



Item:

3

Date:

March 25, 2021

Applicant:

Rick and Roxanne
Shumway

Location:

2203 South 2000 West

Prepared By:

Brian Tucker, Planner

Public Hearing:

Yes

Zone:

RA-1

Attachments

1. Standard Findings
2. Subdivision Plans
3. March 2021 DRC
Comments

REQUEST

Consideration of a request for Preliminary Plat approval for the Valley View Estates Amended Subdivision, Plat C, a 2-lot subdivision located at 2203 South 2000 West in the RA-1 Zone.

BACKGROUND & DESCRIPTION

On September 5th, 2018, the Mapleton City Council rezoned the Valley View Estates Subdivision and the surrounding area from A-2 to RA-1. Many of the two acre lots within this area are now able to be divided into two smaller, 1 acre lots. The applicants, Rick and Roxanne Shumway, would like to divide their existing 2.297-acre lot to create an additional building lot. The existing home will remain on a 1 acre lot and the new building lot will include 1.297 acres.

On January 16, 2019, the Mapleton City Council approved an amendment to the subdivision ordinance that would allow the City Engineer to waive the requirements for curb, gutter and sidewalk for the creation of no more than one lot in an existing subdivision. The City Engineer has indicated that he will waive the improvement requirements for this subdivision. This project requires a final approval from the Planning Commission.

EVALUATION

General Plan: The General Plan indicates that this property should develop in a low-density manner. The proposed one acre lots are very much in line with this indication. The characteristics of the "Low Density Residential" land use category indicated by the General Plan "include low density, single family homes with ample open spaces and setback requirements meant to provide adequate spacing between dwellings, and houses of worship.

Zoning: Lots located within the RA-1 zoning district have a minimum lot requirement of one acre and minimum width of 125'. Each of the lots meet these standards.

Review Criteria: 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.

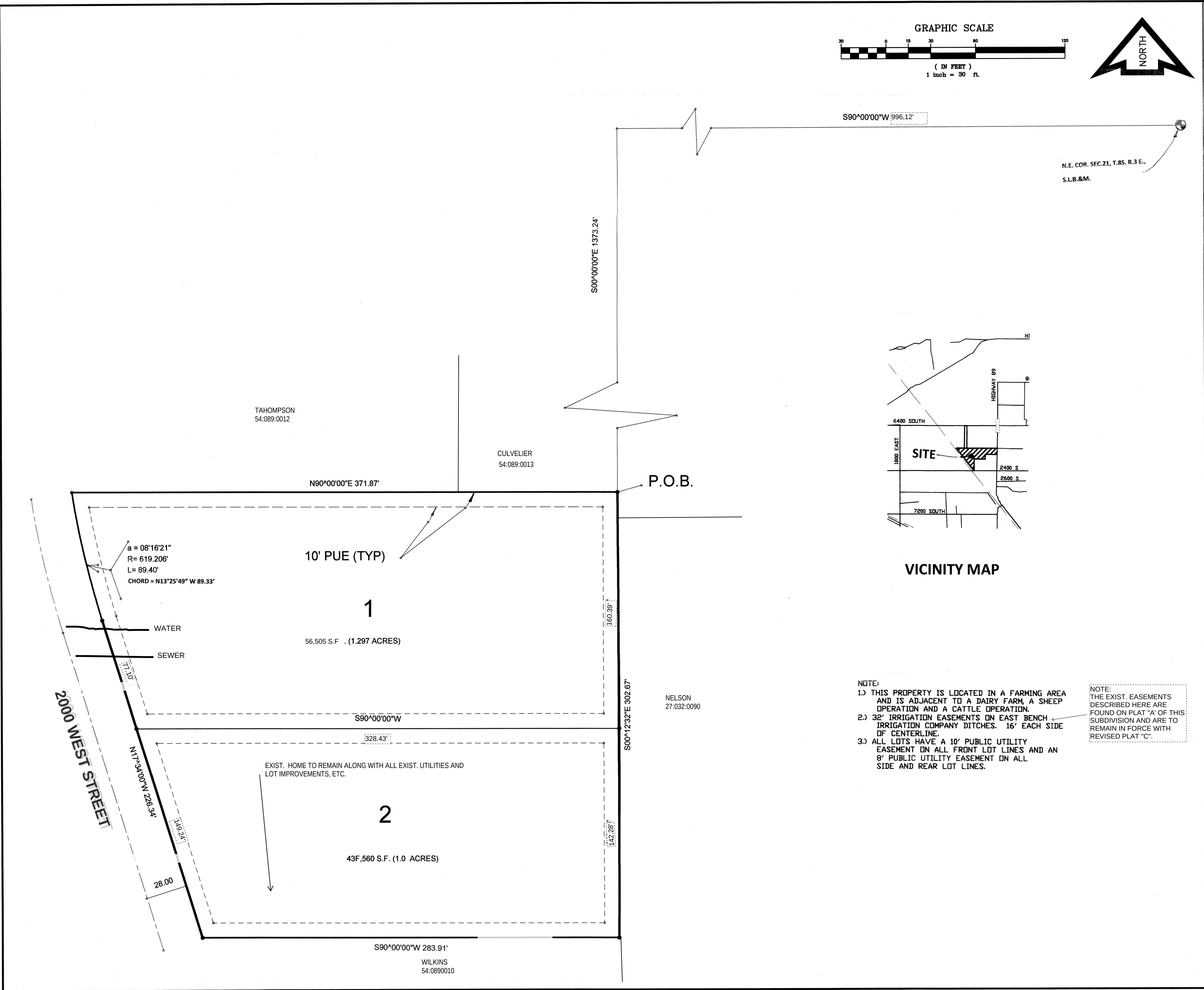
RECOMMENDATION

Approve of the Preliminary Plat for the Valley View Estates Amended Subdivision, Plat "C" with the attached findings and conditions.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes shall 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.	✓



SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. **5243543**, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS WEST 996.12 FEET AND SOUTH 1373.24 FEET FROM THE NORTHEAST CORNER, SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASS AND MERIDIAN; THENCE S00°12'32"E 302.67 FEET; THENCE WEST 283.91 FEET; THENCE N 17°34'00"W 226.34 FEET; THENCE ALONG THE ARC OF A 619.286 FOOT RADIUS CURVE TO THE RIGHT 89.40 FEET (CENTRAL ANGLE = 08°16'21"), THE CHORD OF WHICH BEARS N13°25'49"W 89.33'; THENCE EAST 371.87' TO THE POINT OF BEGINNING.

CONTAINS 2.2972 ACRES MORE OR LESS

SURVEYOR'S SEAL

DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT 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 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____.

SHILOH H. SORENSEN

NICOLE R. SORENSEN

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE ____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC AND COMMISSION NUMBER _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION EXPIRES _____

NOTARY PUBLIC SEAL

NOTARY PUBLIC SIGNATURE
(See Seal Below)

LEGISLATIVE BODY ACCEPTANCE

THE CITY OF MAPLETON APPROVES THIS SUBDIVISION AND HEREBY APPROVES AND 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 _____
COMMUNITY DEVELOPMENT DIRECTOR

APPROVED _____
CITY ENGINEER
(See Seal Below)

ATTEST _____
CLERK/RECORDER
(See Seal Below)

PLAT "C"

VALLEY VIEW ESTATES

SUBDIVISION

BEING A VACATION AND RESUBDIVISION OF LOT 11 OF THE "VALLEY VIEW ESTATES" PLAT "A"

MAPLETON CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER



Development Review Committee Minutes

March 18, 2021

On February 17, 2021, Rick and Roxanne Shumway submitted new plans for the Valley View Estates Subdivision, Plat C in the RA-1 zone and located at 2203 South 2000 West. 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. **All items that include an * and are bolded are required prior to any public hearings.**

Community Development Division

Sean Conroy, Community Development Director
Phone: (801) 806-9101 Email: sconroy@mapleton.org
Brian Tucker, Planner, Phone: (801) 806-9101
E-Mail: btucker@mapleton.org

Please submit revised drawings and the following corrections:

Application Deficiencies:

1. The applicant must submit a complete subdivision application, including:
 - a. The applicant must submit a preliminary title report or policy of title insurance.
 - b. The applicant must submit proof that the taxes are current for the subject property.
2. The applicant must submit a statement indicating the type of performance guarantee proposed to be offered as security for the construction of the required public improvements. The statement should include an indication of your intent to either install the required improvements prior to recording the subdivision plat (thereby necessitating only a 10% durability bond) or submit a performance guarantee and durability bond prior to recording the plat (thereby allowing for the plat to be recorded prior to the installation of improvements).

Comments for plans submitted February 17, 2021:

1. The final plat must include, among other requirements, the following:
 - a. A final plat stamped and signed by the Surveyor of Record.
 - b. A dedication block and signature lines for all property owners. The owners will need to sign the plat exactly as they signed the deed to the property and must print their names underneath their signatures to match the signatures. In addition, properties in trusts must include the title of the signer, the full name of the trust and the date of the trust. **The owners listed on the owner's dedication are not the correct owners.**
 - c. **The owners dedication must be accompanied by a line for the notary sign the plat, a line for the notary to print their full name, their**



commission number and the words "A notary public commissioned in Utah" in the signature block.

- d. A signature block for the Mayor to approve and the City Recorder to Attest.
 - e. A signature block for the Planning Commission Chair to approve the plat.
 - f. Addresses must be shown on the final plat. Lot 2 contains the existing home at 2203 South. **The assigned address for Lot 1 is 2031 South 2000 West.**
 - g. In accordance with the standards of the Utah County Recorder, the names of the Owners must be printed in the Acknowledgement as the persons who appeared before the notary. It is useful for the plat to contain a space within the acknowledgment text for the names to be written. Other standards may apply for trusts and corporations. Please communicate with the Utah County Recorder's Office for the specifics for this requirement.
- 2. The boundary description has strange shapes that make is difficult to read. Please clean up these anomalies.
 - 3. Note 3 indicates that the PUE's are only 8' but the plat shows a "10' PUE (TYP). Please eliminate note 3.
 - 4. The Vicinity Map is for the wrong property.
 - 5. The measurements to the POB don't match, "996.20" vs. "996.12".
 - 6. The description should read "Salt Lake Base and Meridian" rather than "Bass".
 - 7. The plat and the description curve data do not match.

Engineering and Public Works Division

Steven Lord, P.E. Public Works Director/City Engineer
Phone (801) 489-6253 Email: slord@mapleton.org

Please note the attached plat with review comments.

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

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.

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.

Upon final plat approval from the final decision making body (Planning Commission or City Council), the following items will be required:

- ☐ 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 (\$4,528 per lot). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.



- ☐ Submit 2.5 water shares/acre feet or converted water rights in the name of Mapleton City (Calculated as of .45 acre feet per building lot/residence and 2.5 acre feet per irrigable acre for outdoor use). The indoor portion, .45 acre feet, must consist of irrigation shares from the Mapleton or Hobbie Creek Irrigation Company or converted water rights.
- ☐ Payment of engineering inspection fees (\$200 per lot).
- ☐ Payment of street light fee (\$450 per lot).
- ☐ Payment of slurry seal fee (\$.18 a square foot of asphalt).
- ☐ Submit a SWPPP and Land Disturbance application and fee (\$500). Contact JD Shepherd at Public Works (489-6253) to review this requirement.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder (\$50 per page and \$2 per lot).
- ☐ Coordinate with the Postal Service regarding location of cluster mailbox (CBU). The purchase and placement of the CBU is the responsibility of the developer (see attached letter).