. 20+00 TO STA. 24+36.04
PP-20	STREET PLAN & PROFILE	800 NORTH - STA. 13+00 TO STA. 18+50
IRR-01	IRRIGATION PROFILE	STA. 10+00 TO STA. 13+32.56

NOTES:

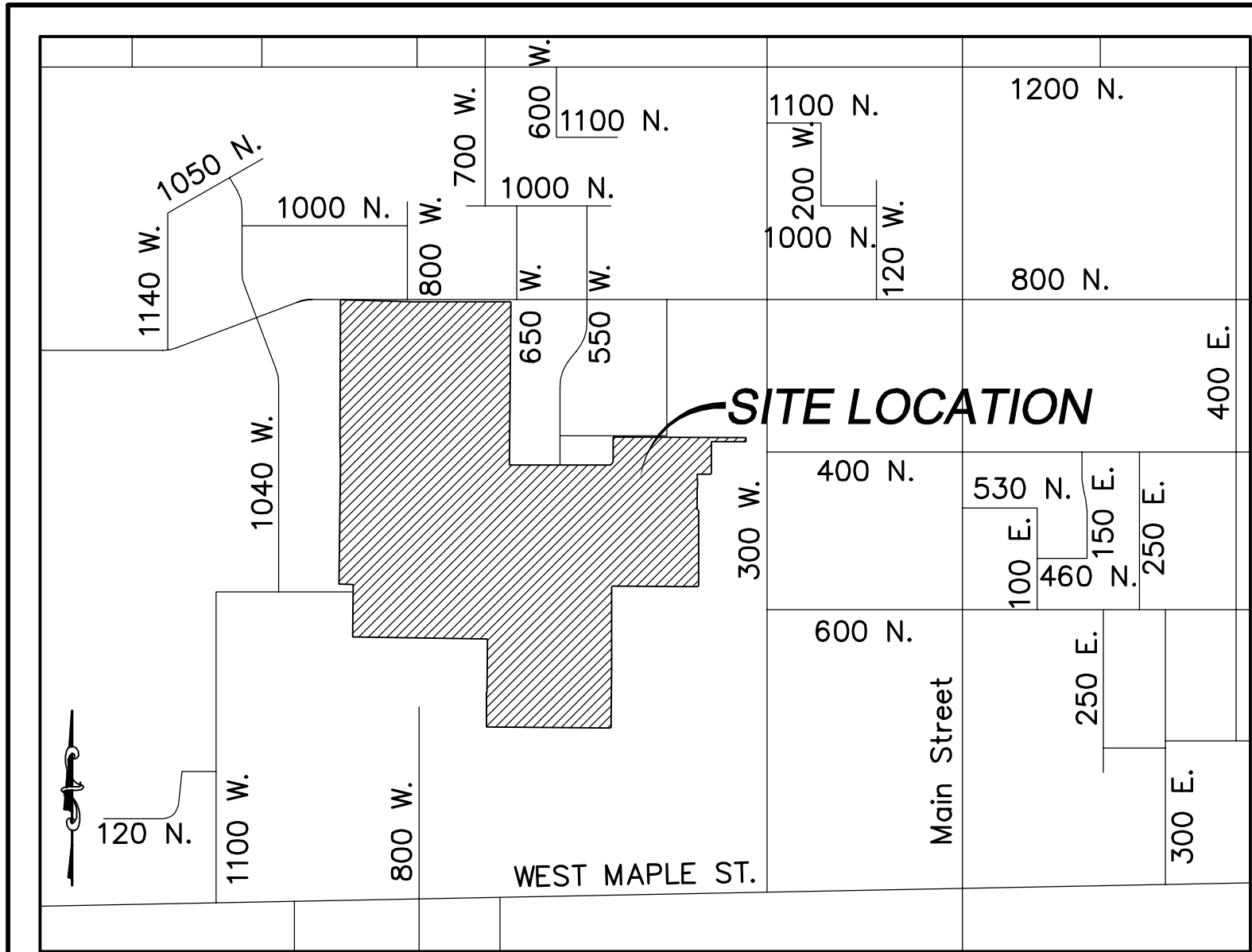
- NOTES:**
1. ANY ROADWAY CUTS SHALL BE TYPICAL T-TRENCH REPAIRS PER MAPLETON CIT STANDARD RD-07.
 2. NEW SEWER MAINLINE SHALL BE 8" PVC SDR 35.
 3. NEW WATER LINE SHALL BE 8" D.I. CLASS 350 OR C900 PVC.
 4. PRESSURE IRRIGATION SHALL BE 8" PVC C900/905 SDR 18 WITH TRACE WIRE AND MARKING TAPE.
 5. CONCRETE 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
DAVID SIMPSON
801-376-1966
407 NORTH MAIN STREET
SPRINGVILLE, UT 84663



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



VICINITY MAP
-NTS-

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF BLUTH SUBDIVISION, WHICH POINT LIES N88°58'50"E 353.92 FEET ALONG THE SECTION LINE AND NORTH 750.81 FEET FROM THE SOUTH 1/4 CORNER SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°04'33"E 169.53 FEET ALONG SAID SUBDIVISION; THENCE EAST 2.14 FEET TO AN EXISTING FENCE; THENCE N00°41'51"E 268.31 FEET ALONG SAID FENCE; THENCE N89°00'00"W 359.56 FEET ALONG AN EXISTING FENCE; THENCE WEST 11.29 FEET; THENCE S00°25'15"E 1.28 FEET; THENCE N89°04'54"W 298.05 FEET ALONG AN EXISTING FENCE TO THE EAST LINE OF MAPLETON FIELDS SUBDIVISION PHASE 5; THENCE ALONG SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES TO WIT: (1) N00°52'14"E 258.45 FEET, (2) N88°22'40"W 71.39 FEET, (3) N00°40'20"E 594.32 FEET, (4) N00°38'10"W 129.64 FEET; THENCE N00°16'05"E 686.85 FEET ALONG THE EAST LINE OF MAPLE VALLEY ESTATES PLAT A AND ITS EXTENSION; THENCE S88°27'00"E 355.12 FEET; THENCE S89°00'00"E 74.25 FEET; THENCE EAST 415.37 FEET TO THE EXTENSION OF THE WEST LINE OF WALTER FARMS PLAT A; THENCE ALONG THE SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES TO WIT: (1) S00°36'28"W 808.06 FEET, (2) S89°50'44"E 500.09 FEET, (3) N45°04'10"E 19.06 FEET, (4) N00°01'07"W 125.29 FEET; THENCE S89°44'56"E 660.07 FEET ALONG THE SOUTH LINE OF WALTER FARMS PLATS C AND B; THENCE SOUTH 19.60 FEET; THENCE S89°51'03"W 172.59 FEET; THENCE SOUTH 160.55 FEET; THENCE N89°45'01"W 69.21 FEET; THENCE S02°10'47"E 50.49 FEET TO A FENCE; THENCE ALONG EXISTING FENCES THE FOLLOWING THREE (3) COURSES TO WIT: (1) S03°12'46"W 37.49 FEET, (2) S00°10'49"W 89.07 FEET, (3) S83°57'32"E 6.17 FEET TO THE EXTENSION OF A FENCE; THENCE SOUTH 379.21 FEET ALONG A FENCE AND ITS EXTENSIONS; THENCE ALONG EXISTING FENCES THE FOLLOWING SEVEN (7) COURSES TO WIT: (1) S89°58'36"W 94.61 FEET, (2) N89°48'55"W 334.50 FEET, (3) S00°10'25"W 410.92 FEET, (4) S00°33'06"W 221.44 FEET, (5) S00°50'23"W 69.93 FEET, (6) S89°30'01"W 39.99 FEET, (7) N89°34'23"W 578.17 FEET TO THE POINT OF BEGINNING. CONTAINING 55.71 ACRES.

7.74 ACRES OF ROW TO BE DEDICATED TO MAPLETON CITY

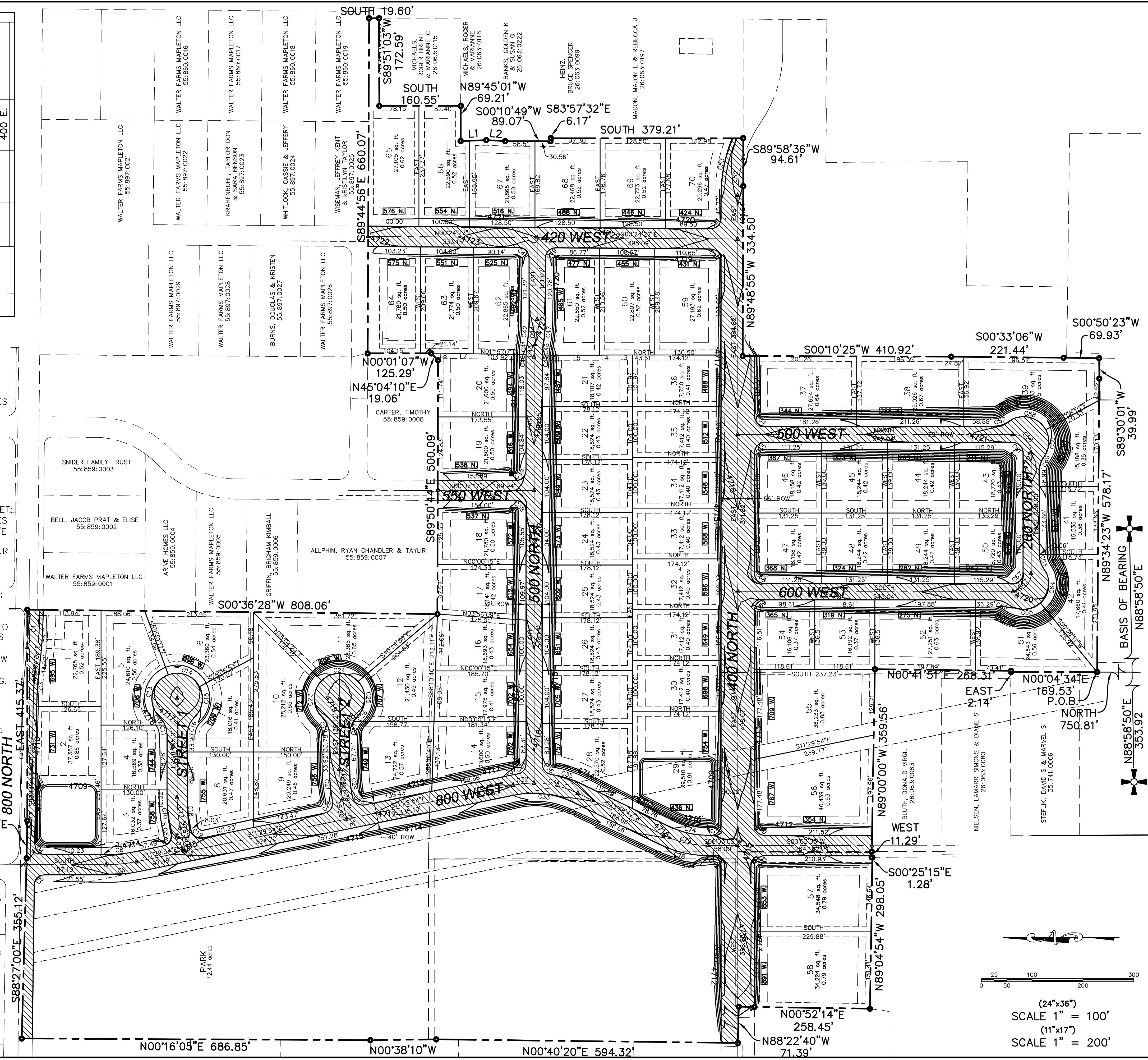
- NOTES:
- SUBDIVISION IS TO BE COMPLETED IN THREE (3) PHASES.
 - LOTS 4, 9, 10, 14, 15, & 28 ARE NOT ALLOWED TO HAVE PRIMARY DRIVEWAY ACCESS ON 800 WEST.
 - LOTS 37, 46, 47, 54, 59, & 70 ARE NOT ALLOWED TO HAVE PRIMARY DRIVEWAY ACCESS ON 400 NORTH.
 - EXISTING TREES ON THE EAST SIDE OF LOTS 37, 38, & 39 TO BE RETAINED.

S89°00'00"E
74.25'

CHASE, KATHERINE A
& DAVID R
52:566:0001

HOPKINS, ANDREW B
& KARRIN
52:566:0002

ANDREW, KAYLENE
52:566:0003



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

PRELIMINARY PLAN SHEET
NOVEMBER 2020

SHEET NO.
2A

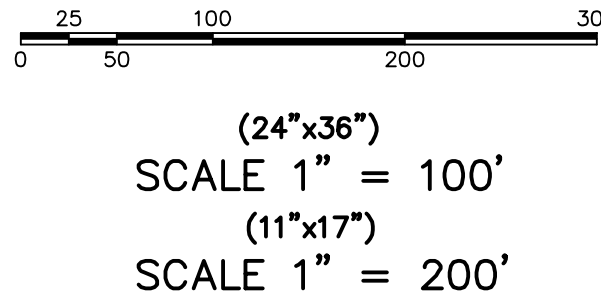
N WHITING FARM SUBDIVISION
A SINGLE FAMILY DEVELOPMENT

ATLAS ENGINEERING L.L.C.

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

NO.	REVISIONS	BY	DATE
12			
11			
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2/2/2018\18-084_Whiting_Mapleton\CADD\PRELIMINARY\02-PRELIM PLAN.dwg 1/23/2020 8:26:03 AM JST



NO.	REVISIONS	BY	DATE
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N WHITING FARM SUBDIVISION

ATTACHING A SINGLE FAMILY DEVELOPMENT



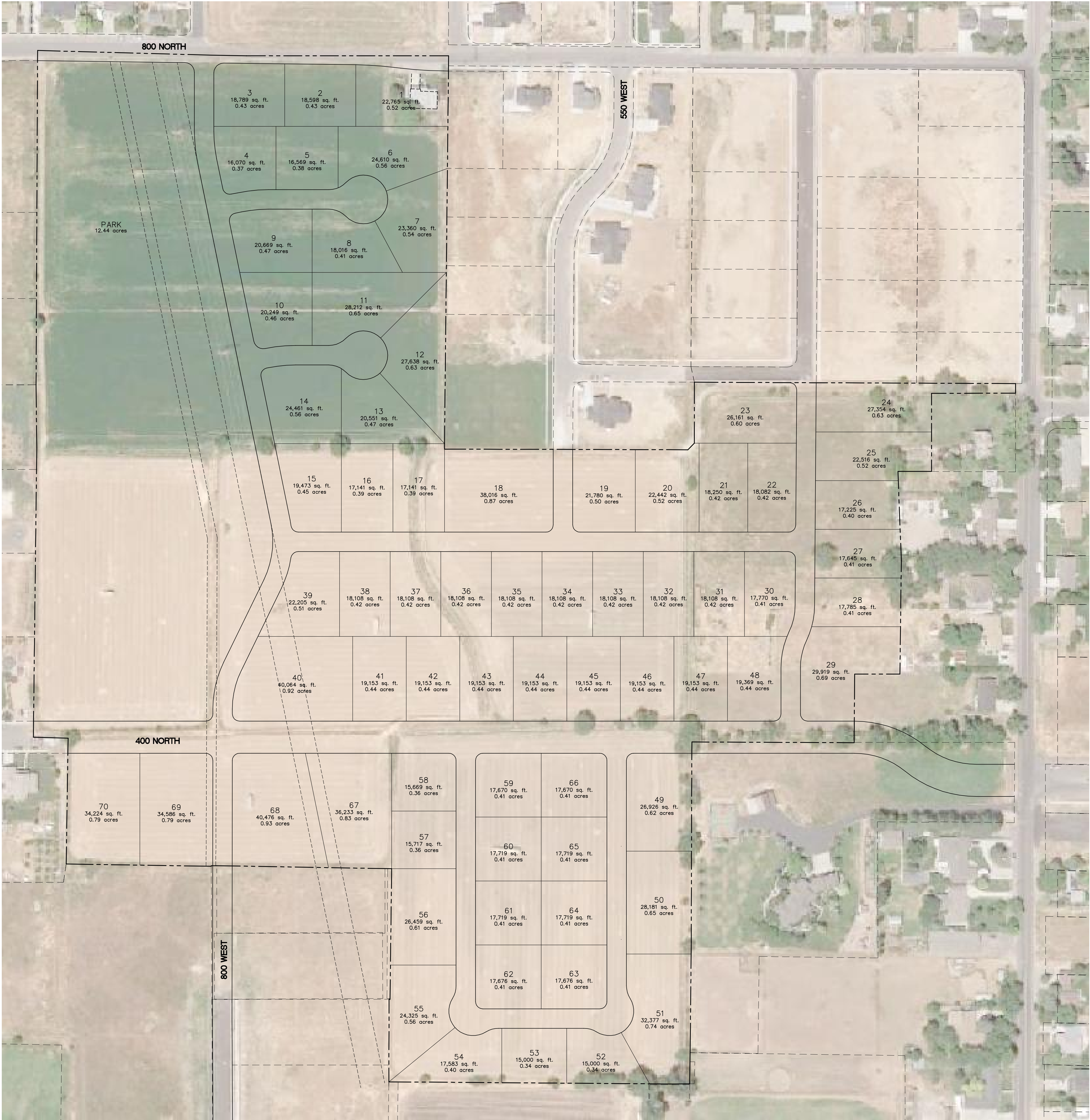
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

L.L.C.

SHEET NO.

PHASING PLAN NOVEMBER 2020

MAPLETON, UTAH
COUNTY, UTAH





Development Review Committee Minutes

December 16, 2020

On November 23, 2020 revised plans were submitted for the Whiting Farm subdivision consisting of 70 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. The PRC zoning text will need to be adopted as part of the subdivision approval. Depending on the final language of the final text, some changes/notes may need to be added to the plans.
2. Please include the address of 700 N for Street 1 and 600 N for Street 2.
3. Sidewalk to be installed in front of park parcel on 400 N and 800 N.

Engineering and Public Works Division

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

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

1. Please submit a CAD file projected in NAD83 State Plane Utah Central FIPS
2. 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.

PRELIMINARY PLAT

1. 24" HDPE irrigation pipe must be placed in an easement in favor of the irrigation company.
2. C32 is too tight, please adjust to minimum 250' to meet Collector Street standards

SHEET No. 3 – Utility Plan

1. Please indicate locations for 2" PI drains at low points of system.
2. Irrigation system will need to be reviewed by Franson Civil Engineers prior to approvals.
3. Coordinate with City to provide irrigation piping to open space.
4. Construction valves need to be added on Culinary and PI systems for testing and isolation on tie ins.

SHEET No. 4 – Grading Plan

1. All catch basins connected to stormbrixx or retention ponds to have a pre-treatment snout and tethered oil absorbent pillow.



PP-16

Streets

1. Curve is too tight, minimum Collector curve radius 250'.

PP-20

Storm Drain

1. Reduce inlet spacing to less than 300', add an inlet somewhere between the tie in to existing curb and 800 West.

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 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 of \$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 fees of \$450 per lot.
- ☐ Payment of engineering inspection fee of \$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 95 acre feet of water (16 of the 95 acre feet is for the separate phase).
- ☐ Submit 22 TDR certificates (6 required for separate phase).
- ☐ Contact Post Office regarding placement of cluster mailbox.

Sean Conroy

From: MICHEAL COBIA >
Sent: Saturday, January 09, 2021 2:44 PM
To: Sean Conroy
Subject: Preliminary plat for Whiting family farms PRC 7

Sent from Xfinity Connect App

Respectfully to the planning commission.

I have two recommendations first and this one I strongly recommend. A requirement should be placed for the completion of phase 1 that curb gutter and sidewalk be finished along 800 N. from the Walker family property, West to the end of the Whiting property. This would solve a significant safety problem along 800 N. Now that people are walking to school up that road not to mention joggers is badly needed because of the narrowing and the fact that you are moving the centerline to the north. I have nearly hit people on several occasions. Someone is going to get killed. There is only one lot that would require utilities to be connected off of 800 N. and that is the one next to Todd Whiting's house. This could be done when the lot is developed or when the second overlay was required for 8th N. If they don't want to do it now. Otherwise this will not be done until the very last. I suspect phase 1 will be on 4th or 5th north. This requirement should be added to it. I would appreciate it if you would forward this portion to the planning commission.

For the city.

Second, an easement agreement needs to be entered in with Dr. Krommenhoek for the extension of 4th north, east to 3rd west. If they were to enter into an easement they could retain property use for agricultural use. The property tax deduction would continue until the time the city builds the road. The property that Kim Berrett owns could be utilized if you were to purchase the back half and declare the front half a legal lot to restore his lot back to 5 1/2 acres. The back half of that property will never be developed unless it's developed as a result of Krommenhoek's property.

Thank You