

Planning Commission Staff Report



MAPLETON

Item:

7

Date:

5/13/2021

Applicant:

SJM Developments, LLC

Location:

500 E Maple Canyon Cir

Prepared By:

Sean Conroy, Community Development Director

Public Hearing:

No

Zone:

PRC-4

Attachments:

1. Standard findings.
2. Application information.
3. Original Concept Plan.
4. DRC comments.

REQUEST

Consideration of a Preliminary Plat application for the Preserve Plat "E" subdivision consisting of 10 lots located at approximately 500 East Mapleton Canyon Circle.

BACKGROUND & DESCRIPTION

In 2006 the City approved a project known as The Preserve at Mapleton consisting of 92 lots divided into 7 phases (see attachment "3"). The approval included a Planned Residential Community (PRC-4) zone for the property. Plats "A" and "D" consisting of 23 lots have been platted and the infrastructure installed, but no homes have been built. Plats "F" and "G" (Perry Hollow Dr) consisting of 32 lots have been platted and homes have been built on almost all of the lots.

The applicant is now requesting approval for the Preserve Plat "E" preliminary plat consisting of ten lots between 1.04 and 1.37 acres in size.

EVALUTION

General Plan & Zoning: The subject property is designated as "Rural Residential". This designation encourages average lot sizes of two acres or larger. The PRC zone approved for the Preserve includes a mix of lot sizes with an average of over two acres per lot. The proposed project is consistent with the "Rural Residential" designation and the PRC-4 zone.

Concept Plan: The concept plan that was approved as part of the PRC-4 zone included 11 lots in plat "E", whereas the applicant is only proposing 10 lots. Other than that, the layout is generally the same. Plat "E" will connect the existing stub streets at the east end of plat "D" and the south end of plat "F". The proposed plat also includes a stub road that will end just west of the City's parkway trail and will connect with future phases to the east.

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".

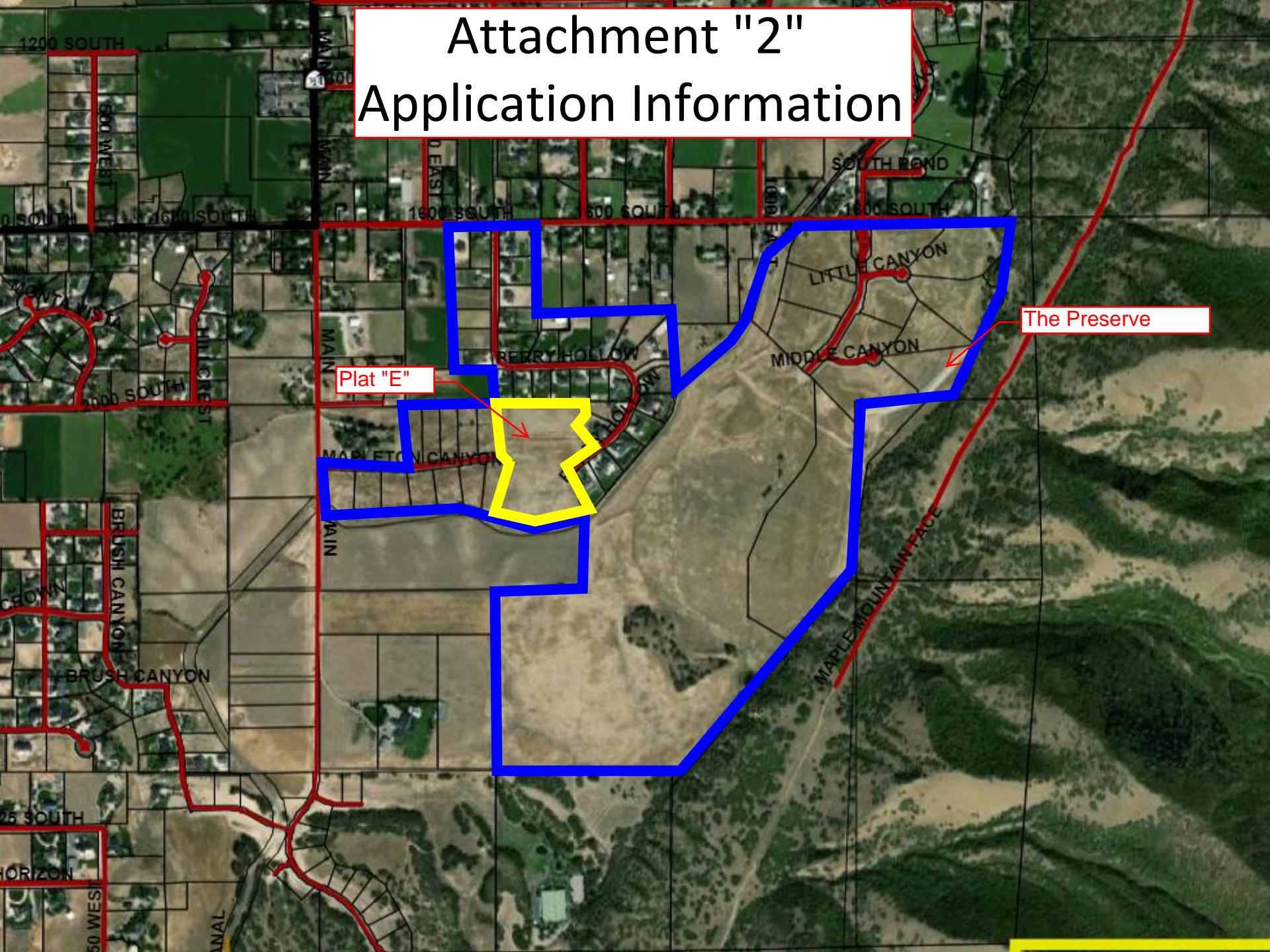
EVALUTION

Recommend approval of the preliminary plat to the City Council with the condition that the application 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"

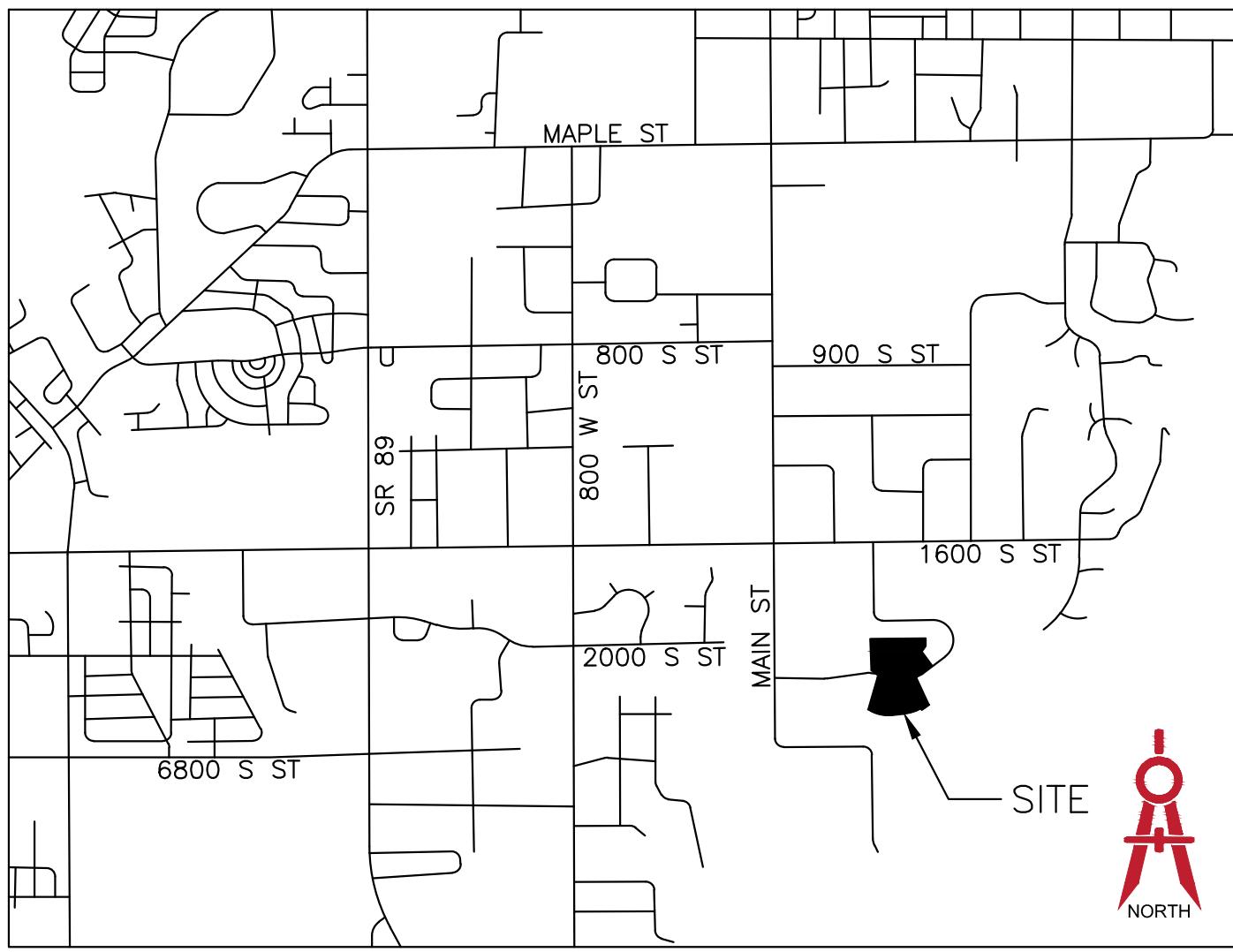
Application Information



SHEET INDEX	
SHEET	DESCRIPTION
G1-0	CIVIL COVER SHEET
G1-1	GENERAL NOTES, LEGEND, ABBREVIATIONS
THE PRESERVE AT MAPLETON PLAT E	
C0-1	EXISTING CONDITIONS
C1-0	SITE PLAN
C2-0	GRADING & DRAINAGE PLAN
C3-1	PLAN & PROFILE STA 0+00 - 6+20
C3-2	PLAN & PROFILE STA 0+00 - 3+46
C3-3	PLAN & PROFILE STA 0+00 - 3+30
C4-0	UTILITY PLAN
C5-1	CIVIL DETAILS
C5-2	CIVIL DETAILS
C6-1	STORMWATER POLLUTION PREVENTION PLAN
C6-2	SWPPP DETAILS

Project Name	
Preserve E	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> REJECTED
<input checked="" type="checkbox"/> REVISE	<input type="checkbox"/> NOT REVIEWED
BY	DATE
Steven Lord	4/20/2021
SUBMITTAL#	SPEC

This review is only for general conformance of the project and general compliance. Corrections or comments made on these drawings during this review do not relieve Contractor/Subcontractor from compliance with the requirements of the plans and specifications. Contractor is responsible for all dimensions and fabrication to be confirmed and correlated at the job site.

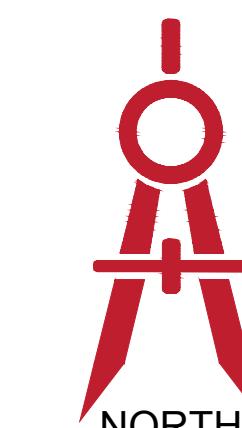


VICINITY MAP

NTS

ZONE PRC (PLANNED RESIDENTIAL COMMUNITY)

ALL WORK WITHIN THE RIGHT-OF-WAY
DEDICATED TO MAPLETON CITY
SHALL CONFORM TO MAPLETON
STANDARDS AND SPECIFICATIONS



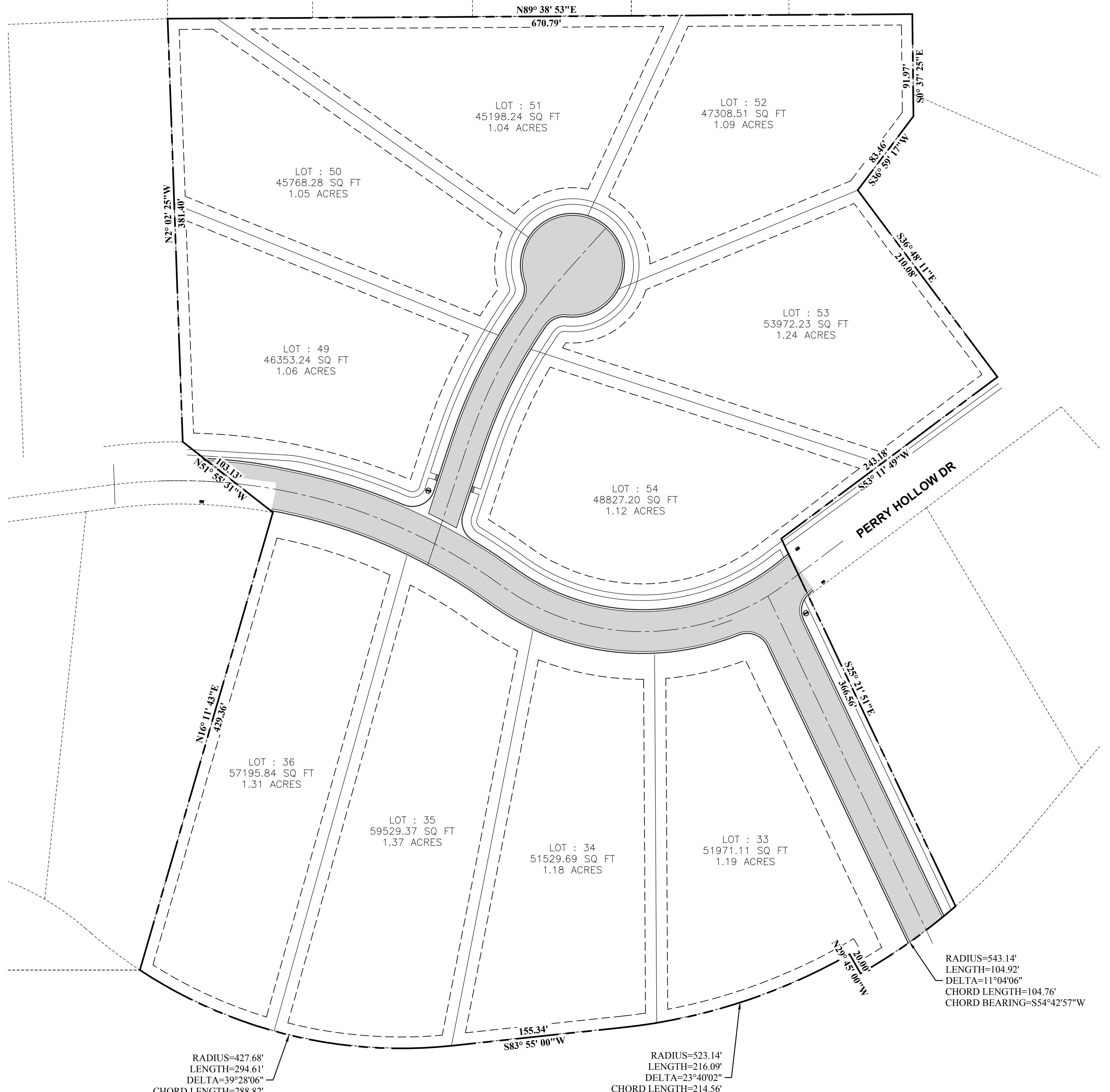
PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM



THE PRESERVE AT MAPLETON PLAT E

CONSTRUCTION PLANS

PART OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,
MAPLETON, UTAH COUNTY, UTAH



SITE MAP
SCALE: 1" = 60'

THE PRESERVE AT MAPLETON PLAT E
CIVIL COVER SHEET

PERRY HOLLOW DR, MAPLETON, UT 84664

ELEVATE
ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

ELEVATE
ENGINEERING

NOT FOR
CONSTRUCTION
SHEET:
G1-0
DATE:
Apr 01, 2021

KEYED NOTES:

- ① PROPOSED 2' CURB & GUTTER TYPE E PER APWA STD DWG 205. SEE SHEET C5-1 FOR DETAILS.
- ② PROPOSED 5' SIDEWALK PER CITY OF MAPLETON STANDARDS.
- ③ PROPOSED STOP SIGN PER CITY OF MAPLETON STANDARDS.
- ④ PROPOSED ADA RAMP PER APWA STD DWG 235. SEE SHEET C5-1 FOR DETAILS.
- ⑤ PROPOSED FIRE HYDRANT PER CITY OF MAPLETON STANDARDS.

PROJECT ENGINEER: LP

DESIGNER: LP

DATE:

REVISIONS:

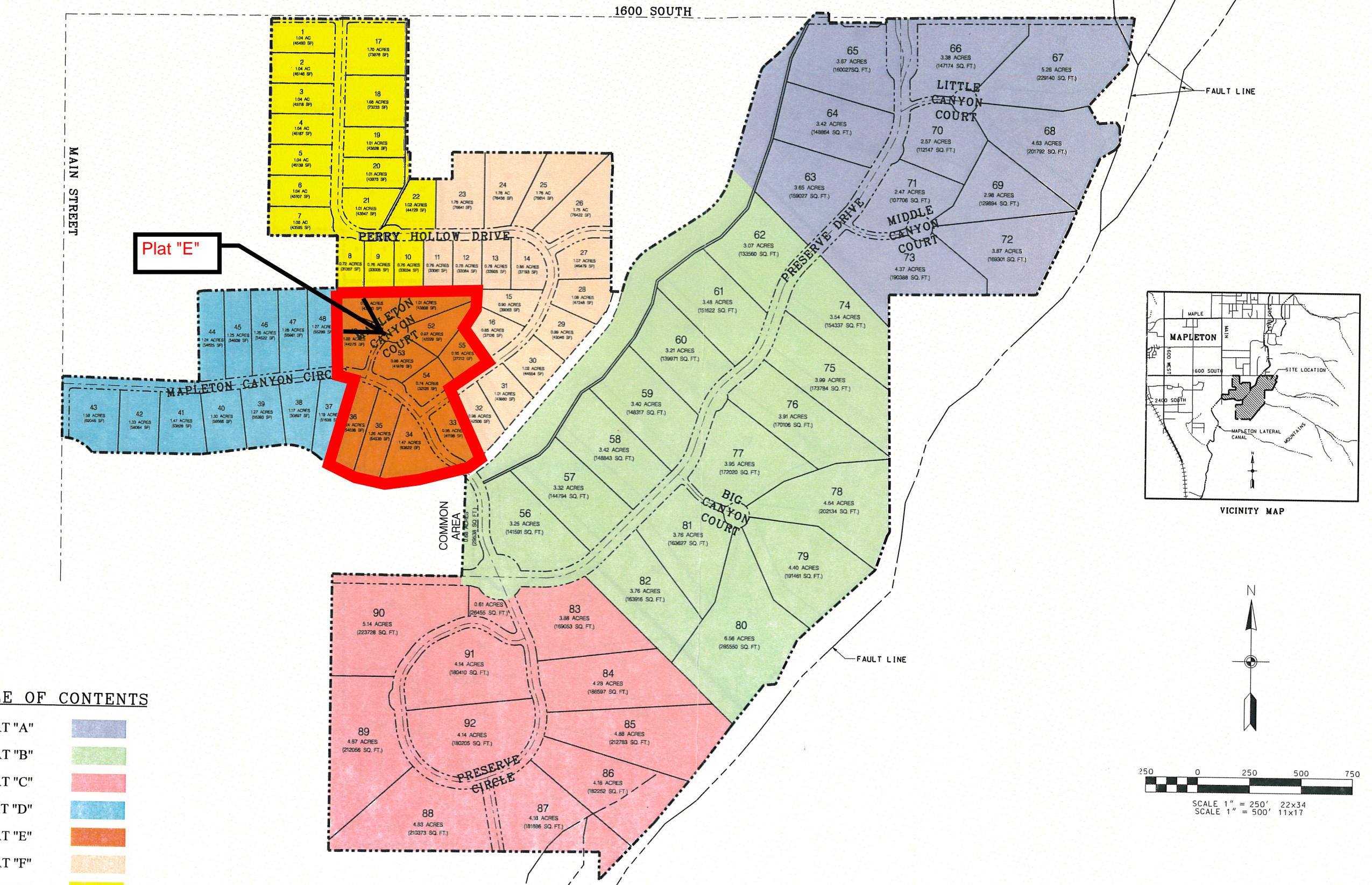
BY:

DATE:

NO.:

Attachment "3"

Original Concept Plan





Development Review Committee Minutes

April 21, 2021

On April 14, 2021, plans were submitted for the Preserve Plat "E" subdivision consisting of 10 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. This application requires approval by the Planning Commission and City Council.

Community Development Division

Sean Conroy, Community Development Director
Phone: (801) 806-9101 Email: sconroy@mapleton.org

1. If the property is in an LLC, the plat will need the corporate acknowledgement not the individual acknowledgment.
2. Include the attached addresses on the plat.
3. Show the street dedication as cross hatched on the plat.

Engineering and Public Works Division

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

1. Submit plans to RB&G Engineering for the culinary water analysis.
2. Submit storm drain report.
3. Submit power plans when available.

Streets

4. Add streetlights to intersections
5. Add street signs to intersections
6. Replace STOP signs with YIELD signs

Storm Drain

1. Pipe material may be polypropylene if preferred
2. Storm drain needs to be added to side streets, max inlet spacing 300'

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.



MAPLETON

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.
- Payment of water and sewer impact fees of \$45,739.10 (\$4,573.91 per lot). Additional impact fees (parks, PI, public safety) of \$10,089.52 per lot will be required at the time of building permit issuance.
- Submittal of 23 acre-feet of water shares/rights (4.5 must come from something other than strawberry water).
- Payment of engineering inspection fees of \$1,700 (\$170 per lot).
- Payment of street light fee of \$4,500 (\$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).



MAPLETON

- Payment of any rollback taxes.
- Contact post office regarding cluster mailbox (see attached letter).