



Item:

3

Date:

April 22, 2021

Applicant:

Mark & Darci Blackett

Location:

1410 North 300 West and
1409 North 200 West

Prepared By:

Brian Tucker, Planner

Public Hearing:

No

Zone:

RA-2

Attachments

1. Standard Findings
2. 2003 Variance "Letter of Decision"
3. Subdivision Plans
4. April 2021 DRC comments

REQUEST

Consideration of a request for Preliminary Plat approval for the Blackett Subdivision Plat A, a 2-lot subdivision located at 1410 North 300 West in the RA-2 Zone.

BACKGROUND & DESCRIPTION

A home built in 1955 is located on a .304-acre (13,258 sq. ft) parcel at 1410 North 300 West. To the west of that property, with frontage on 200 West, is a .333-acre (14,500 sq. ft) parcel. These properties were divided in violation of the subdivision ordinance in 2004. The zoning ordinance was not violated even though one of the lots did not meet the minimum lot area requirement of 14,500 sf because a variance was granted by the Mapleton City Board of Adjustment in 2003 that allowed for the creation of "one lot containing 13,208 square feet and the other lot containing 14,500 square feet." The applicants applied for a subdivision in 2003 but did not follow through with completing the process. This application would solve the subdivision violation and complete the 2003 application.

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 medium-density manner. The current RA-2 zoning is the manifestation of the General Plan intent.

Zoning: Lots located within the RA-2 zoning district have a minimum lot requirement of one third acre (14,500 sq. ft) and minimum width of 100'. The lots both have the required 100' of frontage and each lot meets or exceeds the lot area requirements set forth in the 2003 variance.

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 Blackett 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.	✓



MAPLETON CITY CORPORATION

August 8, 2003

Mark and Darci Blackett
1351 North 800 West
Mapleton, Utah 84664

LETTER OF DECISION

On August 7, 2003, the Mapleton City Board of Adjustment granted your request for a Variance on property located at 1410 North 300 West. The approval of the variance allows you to subdivide parcel number 26:062:0159 into two building lots, one lot containing 13,208 square feet and the other lot containing 14,500 square feet. The zone this property is located in is the RA-2 Zone, which allows one dwelling unit per 14,500 square feet.

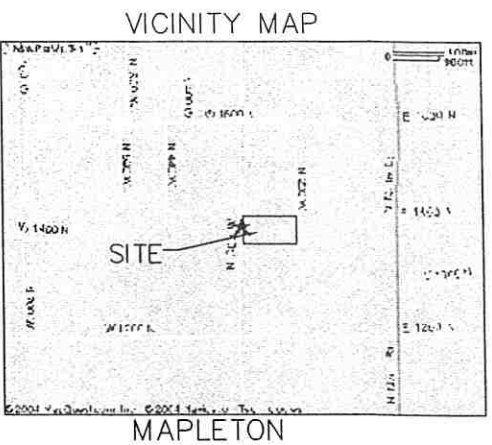
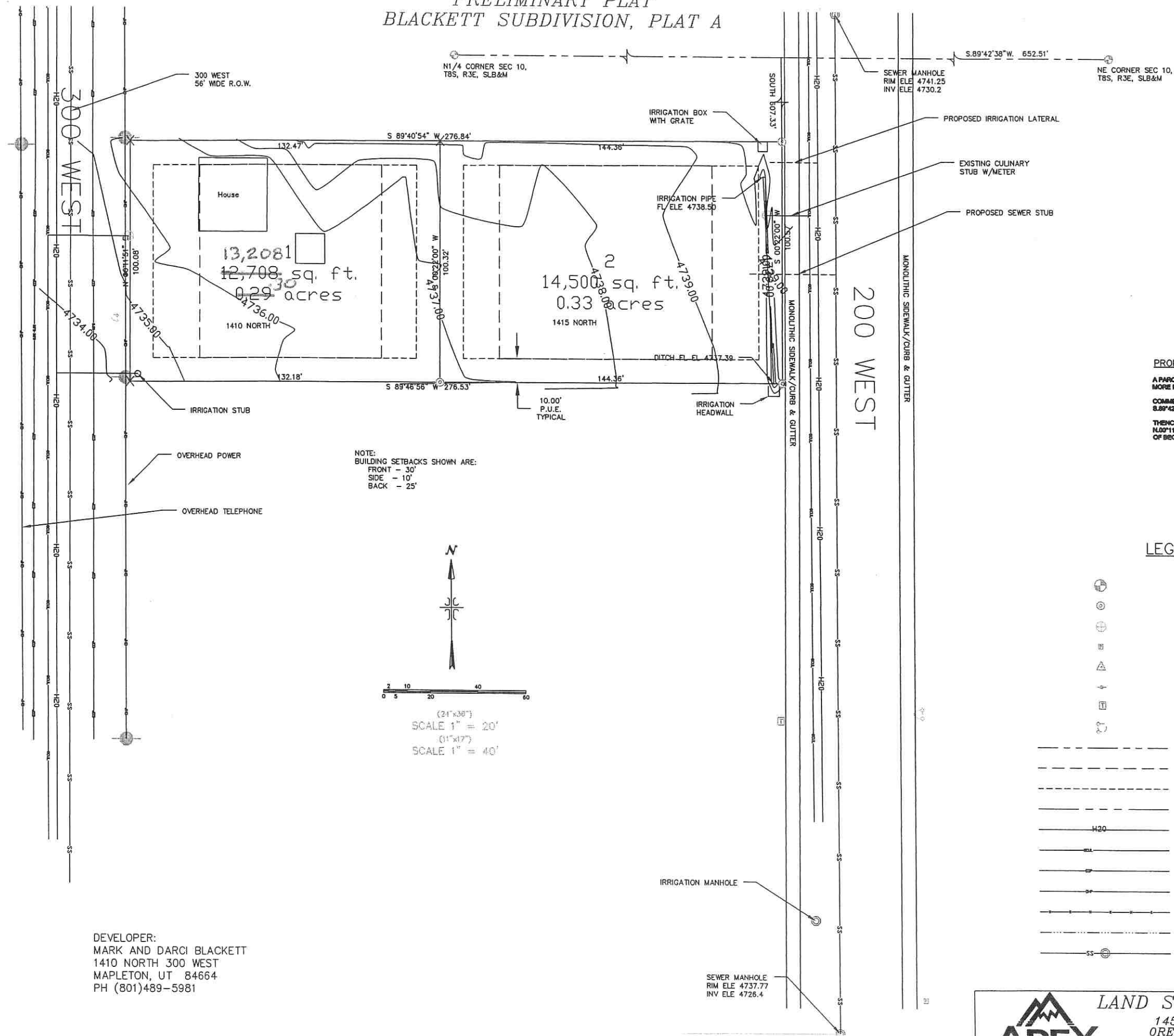
The Board of Adjustment Approval does not grant approval of the subdivision. You will need to make a separate application, and pay the applicable fees in order to receive approval for the future subdivision of this property. As determined by the Utah State Code, the variance will not expire unless the use of the land, or the underlying zoning of the land is changed. You are considered to have a vested right for two building lots with the aforementioned square footage for each lot.

Sincerely,

MAPLETON CITY MUNICIPAL CORPORATION

Mathew W. Evans, AICP
Planning Director

PRELIMINARY PLAT
BLACKETT SUBDIVISION, PLAT A



PROPERTY DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND BRASS MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 10; THENCE S.89°42'38\"/>

LEGEND

- FOUND BRASS CAP
- FOUND 5/8\"/>

DEVELOPER:
MARK AND DARCI BLACKETT
1410 NORTH 300 WEST
MAPLETON, UT 84664
PH (801)489-5981

LAND SURVEYORS INC.
1457 N. 1200 W.
OREM, UTAH 84057
(801) 229-1079

QUARTER	SECTION	TOWNSHIP	RANGE	
SOUTHWEST	33	4 S	1 E	SLB&M



Development Review Committee Minutes

April 1, 2021

On March 9, 2021, Darci and Mark Blackett submitted new plans for the Blackett Subdivision in the RA-2 zone and located at 1410 North 300 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

Acknowledgement of a Granted Variance:

On August 7, 2003, the Mapleton City Board of Adjustment granted a variance for the property located at 1410 North 300 West that allows the subdivision of Utah County Parcel Number 26:062:0159 into two building lots, one lot containing 13,208 square feet and the other lot containing 14,500 square feet. Then Planning Director, Mathew W. Evans, sent the Darci's a Letter of Decision dated August 8, 2003 confirming this approval.

Please submit revised drawings and the following corrections:

Application Deficiencies:

1. The applicant must submit a complete subdivision application, including:
 - a. Pay the required subdivision fees in the amount of \$440.00.***
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.

Comments for plans submitted March 9, 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.**
 - 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. Lot 2 is assigned 1409 N 200 West as its official address.
 - 3. The Final Plat will need to be signed by all of the owners of land within the project area. Currently those owners are Dallas and Alyssa Lunt and Mark G and Darci J Blackett.
 - 4. Please remove any reference to Setbacks from the plat. These are often incorrect and even when they are correct at plat recording they can change due to zoning ordinance amendments.

Engineering and Public Works Division

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

Please submit engineering plans including service connections and plans for the ditch in 200 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 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:

- ☐ The applicant must submit a preliminary title report or policy of title insurance.
- ☐ The applicant must submit proof that the taxes are current for the subject property.
- ☐ 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 1 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). 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).