



Item:

5

Date:

May 13, 2021

Applicant:

John and Frank Edmunds

Location:

950 East 1400 North

Prepared By:

Brian Tucker, Planner

Public Hearing:

No

Zone:

RA-2

Attachments

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

REQUEST

Consideration of a request for Preliminary Plat approval for the MEE Estates Subdivision, a 7-lot subdivision located at 950 East 1400 North in the RA-2 Zone.

BACKGROUND & DESCRIPTION

Located at 950 East 1400 North, just north and west of Hobble Creek Elementary, is an undeveloped parcel containing 5.41 acres. The applicant has submitted plans for a 7-lot subdivision for the southernmost 3.02 acres. The remaining acreage is reserved as "future development." The subdivision would include the construction of the missing portion of 1400 North between 800 East and 1000 East. The subdivision also includes the construction of 950 East, with a stubbed road to the future development portion of the subject parcel. The area is zoned RA-2, and the developer is proposing lots that contain between .33 acres and .41 acres.

The City Council is the decision-making body for subdivisions with 4 lots or more, after having received a recommendation from the Planning Commission. The final plat approval is then left to the staff who will approve the plat based on the preliminary plat approval and compliance with the development code.

EVALUATION

General Plan: The General Plan indicates that this property should develop in a medium-density manner. The proposed one acre lots are very much in line with this indication. The characteristics of the "Medium Density Residential" land use category indicated by the General Plan includes "single-family residential development on lots between one-third to one acre in extent."

Zoning: Lots located within the RA-2 zoning district have a minimum lot requirement of 14,500 square feet (.333 acres) and minimum width of 100'. 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.

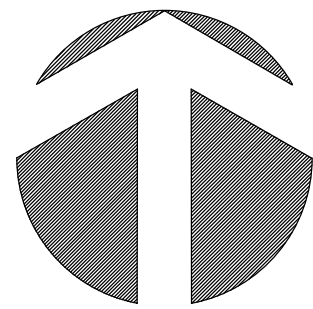
RECOMMENDATION

Approve of the Preliminary Plat for the MEE Estates Subdivision, Plat "A" with the attached findings and conditions.

SPECIAL CONDITION

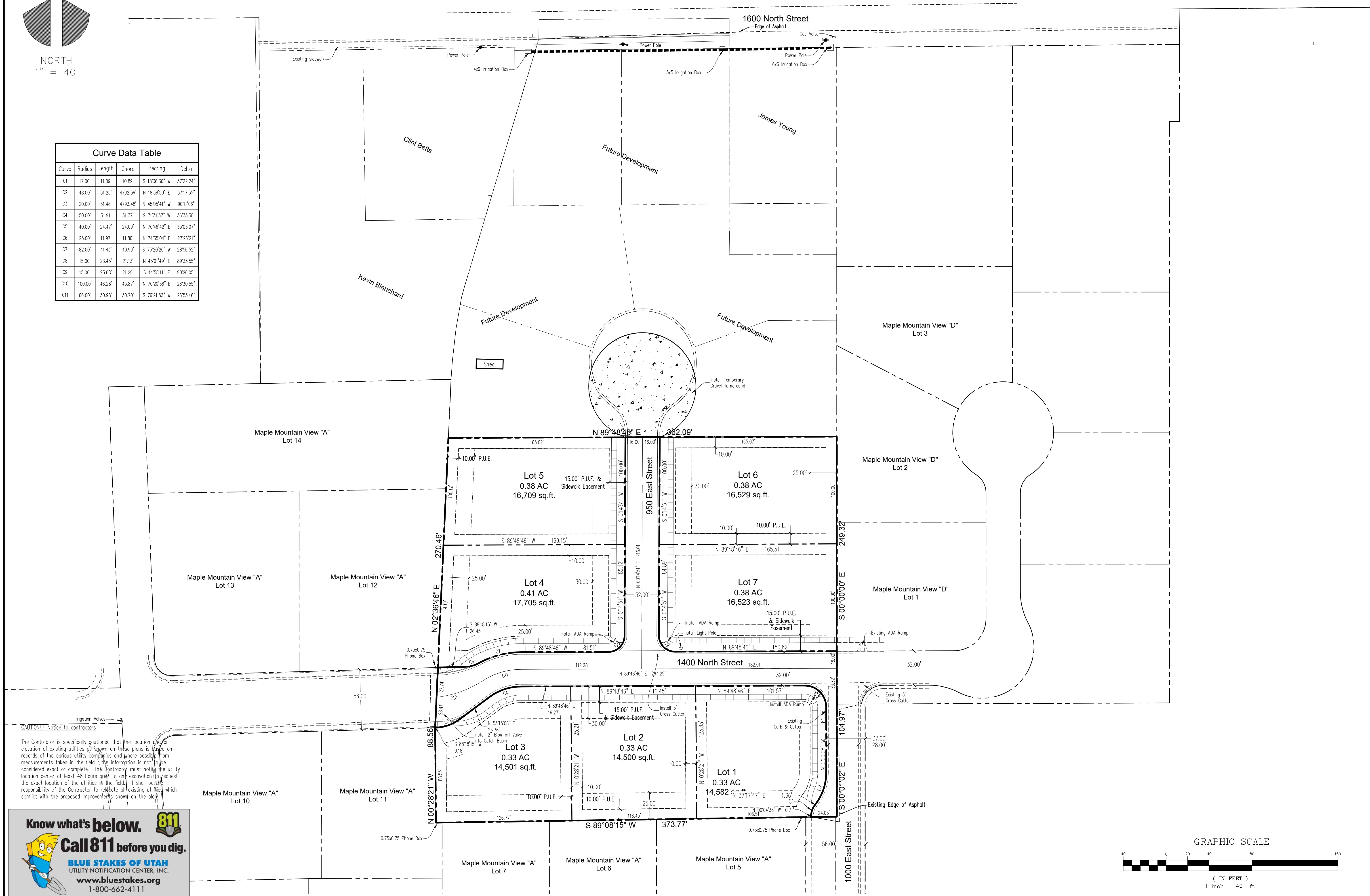
1. Any outstanding issues raised in the DRC minutes shall be addressed prior to plat recording.

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.	✓



NORTH
1" = 40'

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	17.00'	11.09'	10.89'	S 18°36'36" W	37°22'24"
C2	48.00'	31.25'	4792.56'	N 18°38'50" E	37°17'55"
C3	20.00'	31.48'	4793.48'	N 45°05'41" W	90°11'06"
C4	50.00'	31.91'	31.37'	S 71°31'57" W	36°33'38"
C5	40.00'	24.47'	24.09'	N 70°46'42" E	35°03'07"
C6	25.00'	11.97'	11.86'	N 74°35'04" E	27°26'21"
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CAUTION!! Notice to contractors

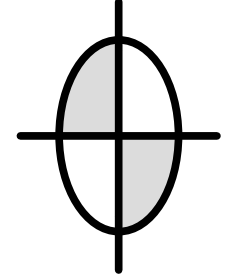
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible, from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plat.



Know what's below.
Call 811 before you dig.



BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



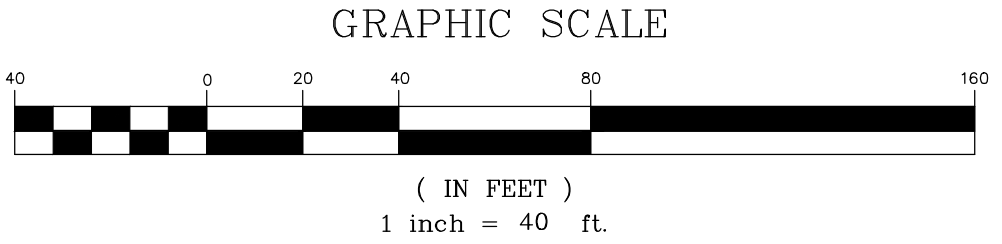
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

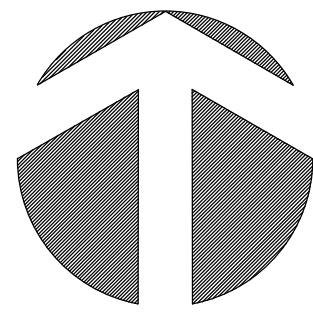
MEE Estates
Preliminary Plat
Utah
Mapleton City

Revisions

Date
3-2-2021
Scale
1"=40'
By
BHT
Tracing No.
L - 14457

Sheet No.
C - 2.0





1" = 40'

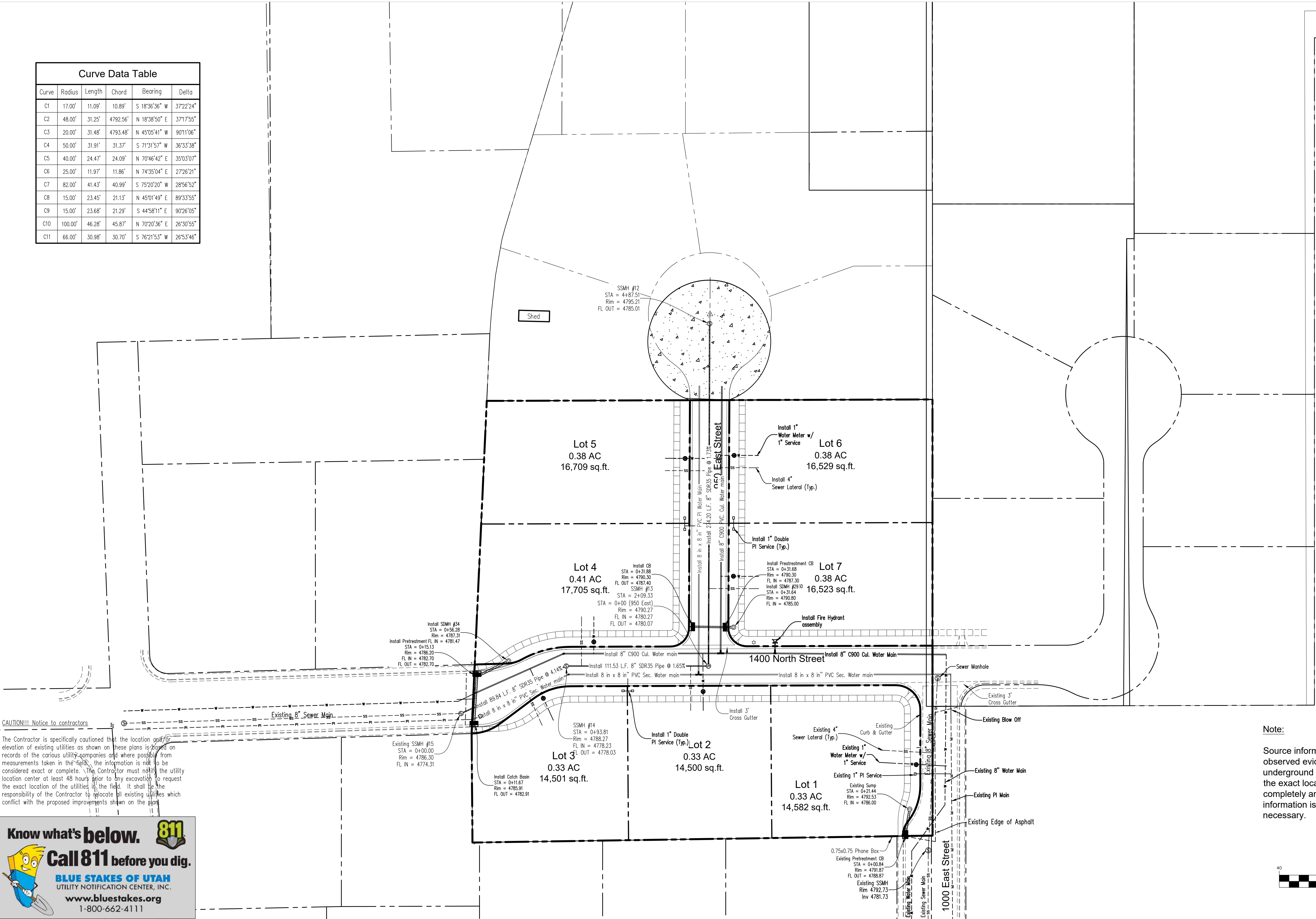
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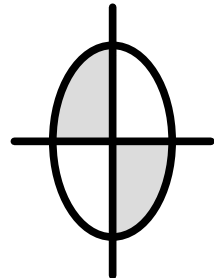
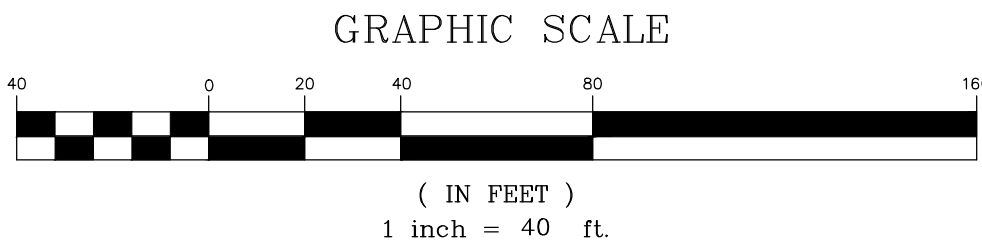
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811



Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.



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MEE Estates

Utility Plan

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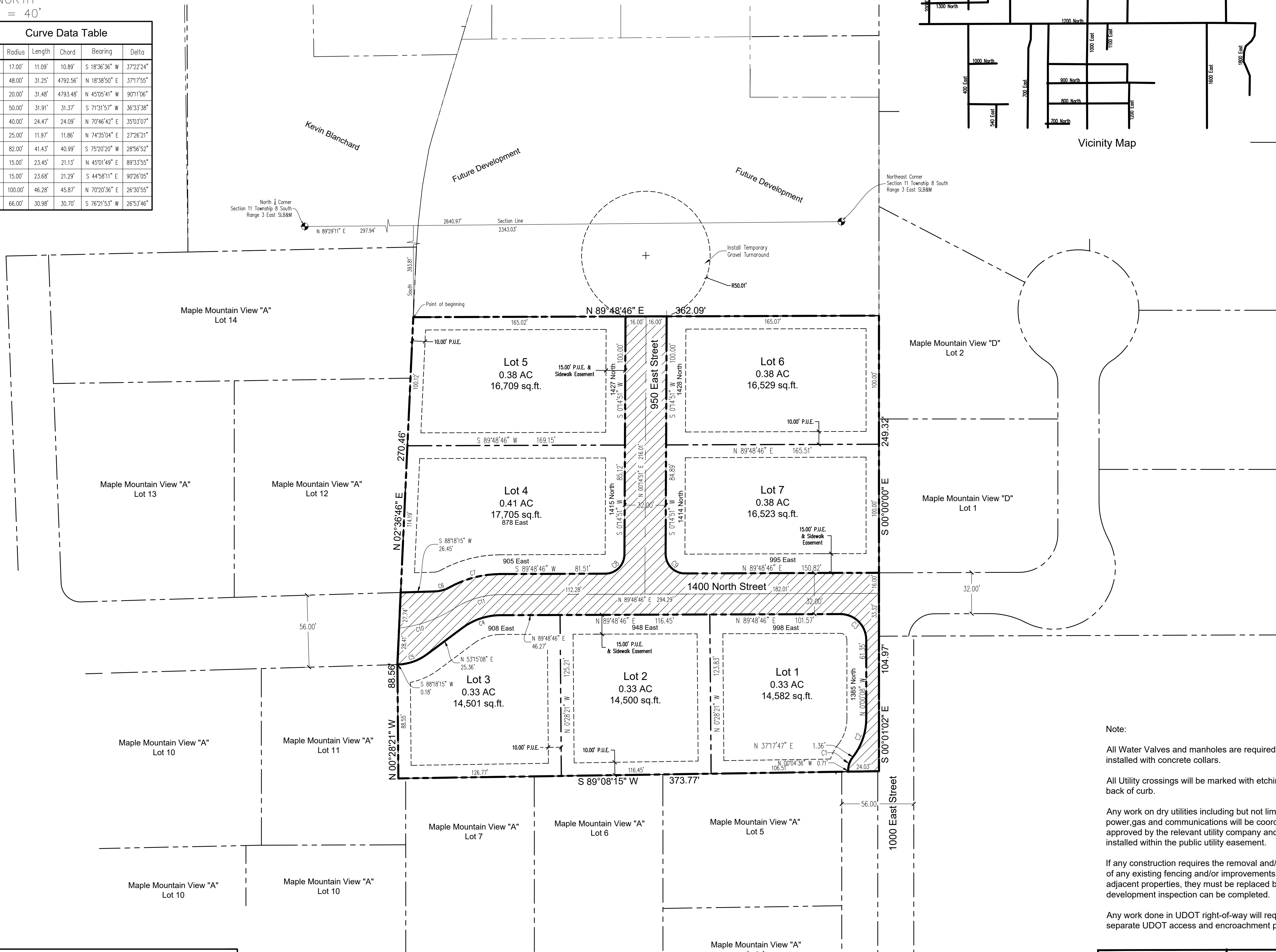
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A Residential Subdivision

Located in the Northeast quarter of Section 11
Township 8 South, Range 3 East
Salt Lake Base and Meridian



Note:

All Water Valves and manholes are required to be installed with concrete collars.

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

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.

If any construction requires the removal and/or damage of any existing fencing and/or improvements on adjacent properties, they must be replaced before final development inspection can be completed.

Any work done in UDOT right-of-way will require a separate UDOT access and encroachment permit.

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147809 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

Commencing at a point located North 89°29'11" East along the Section line 297.94 feet and South 393.81 feet from the North quarter corner of Section 11, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°48'46" East 362.09 feet; thence along Maple Mountain View Subdivision the following 5 courses: South 249.32 feet, South 00°01'02" East 104.97 feet, South 89°08'15" West 373.77 feet, North 00°28'21" West 88.56 feet, North 02°36'46" East 270.46 feet to the point of beginning.

AREA=131,656 sq. ft. or 3.02 acres

Basis of Bearing: North 89°29'11" East along the Section line (NAD 27)

Date _____ Professional Land Surveyor
(see seal below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all 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 dedicated the streets and other Public areas as indicated hereon for perpetual use of the public.

Ella M Edmunds Revocable Trust, dated February 12, 2008
Franklin M. Edmunds

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 Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Number _____ NOTARY PUBLIC
COMMISSIONED IN UTAH

My Commission Expires _____ Printed Name of Notary _____

Acceptance by the City of Mapleton

The City of Mapleton, County of Utah, approved this Subdivision and hereby 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 by Mayor _____ Approved by Planning Commission Chairman _____

Approved by Community Development Director _____

Approved _____ Attest _____
City Engineer City Recorder
(See Seal Below) (See Seal Below)

Occupancy Restriction Notice

The City of Mapleton has an Ordinance which restricts the occupancy of buildings within this subdivision. According, it is unlawful to occupy any building located within this subdivision without first having obtained a certificate of occupancy issued by the City.

Conditions of Approval

Plat " A "

A Residential Subdivision

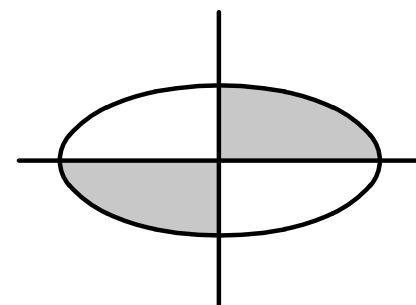
Located in the Northeast quarter of Section 11
Township 8 South, Range 3 East
Salt Lake Base and Meridian

MAPI ETON _____ UTAH COUNTY UTAH

SCALE: 1" = 40 FEET

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



Area Dedicated to Mapleton City 20,738 SF

SURVEYOR'S SEAL

NOTARY PUBLIC STATE OF TEXAS

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

COUNTY RECORDER CERTIFICATE



Development Review Committee Minutes

March 25, 2021

On March 3, 2021, John and Frank Edmunds re-submitted plans for the MEE Estates Subdivision, now consisting of 7 lots in the RA-2 zone and located at approximately 1000 East 1600 North. Revised plans were submitted on March 3, 2021. 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
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 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 March 3, 2020:

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.
 - c. Addresses must be shown on the final plat. **The assigned addresses are attached to these comments.**



- d. 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.
 - e. Please include a signature box/line for Mapleton Irrigation.
2. Boundary line issues exist between the subject parcels and the neighboring Perrero, Kearl, Paxton and Harrison properties. These must be resolved prior to recording the subdivision plat.

Engineering and Public Works Division

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

Secondary Water

1. Verify location of tie in to 1000 E. I think the existing valve is about 10' north of your design



2. Please install a 2" drain to a storm drain inlet at the low point of the system
3. Remove existing PI line work in 1400 North, east of the development, there is no PI line there to connect to
4. Plug and Cap the PI line on the east end of 1400 N and the north end of 950 E
5. Please call out fitting information (tee, cap, 45 degree elbow etc.)
6. Lot 1 PI service was not installed with Mountain View Estates, the service will need to come off of 1400 N.

Culinary Water

1. Move fire hydrant to west end of 1400 N
2. Add a fire hydrant to the end of 950 E
3. Add fitting labels
4. Cap and Plug water line at end of 950E
5. Install 8" gate valve at connection to existing line in east end of 1400 N

Storm Drain System

1. Storm drain report must address the 100-year storm event



2. Please indicate in the storm drain report the required capacity of each drainage structure as well as its design volume – show calculations
3. Please consider the use of underground storage chambers such as Stormtech or StormBRIXX in lieu of sumps
4. Inlets in 1400 N are not drawn correctly
5. Pre-treatment inlets to include snout and oil absorbent pillow prior to sump and/or retention basin – please add a note on the plans
6. Please add profile information and pipe sizes to plan and profile sheets
7. Please consider using underground storage chamber system in park strips in lieu of sumps

Streets

1. Please install street and yield signs at the intersection

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.

Please submit power plans so fiber network can be designed. 2" conduit and fiber pedestals will need to be installed along with power in the PUR for future city fiber.

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.

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.

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.

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 (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 of \$113,200 (\$4,528). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance. Please note that the City is updating its impact fee schedule, so if the impact fees are updated prior to plat recording, these fees may change.
- ☐ Submittal of 7 acre feet of water shares/rights (.45 acre feet per lot and 2.5 acre feet per irrigable acre). Not more than 3.85 acre feet can consist of Strawberry Water.
- ☐ Payment of engineering inspection fees of \$4,250 (\$170 per lot).
- ☐ Payment of street light fee of \$11,250 (450 per lot).
- ☐ Payment of slurry seal fee (\$.18 per square foot of asphalt).
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for (\$50 per page and \$2 per lot).
- ☐ Contact post office regarding cluster mailbox (see attached letter).