

**Item:**

2

Date:

May 25, 2021

Applicant:

Brad and Nancy Hardman

Location:

1127 North Main Street

Prepared By:

Brian Tucker, Planner

Public Hearing:

No

Zone:

RA-2

Attachments

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

REQUEST

Consideration of a request for Preliminary Plat approval for the Hardman Subdivision Plat A, a 2-lot subdivision located at 1127 North Main Street in the RA-2 Zone.

BACKGROUND & DESCRIPTION

At 1127 North Main Street sits a home on 1.102 acres. This 1.102 acres has frontage not only on Main Street but also nearly 110' of frontage on 1200 North. As the parcel is located within the RA-2 zone, a zone that requires .333 acre lots, the applicants would like to create a .35 acre building lot on 1200 North while retaining .75 acres with the existing home. The applicant will be required to install curb, gutter, and sidewalk on 1200 North, but the improvements are already in place on Main Street.

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'. Both 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.

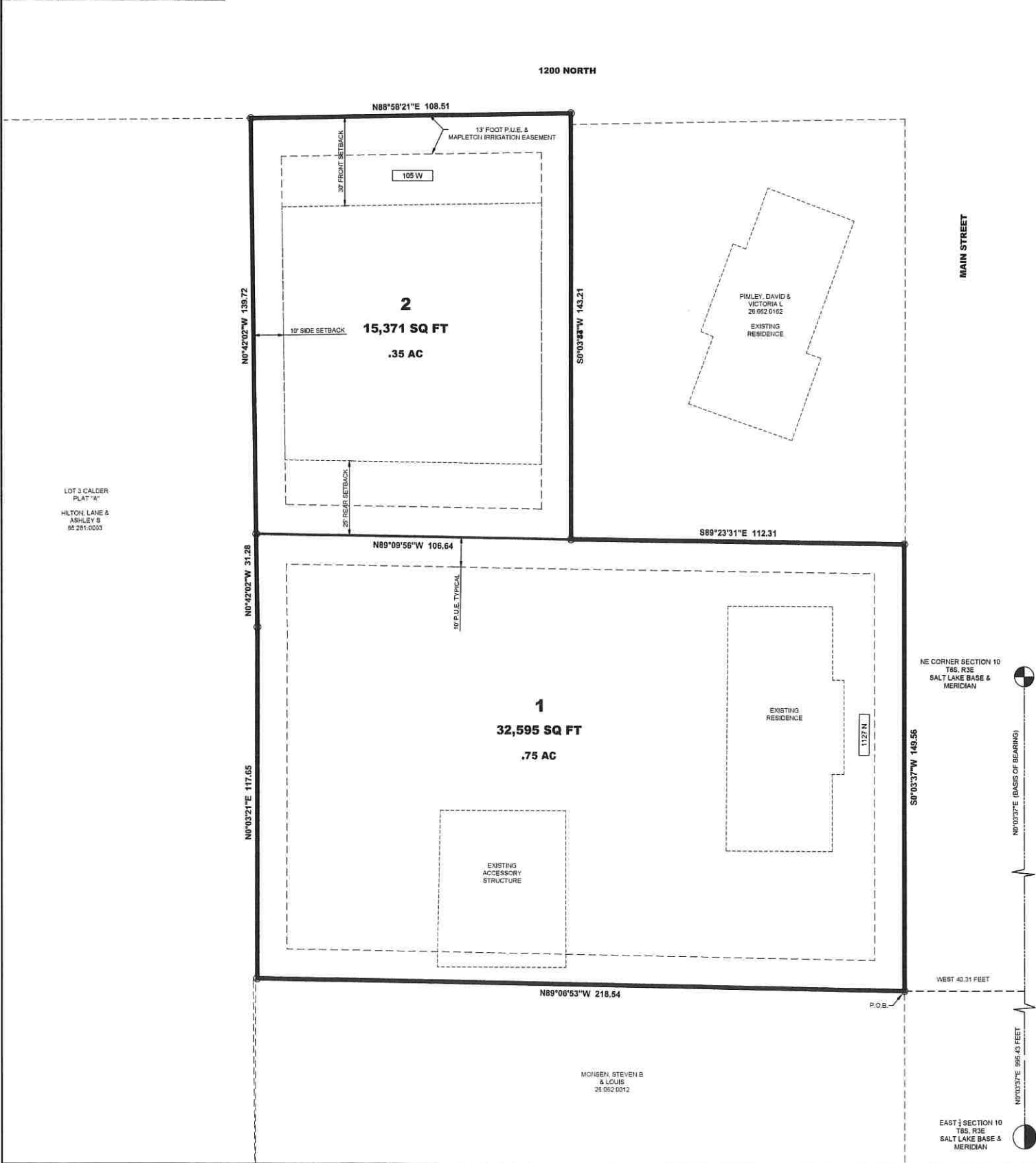
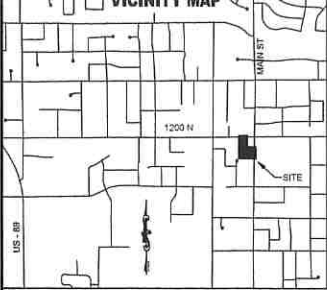
RECOMMENDATION

Approve of the Preliminary Plat for the Hardman 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.	✓



NOTES:

1. BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
FRONT LIVING - 30'
FRONT GARAGE - 20'
REAR - 25'
SIDE - 10'
2. PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
3. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
4. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
5. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
6. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

UTILITY NOTE:

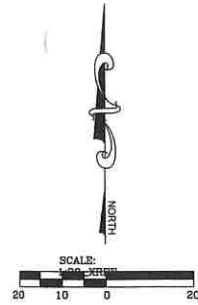
BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE BOUNDARY, COURSE, DIMENSION, AND INTENDED USE OF THE RIGHT OF WAY AND EASEMENT GRANTS OF RECORD AND LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES AND CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT OF WAY, AND EASEMENT GRANTS OF RECORD AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-8A-603(4)(C)(i).

CENTURY LINK REP APPROVAL: _____ MAPLETON IRRIGATION CO. APPROVAL: _____
THIS _____ DAY OF _____, 2021 THIS _____ DAY OF _____, 2021
ROCKY MOUNTAIN POWER REP APPROVAL: _____ COMCAST REP APPROVAL: _____
THIS _____ DAY OF _____, 2021 THIS _____ DAY OF _____, 2021

DOMINION ENERGY ACCEPTANCE

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE.

APPROVED THIS _____ DAY OF _____, 20____
DOMINION ENERGY COMPANY
BY: _____
TITLE: _____



SURVEYOR'S CERTIFICATE

I, TRAVIS R. WARREN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10785900 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF NORTH MAIN STREET, MAPLETON, UTAH, WHICH BEGINNING POINT IS 12.13 WEST OF THE BACK OF SIDEWALK, MORE PARTICULARLY DESCRIBED AS BEING NORTH N0°03'37"E ALONG THE SECTION LINE BETWEEN THE EAST 1/4 CORNER AND NORTHEAST CORNER 995.43 FEET AND WEST 40.31 FEET FROM THE EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N89°08'53"W 218.54 FEET TO A POINT ON THE WEST BOUNDARY OF THE CALDER SUBDIVISION PLAT "A" RECORDED AS ENTRY # 145238-2007, ACCORDING TO THE RECORDS ON FILE AT THE UTAH COUNTY RECORDERS OFFICE; THENCE ALONG SAID SUBDIVISION THE FOLLOWING 3 CALLS: (1) N0°03'21"E 117.65 FEET, (2) N0°42'02"W 31.28 FEET; (3) N0°42'02"W 139.72 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 1200 NORTH; THENCE ALONG SAID RIGHT-OF-WAY N88°58'21"E 108.51 FEET; THENCE S0°03'37"W ALONG THE REAL PROPERTY OF PIMLEY 143.21 FEET; THENCE CONTINUING ALONG SAID PROPERTY S88°23'31"E 112.31 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF MAIN STREET; THENCE ALONG SAID MAIN STREET RIGHT-OF-WAY S0°03'37"W 149.56 FEET, RETURNING TO THE POINT OF BEGINNING.

AREA ±1.10 AC

DATE _____ SURVEYOR _____
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF 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 DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

TRUST ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE OF THE BRAD AND NANCY HARDMAN REVOCABLE FAMILY TRUST DATED MARCH OF 2012 AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC SEAL

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES 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 _____ ENGINEER _____ ATTEST _____ CLERK-RECORDER _____
(See Seal Below) (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE MAPLETON CITY PLANNING COMMISSION

COMMUNITY DEVELOPMENT DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

PLAT "A"

HARDMAN

SUBDIVISION

MAPLETON

UTAH COUNTY, UTAH

SCALE: 1" = 20'

SURVEYOR'S SEAL

ENGINEER SEAL

COUNTY RECORDER INFORMATION



REVIEW ONLY

REVIEW ONLY

REVIEW ONLY

This form approved by Utah County and the municipalities therein.



Development Review Committee Minutes

May 12, 2021

On April 28, 2021, Brad Hardman submitted new plans for the Hardman Subdivision, Plat "A", a 2 lot subdivision in the RA-2 zone and located at 1127 North Main. 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 and notarized Property Owner Affidavit to verify ownership. The Property Owner Affidavit is found in the application packet.***
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 April 28, 2021:

1. The final plat must include, among other requirements, the following:
 - a. Properties in trusts must include the title of the signer, the full name of the trust and the date of the trust.
 - b. Addresses must be shown on the final plat. The existing address is fine for the existing house. Due to the addresses of homes to the west and across the



street, the **lot is assigned 85 West 1200 North** as its address rather than 105 West as suggested on the plat.

- c. 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. Please ensure the notary utilizes the lines provided for this purpose in the trust acknowledgement.
2. There are a few issues in the boundary description where either the numbers don't match the plat or words are misspelled. Please note the attached reviewed copy of the plat.
3. Please remove any references to setbacks from the plat. Your references are perfectly correct for this moment in time, but setbacks can change over time.
4. The only utility that needs to sign the plat is Mapleton Irrigation. The other utility signature lines can be removed. The applicant must ensure copies of the recorded plat are provided to each utility when the plat is recorded.

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

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.
- ☐ 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.
- ☐ 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, not less than .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).