



Item:

4

Date:

March 25, 2021

Applicant:

Terry Orchard

Location:

306 North 800 West

Prepared By:

Brian Tucker, Planner

Public Hearing:

Yes

Zone:

RA-1

Attachments

1. Standard Findings
2. Subdivision Plans
3. February 2021 DRC comments

REQUEST

Consideration of a request for Preliminary Plat approval for the Bryson Strong Subdivision, a 2-lot subdivision located at 306 North 800 West in the RA-1 Zone.

BACKGROUND & DESCRIPTION

Located at 306 North 800 West, just north of the recently developed Bluth Subdivision, lies 2.243 acres of undeveloped land. This property had been illegally subdivided into two parcels in 1990 with each of these parcels being owned by different individuals. The applicant has purchased both of those parcels and has resolved most of the boundary issues between these parcels and neighboring owners. The applicant is requesting subdivision approval for two lots, each containing 1.01 acres. The applicant would extend 800 West to provide frontage for these two lots.

Because there are only two lots and no rezone or use of TDR's is required, the Planning Commission has the authority to grant preliminary approval for this request.

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 Bryson Strong Subdivision, Plat "A" 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.	✓



Development Review Committee Minutes

February 2, 2021

On January 7, 2021, Terry Orchard submitted new plans for the Bryson Strong Subdivision, a 2 lot subdivision located in the RA-1 Zone and located at approximately 300 North 800 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 signed copy of the Acknowledgement of Requirements found in the application packet.
 - b. The applicant must submit a signed and notarized Property Owner Affidavit to verify ownership. The Property Owner Affidavit is found in the application packet.
 - c. The applicant must submit a preliminary title report or policy of title insurance.
 - d. The applicant must submit proof that the taxes are current for the subject property.
2. As directed by the Mapleton City Engineer, the applicant must submit preliminary storm water drainage plans and calculations designed for a 100 year storm event.
3. As directed by the Mapleton City Engineer, the applicant must submit a Geotech Report addressing soil conditions and ground water.
4. The applicant must submit plans to RB&G Engineering (801-374-5771) to be inputted into the City's water model. The applicant shall be responsible for the cost of this review.
5. 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 January 7, 2021:

- 1. A final plat must be submitted in accordance with state, county and Mapleton City standards.* 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.**
 - 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. A signature block for the Community Development Director to approve the plat.**
 - g. A signature block for the City Engineer to approve the plat.**
 - h. Addresses must be shown on the final plat. The assigned addresses are as follows: Lot 1 – 324 North 800 West; Lot 2 – 286 North 800 West.**
 - i. Street coordinates must be shown on the plat. If street names are to be used they must also be indicated on the plat**
 - j. In accordance with the standards of the Utah County Recorder, a space must be reserved near the bottom right hand corner for the recording certificate to be printed on the plat. The current plat doesn't make space for this certificate. Please communicate with the Utah County Recorder's Office for the specifics for this requirement.**
 - k. 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. A gap exists between the subject property and the Whiting Family Limited Partnership property that has been approved as part of a master plan. The road**



must be completed across this gap because 800 West is too long to be a permanent dead-end road. This issue must be solved prior to recording the plat.

3. The assigned addresses are different than those shown on the plat because they more closely fit the addresses in existing and proposed subdivisions on or near 800 West. **The assigned addresses are as follows: Lot 1 – 324 North 800 West; Lot 2 – 286 North 800 West.**
4. Gaps and/or overlaps exist between the subject parcels and parcels to the east and west, in addition to the aforementioned gap to the north. These gaps/overlaps must be resolved prior to recording the plat.
5. Assuming that the lot sizes, road widths, road dedications and other elements of the plat are correct and meet all of Mapleton's Zoning and Subdivision Standards, no TDR's are required. If either or both of the lots ends up containing less than 1 acre and 125' frontage, TDR's will be required.

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

C-1 Cover Sheet

1. Please work with the property owner to the North to clean up the gap between the subject property and the Whiting Family property.

C-2 Demolition Plan

1. There appears to be a conflict between the power pedestal on the north end of the property and the water meter for lot 1 shown on sheet C-2 Utility Plan.

C-2 Utility Plan

1. Water main should be C900 PVC
2. Are the improvements on the west side of the street included in the development?
3. Storm Drain line in the street must be constructed out of RCP
4. Please include a 2" PVC conduit in the PUE for future city fiber optic network. Specifications will be provided at a pre-construction meeting.

C-3 Grading and Striping Plan

1. Please include end of road signs at the north end of the development.
2. A temporary turnaround will be required at the end of the development

PP-1 Plan and Profile

1. Please provide vertical curve data



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 4 water shares 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). No less than .90 acre feet, the "indoor portion", must consist of irrigation shares from the Mapleton or Hobbie Creek Irrigation Company or converted water rights.
- ☐ Submit 0 TDR certificates as long as each lot contains 1.00 acres and 125' of frontage.
- ☐ 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).