

**Item:**

4

Applicant:

Arive Homes

Location:

1050 S Hwy 89

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Zone:

A-2, CE-1

Attachments:

1. Application information.
2. DRC comments.

REQUEST

Consideration of a Preliminary Plat for the Whiting Cove Plat "E" and "F" Subdivision consisting of 17 lots located at 1050 South Highway 89.

BACKGROUND & DESCRIPTION

The project site is approximately 7.5 acres in size. On October 22, 2020 the City Council rezoned the site from a mix of A-2 and GC-1 to RA-2. The applicant had submitted a concept plan that included 17 lots. The site has frontage on Highway 89 and 1200 South stubs to the southeast corner.

The applicant is now requesting approval of the preliminary plats for the project consisting of 15 lots in Plat "E" and two lots in Plat "F" ranging in size from .33 to .53 of an acre.

EVALUATION

General Plan & Zoning: The general plan designates this property as "Flex Use". This designation allows for an applicant to either propose a residential use or a commercial use for the property. The rezoning of the property to RA-2 was consistent with the "Flex" designation.

The RA-2 zone requires a minimum of 14,500 square feet per lot (1/3 acre) with 100 feet of frontage. The proposed preliminary plats are consistent with the RA-2 zoning.

Rezone Conditions: The City Council required the following as part of the rezone approval:

- ½ acre lots to abut the Pheasant View subdivision;
- A 10' asphalt trail along Highway 89;
- A planter strip with one London Plane Sycamore tree planted every 30' along Highway 89 and one street light every 150'.
- The applicant must either obtain the right-of-way for 1200 South, or leave the southern two lots out of the subdivision until such time as the 1200 South right-of-way was obtained.

The proposed preliminary plats will include the improvements along Highway 89, includes two ½ acre lots abutting Pheasant View. The applicant has obtained sufficient right-of-way to construct 1200 South off of Highway 89. However, one property owner to the south has decided not to participate at this time, which will preclude the full completion of 1200 South. If/when the neighbor develops, the remaining section of 1200 South will be constructed.

Subdivision: MCC Chapter 17.04.050.B outlines the review standards that should be used by the Commission when reviewing subdivision applications. These standards are shown in attachment “1”.

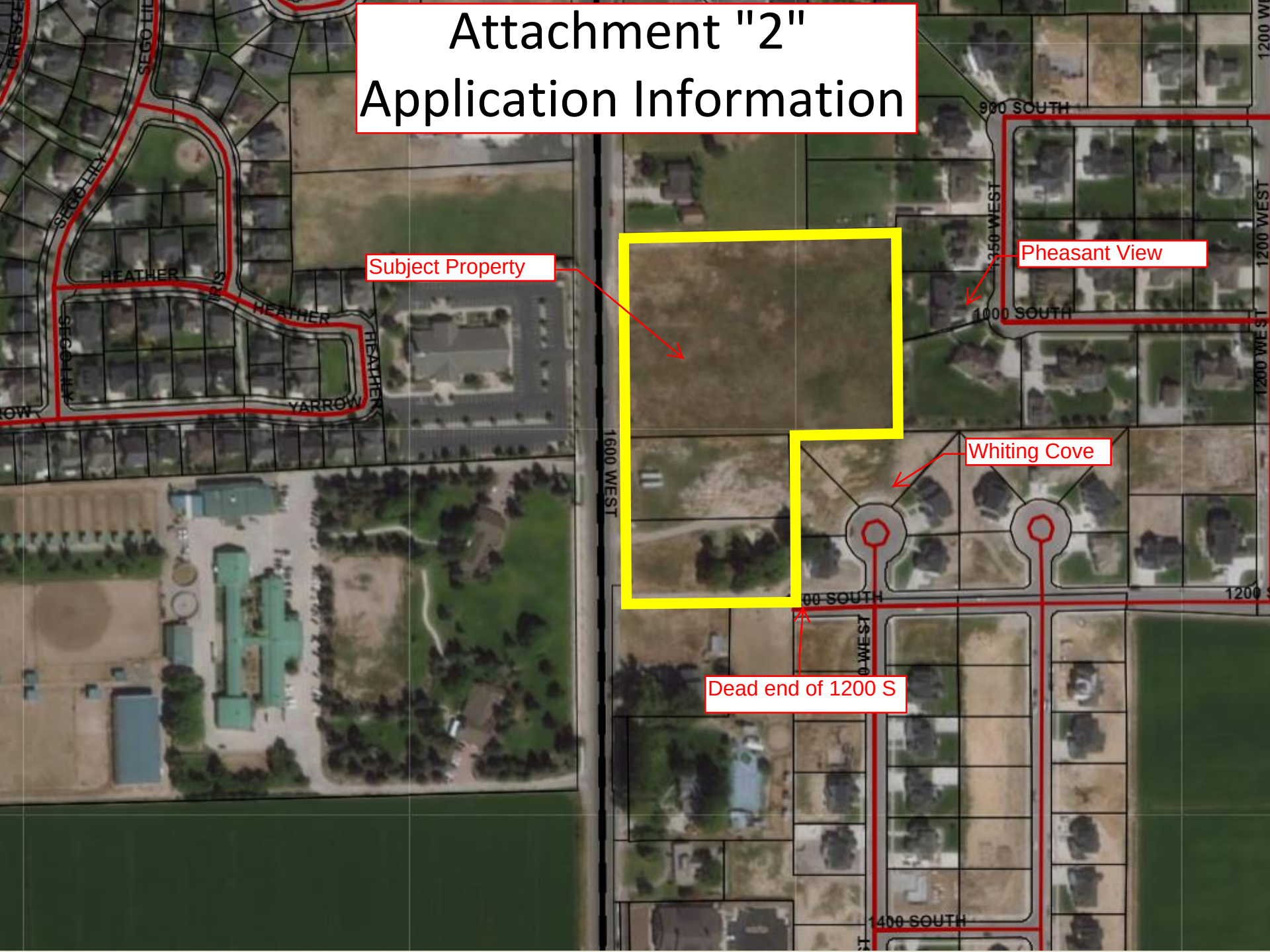
RECOMMENDATION

Recommend approval of the preliminary plats to the City Council with the condition that the applicant complies with all outstanding items from the DRC comments.

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.	✓

Attachment "2"

Application Information

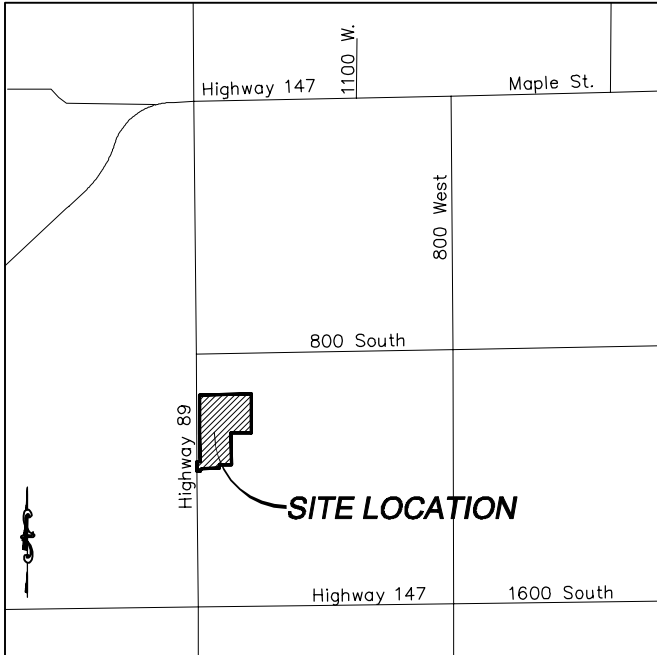


Subject Property

Pheasant View

Whiting Cove

Dead end of 1200 S



VICINITY MAP
-NTS-

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S00°17'02"E 632.10 FEET AND EAST 33.83 FEET FROM THE WEST ¼ OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N88°48'23"E 539.99 FEET; THENCE S00°20'18"E 404.17 FEET ALONG THE WEST BOUNDARY OF PHEASANT VIEW SUBDIVISION PLAT "A", THENCE ALONG THE BOUNDARY OF WHITING COVE SUBDIVISION PLAT "D" THE FOLLOWING TWO COURSES TO WIT: (1) S88°47'43"W 214.28 FEET, (2) S01°07'42"E 206.12 FEET; THENCE S88°42'36"W 145.47 FEET; THENCE S00°24'00"E 10.00 FEET; THENCE S88°42'36"W 182.27 FEET; THENCE N00°24'00" 217.49 FEET; THENCE N00°25'25"W 403.39 FEET TO THE POINT OF BEGINNING. CONTAINING 6.60 ACRES.

- LEGEND**
- FOUND BRASS CAP
 - SET 5/8" IRON PIN
 - CALCULATED POINT, NOT SET
 - SET CURB PIN
 - PROPERTY BOUNDARY
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - MUNICIPAL UTILITY EASEMENT
 - BUILDING SETBACK
 - CENTERLINE
 - PROPOSED LOT NUMBERS
 - ADDRESSES

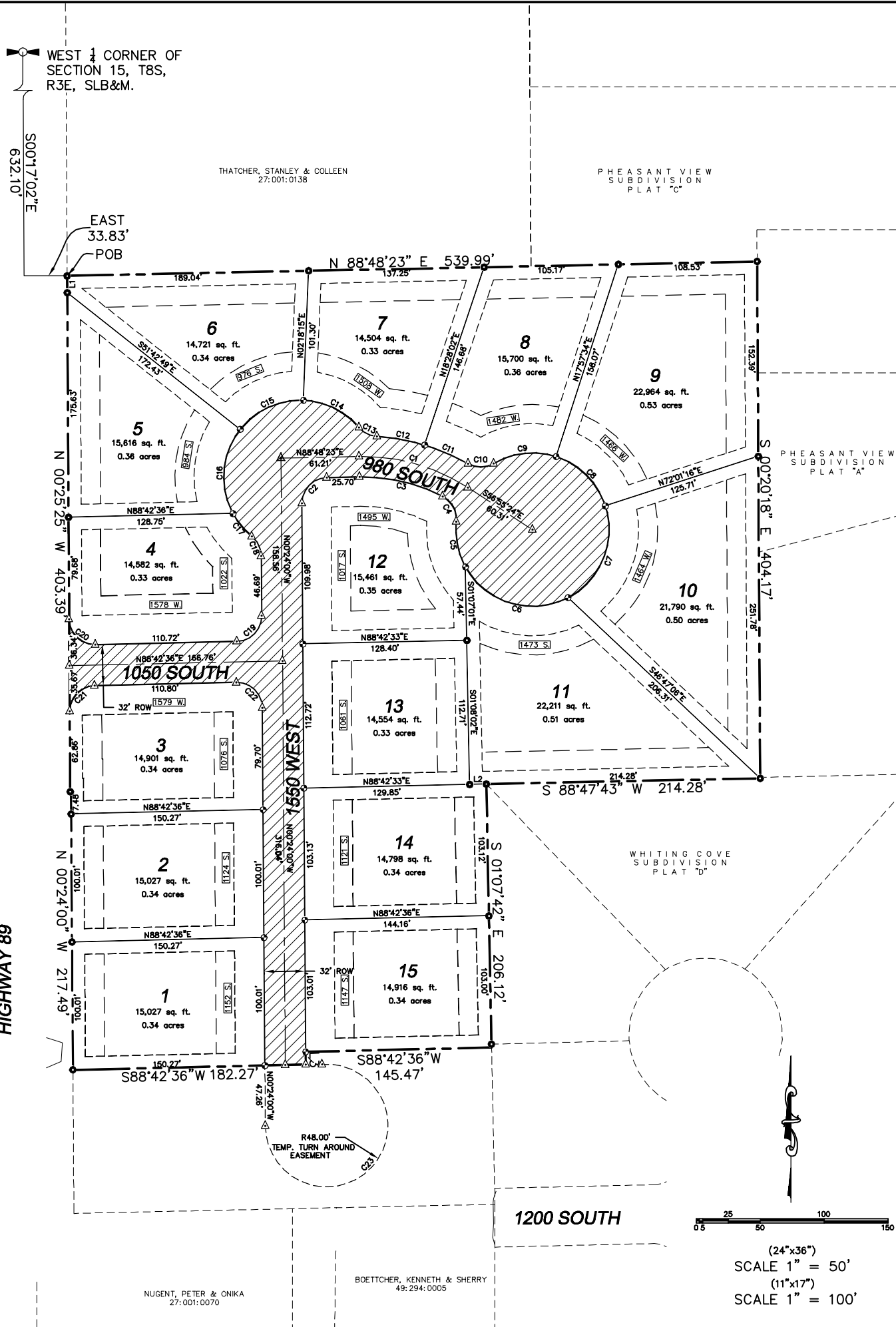
0.93 ACRES OF ROW TO BE DEDICATED TO MAPLETON CITY

- NOTES:**
- SUBDIVISION IS TO BE COMPLETED IN TWO PHASES.
 - LOTS 1-5 ARE NOT ALLOWED TO HAVE PRIMARY DRIVEWAY ACCESS ON US-89.

LINE TABLE					
LINE	LENGTH	BEARING			
L1	13.22	N 00°20'18" W			
L2	13.00	S 88°42'33" W			
L3	10.00	S 00°24'00" E			

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	150.00	89.72	88.39	N 74°03'31" W	34°16'13"
C2	20.00	31.14	28.09	S 44°12'11" W	89°12'23"
C3	134.00	67.35	66.64	N 76°47'40" W	28°47'53"
C4	20.00	23.85	22.46	N 28°14'24" W	68°18'39"
C5	60.00	36.61	36.05	S 11°33'59" E	34°57'49"
C6	60.00	92.71	83.75	S 73°18'42" E	88°31'36"
C7	60.00	84.20	77.46	N 22°13'23" E	80°24'14"
C8	60.00	56.61	54.54	N 45°00'35" W	54°03'42"
C9	60.00	50.70	49.20	S 83°45'07" E	48°24'53"
C10	20.00	20.96	20.01	N 89°34'05" E	60°02'48"
C11	166.00	37.01	36.94	N 66°47'47" W	12°46'31"
C12	166.00	38.09	38.00	N 79°45'25" W	13°08'46"
C13	20.00	16.11	15.68	S 63°15'17" E	46°09'02"
C14	60.00	49.76	48.35	N 63°56'15" W	47°30'59"
C15	60.00	56.57	54.50	S 65°17'43" W	54°01'04"
C16	60.00	70.03	66.12	S 04°50'53" W	66°52'36"
C17	60.00	23.25	23.11	S 39°41'32" E	22°12'15"
C18	20.00	17.59	17.03	N 25°35'50" W	50°23'40"
C19	20.00	31.11	28.06	N 44°09'18" E	89°08'36"
C20	20.00	31.75	28.52	S 45°48'51" E	90°57'06"
C21	20.00	31.08	28.05	S 44°11'09" W	89°02'54"
C22	20.00	31.73	28.50	N 45°50'42" W	90°53'24"
C23	48.00	229.40	65.58	N 42°41'19" E	27°34'21"

HIGHWAY 89



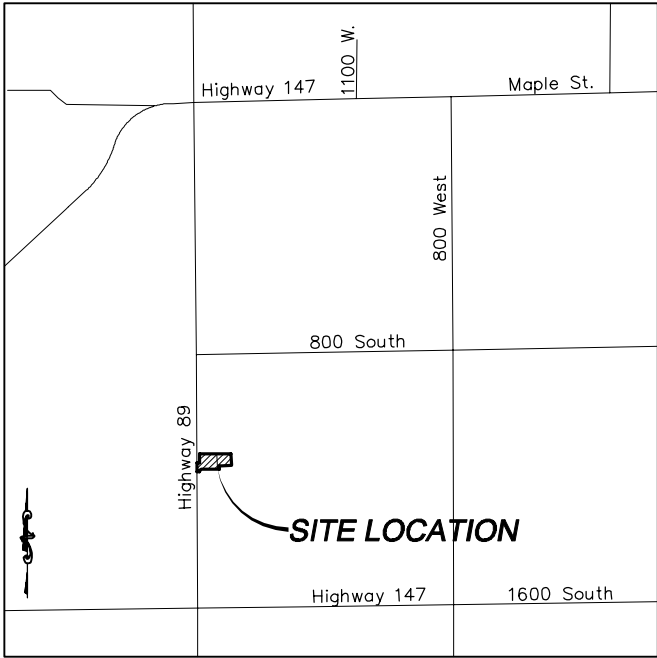
WHITING COVE PLAT "E"
A SINGLE FAMILY DEVELOPMENT
ATLAS ENGINEERING
L.L.C.

PRELIMINARY PLAN SHEET
APRIL 2021
MAPLETON, UTAH
COUNTY, UTAH

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

SHEET NO.
2

Z:\2020\20-072 Mapleton Ariva Young\CADD\PRELIMINARY\PLAT A\02-PRELIM PLAN.dwg 9:31:35 AM MDT 7/5/2021



VICINITY MAP
-NTS-

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S00°17'02"E 1252.98 FEET AND EAST 35.25 FEET FROM THE WEST ¼ OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N88°42'36"E 182.27' FEET; THENCE N00°24'00"W 10.00 FEET; THENCE N88°42'36"E 145.47 FEET; THENCE ALONG THE BOUNDARY OF WHITING COVE SUBDIVISION PLAT "D" THE FOLLOWING TWO COURSES TO WIT: (1) S01°07'42"E 316.16 FEET, (2) S02°17'02"E 12.94 FEET; THENCE S88°39'20"W 124.16 FEET; THENCE S00°50'15"W 32.97 FEET; THENCE S88°42'33"W 185.00 FEET; THENCE SOUTHWESTERLY 31.10 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 89°06'33" THE CHORD BEARS S44°09'16"W 28.06 FEET; THENCE S00°24'00"E 15.20 FEET; THENCE WEST 29.61 FEET; THENCE NORTH 106.70 FEET; THENCE EAST 28.86 FEET; THENCE N00°24'00"W 74.25 FEET TO THE POINT OF BEGINNING. CONTAINING 1.11 ACRES.

LEGEND

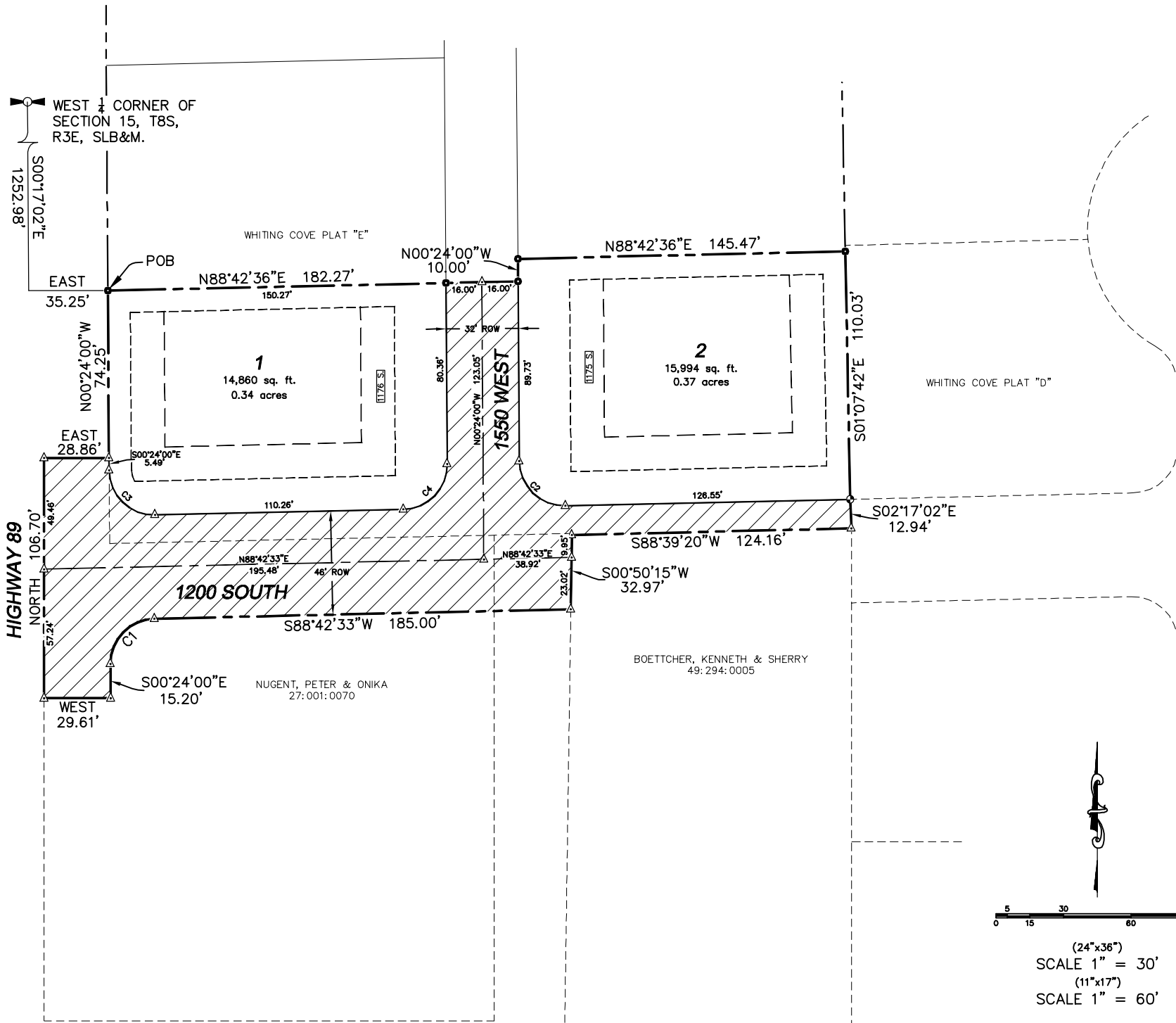
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- PROPOSED LOT NUMBERS
- ADDRESSES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	20.00	31.10	28.06	S 44°09'16" W	89°06'33"
C2	20.00	31.73	28.50	S 45°50'44" E	90°53'27"
C3	20.00	31.73	28.50	S 45°50'44" E	90°53'27"
C4	20.00	31.11	28.06	N 44°09'16" E	89°08'07"

0.41 ACRES OF ROW TO BE DEDICATED TO MAPLETON CITY

NOTES:

- SUBDIVISION IS TO BE COMPLETED IN TWO PHASES.
- LOTS 1 IS NOT ALLOWED TO HAVE PRIMARY DRIVEWAY ACCESS ON US-89.



WHITING COVE PLAT "F"

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

SHEET NO.

2

PRELIMINARY PLAN SHEET
APRIL 2021

MAPLETON, UTAH
COUNTY, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
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3			
2			
1			



Development Review Committee Minutes

May 3, 2021

On April 15, 2021, plans were re-submitted for the Whiting Cove Plat "E" subdivision consisting of 15 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. Highway 89 frontage to include (please show on plans):

- Masonry wall along property line
- 10' asphalt trail
- Planter strip between curb and trail to include 1 London Plane Sycamore tree for every 35' of frontage and one street light every 150'. City to provide street light spec.

2. Is lot 11 being combined with the lot 3 of plat "D"? If so, please show that on the plat with the note under the title "including a vacation of lot 3 of Whiting Cove Plat "D". Also, lot 11 must still include the planter strip and sidewalk.

Engineering and Public Works Division

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

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

1. Submit Geotech report
2. Submit culinary water analysis performed by RB&G Engineering
3. Create sheet showing improvements along the highway

Streets

1. A UDOT Access permit will be required for 1050 S and 1200 S
2. Add street sign to 980 South and 1550 West
3. Add streetlight to intersection with highway 89 and inside corner of bulb out on 980 S
4. Highway 89 road section needs to include a 10' asphalt trail with 8' park strip

Storm Drain

Secondary Water

1. Move PI Main in US 89 to the park strip and upsize to 12" per the city master plan
2. Move blow off to the park strip
3. Lot 12 is missing a PI service
4. Is the plan to loop the PI to the other Whiting Cove phases to provide live PI now?



Culinary Water

1. Verify location of culinary water in HWY 89
2. Move blowoff to the park strip
3. Add Fire Hydrant to south end of the line on 1550 West

Power and Fiber

1. Please submit power plans for fiber design
2. Conduit and services will need to be installed for future city fiber

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.

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.

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.
- ☐ Pay Silver Leaf water line reimbursement of \$3,941.57.
- ☐ Payment of impact fees of \$68,608.65 (\$4,573.91 per lot). An additional impact fee of \$10,089.52 per lot will be required at the time of building permit issuance.
- ☐ Submittal of 16.5 acre feet of water shares/rights (4.5 has already been submitted).
- ☐ Payment of engineering inspection fees of \$2,550 (\$170 per lot).
- ☐ Payment of street light fee of \$6,750 (\$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).
- ☐ Payment of any rollback taxes.
- ☐ Contact post office regarding cluster mailbox (see attached letter).