

City Council Staff Report



Date:

7/7/2021

Applicant:

Wade Payne

Location:

Approximately 300 West
350 South

Prepared By:

Brian Tucker, Planner

Public Hearing:

No

Zone:

RA-1 w/ TDR-R

Attachments:

1. Standard Findings
2. Subdivision Plans
3. Rezone concept plan
4. May 2021 DRC
comments
5. PC Minutes.

REQUEST

Consideration of an ordinance granting Preliminary Plat approval for the Wade Payne Subdivision, a 34-lot subdivision located at approximately 300 West 350 South in the RA-1 Zone with the TDR-Receiving Overlay.

BACKGROUND & DESCRIPTION

The subject property is located at approximately 300 West and 350 South and is 27.2 acres in size. On January 6, 2021, the City Council held a public hearing to review a request to rezone the property from A-2 to RA-1 with a TDR-R. The Concept Plan included 38 lots and included a stub street to the north (300 W) that could eventually connect to Maple Street. The Council discussed a variety of issues but expressed concerns with the stub street to the north, the overall density and the excessive use of TDRs. The Council continued the application with a request that the applicant submit a revised concept plan addressing the concerns of the Council.

On January 20, 2021, the City Council reviewed the revised concept plan and approved the rezone with the condition that the density not exceed 34 lots. The applicant is now requesting approval of a preliminary plat that includes 34 lots ranging in size from .5 to 1.23 acres in size and that is largely consistent with the concept plan reviewed by the Council on January 20, 2021.

The City Council is the final decision-making body for subdivisions with four lots or more, after having received a recommendation from the Planning Commission. The Planning Commission recommended approval of the Preliminary Plat on June 6, 2021.

EVALUATION

General Plan & Zoning: The Future Land Use Map of the General Plan designates the property as "Low Density Residential". This designation supports one acre lots or ½ acre lots with TDRs and is consistent with the existing RA-1, TDR-R zoning designation of the property.

Some additional goals and policies from the General Plan that are applicable include:

*Goal 1: Preserve and enhance Mapleton's rural atmosphere
agricultural history through careful planning and the*

preservation of open space.

Goal 2: Continue the established focus on large lot, single-family residential uses as the primary means for preserving Mapleton's rural character.

Goal 3: Ensure that land uses are compatible and/or utilize adequate buffers to enhance compatibility.

Goal 9: Continue to implement the TDR program.

The proposed lots are consistent with the size of lots in the vicinity and implements the TDR program. The application is consistent with the General Plan. The plat is also consistent with the Council's condition to limit the density of the site to 34 lots.

Subdivisions: MCC Section 17.04.050.B outlines the subdivision review standards that shall be used by the City Council. These standards are shown in attachment "1". The proposed project complies with these standards.

Stub Street: Mike Klauck owns a five-acre parcel that has frontage on Main Street, that abuts the eastern property line of the subject project. During the review of the rezone application, Mr. Klauck had expressed interest in having a stub road connect to his property. The concept plan that was reviewed by the City Council included this stub road. Mr. Klauck has since indicated that he no longer feels the stub road is necessary to develop his property and is not requesting that a stub road be provided. Without the stub road, a cul-de-sac will be required to develop his property. The proposed preliminary plat does not include the stub road.

Regarding the provision of stub roads, MCC Section 17.12.020.C. states:

"C. Access To Adjacent Properties: In order to facilitate the development of an adequate and convenient circulation system within the city and to provide access for the logical development of adjacent vacant properties, the city may, as a condition of approval, require the subdivision plan to include one or more temporary dead-end streets (stub streets) which extend to the boundary of the subdivision. All such stub streets shall be fully developed to the boundary of the subdivision. Any plan for the subsequent development of the adjacent property shall provide for the continuation of any such stub street."

Staff's preference would be to require the stub road to avoid an unnecessary cul-de-sac and to promote connectivity. However, neither the applicant nor Mr. Klauck want to provide the stub road and the Planning Commission was supportive of not requiring the stub road. The Council should discuss whether the stub road should once again be included on the plat.

RECOMMENDATION

Adopt the ordinance approving the Preliminary Plat for the Payne Subdivision, with the attached findings and condition.

SPECIAL CONDITION

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

ORDINANCE NO. 2021-

AN ORDINANCE GRANTING PRELIMINARY PLAT APPROVAL FOR THE WADE PAYNE SUBDIVISION, A 34-LOT SUBDIVISION LOCATED AT APPROXIMATELY 300 WEST 350 SOUTH IN THE RA-1 ZONE WITH THE TDR-RECEIVING OVERLAY.

WHEREAS, the project site was rezoned from A-2 to RA-1 with the TDR-Receiving Overlay Zone on January 20, 2021; and

WHEREAS, the proposed subdivision does not exceed the 34 lot maximum established by the City Council as a condition of approval for the rezone; and

WHEREAS, the proposed subdivision is closely based on the subdivision concept the City Council used as a basis for the rezone decision; and

WHEREAS, the each lot meets the minimum area, frontage and width requirements for the RA-1 zone when TDR's are used; and

WHEREAS, the Planning Commission recommended approval to the City Council on June 10, 2021.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to grant Preliminary Plat Approval for the Wade Payne subdivision, a 34-lot subdivision located at approximately 300 West 350 South in the RA-1 with the TDR-Receiving Overlay Zone

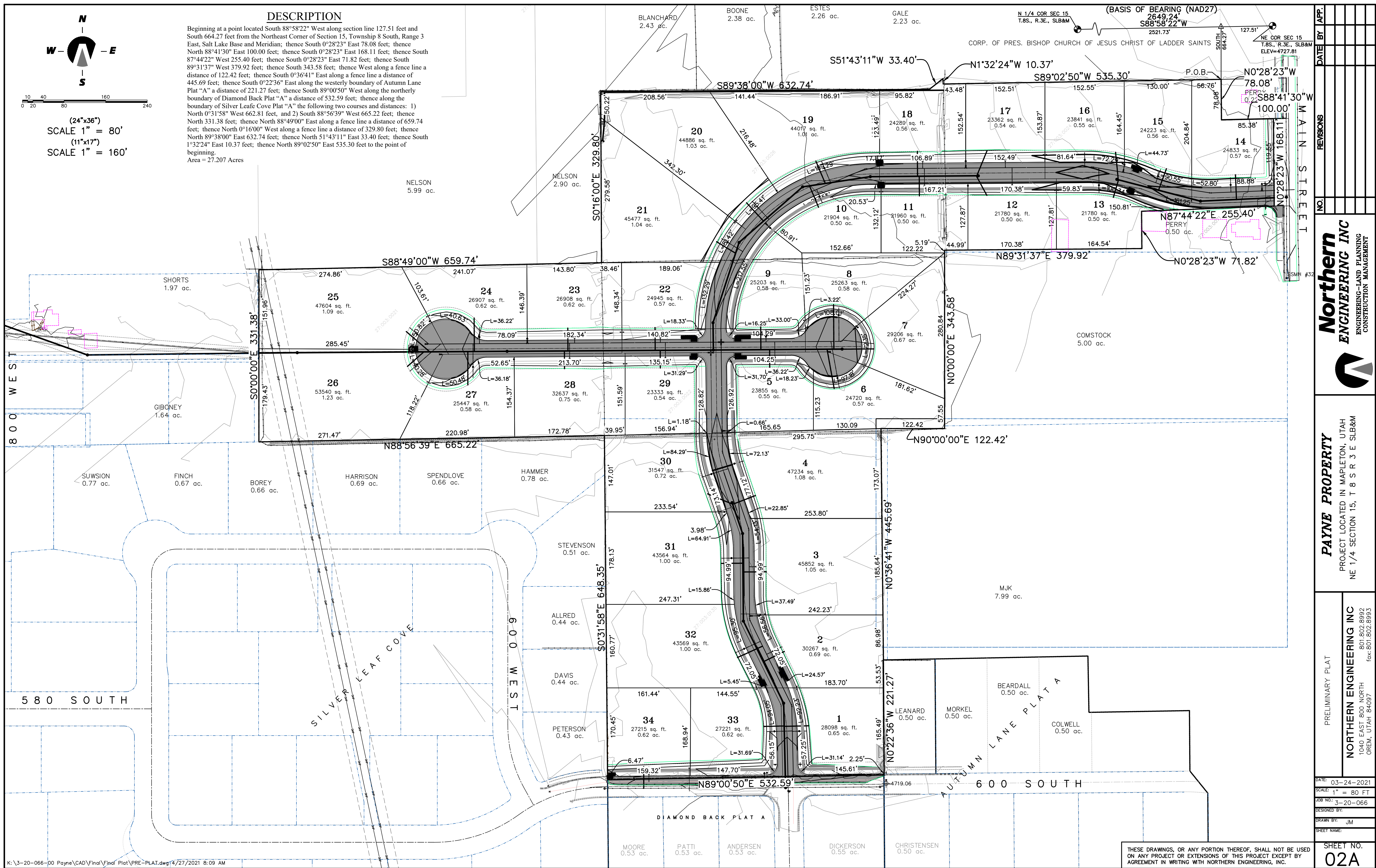
PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,
This 7th Day of July 2021.

Dallas Hakes
Mayor

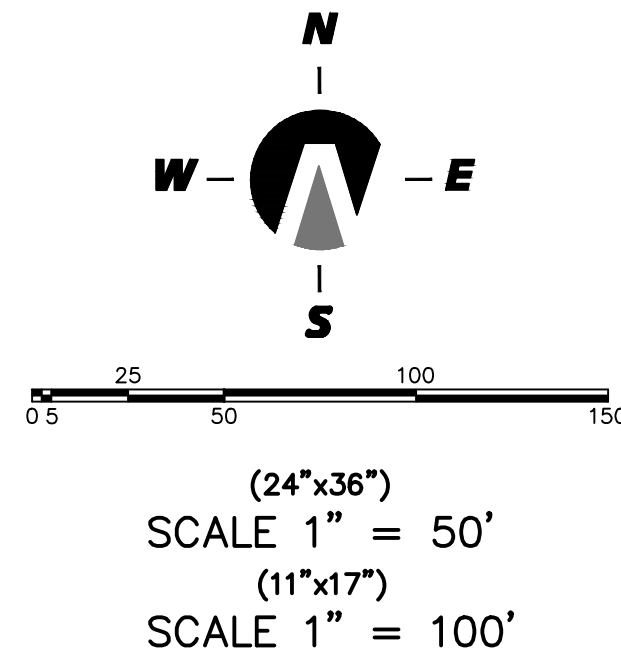
ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

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.	✓



A PARCEL OF LAND LOCATED IN THE NORTH EAST QUARTER OF
SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE
BASE AND MERIDIAN



CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	56.51'	230.00'	56.36'	S19°04'06"E	14°04'33"
C2	108.15'	250.00'	107.31'	S13°42'47"E	24°47'13"
C3	31.14'	20.00'	28.09'	N45°55'34"W	89°12'48"
C4	92.23'	270.00'	91.79'	N11°06'21"W	19°34'22"
C5	37.51'	252.00'	37.47'	N7°21'26"W	8°31'56"
C6	102.58'	250.00'	101.86'	S14°21'06"E	23°30'36"
C7	54.13'	270.00'	54.04'	N81°54'44"W	11°29'14"
C8	70.94'	250.00'	70.71'	S10°43'34"E	16°15'32"
C9	78.21'	250.00'	77.89'	S9°53'36"E	17°55'28"
C10	31.69'	20.00'	28.48'	S44°04'25"W	90°47'11"
C11	24.57'	270.00'	24.56'	S23°39'58"E	5°12'51"
C12	22.85'	270.00'	22.85'	N16°25'50"W	4°50'59"
C13	94.05'	230.00'	93.39'	S13°02'03"E	23°25'42"
C14	72.13'	230.00'	71.83'	N9°52'17"E	17°58'05"
C15	5.45'	230.03'	5.45'	S25°25'38"E	1°21'29"
C16	95.30'	270.00'	94.80'	S15°59'42"E	20°13'22"
C17	84.29'	270.00'	83.95'	S9°54'43"E	17°53'14"
C18	64.91'	230.00'	64.70'	S10°46'12"E	16°10'16"
C19	15.86'	270.02'	15.85'	S41°20'04"E	32°01'52"

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, SECTIONS 58-2-1, 58-2-2, 58-2-3, 58-2-4, 58-2-5, 58-2-6, 58-2-7, 58-2-8, 58-2-9, 58-2-10, 58-2-11, 58-2-12, 58-2-13, 58-2-14, 58-2-15, 58-2-16, 58-2-17, 58-2-18, 58-2-19, 58-2-20, 58-2-21, 58-2-22, 58-2-23, 58-2-24, 58-2-25, 58-2-26, 58-2-27, 58-2-28, 58-2-29, 58-2-30, 58-2-31, 58-2-32, 58-2-33, 58-2-34, 58-2-35, 58-2-36, 58-2-37, 58-2-38, 58-2-39, 58-2-40, 58-2-41, 58-2-42, 58-2-43, 58-2-44, 58-2-45, 58-2-46, 58-2-47, 58-2-48, 58-2-49, 58-2-50, 58-2-51, 58-2-52, 58-2-53, 58-2-54, 58-2-55, 58-2-56, 58-2-57, 58-2-58, 58-2-59, 58-2-60, 58-2-61, 58-2-62, 58-2-63, 58-2-64, 58-2-65, 58-2-66, 58-2-67, 58-2-68, 58-2-69, 58-2-70, 58-2-71, 58-2-72, 58-2-73, 58-2-74, 58-2-75, 58-2-76, 58-2-77, 58-2-78, 58-2-79, 58-2-80, 58-2-81, 58-2-82, 58-2-83, 58-2-84, 58-2-85, 58-2-86, 58-2-87, 58-2-88, 58-2-89, 58-2-90, 58-2-91, 58-2-92, 58-2-93, 58-2-94, 58-2-95, 58-2-96, 58-2-97, 58-2-98, 58-2-99, 58-2-100, 58-2-101, 58-2-102, 58-2-103, 58-2-104, 58-2-105, 58-2-106, 58-2-107, 58-2-108, 58-2-109, 58-2-110, 58-2-111, 58-2-112, 58-2-113, 58-2-114, 58-2-115, 58-2-116, 58-2-117, 58-2-118, 58-2-119, 58-2-120, 58-2-121, 58-2-122, 58-2-123, 58-2-124, 58-2-125, 58-2-126, 58-2-127, 58-2-128, 58-2-129, 58-2-130, 58-2-131, 58-2-132, 58-2-133, 58-2-134, 58-2-135, 58-2-136, 58-2-137, 58-2-138, 58-2-139, 58-2-140, 58-2-141, 58-2-142, 58-2-143, 58-2-144, 58-2-145, 58-2-146, 58-2-147, 58-2-148, 58-2-149, 58-2-150, 58-2-151, 58-2-152, 58-2-153, 58-2-154, 58-2-155, 58-2-156, 58-2-157, 58-2-158, 58-2-159, 58-2-160, 58-2-161, 58-2-162, 58-2-163, 58-2-164, 58-2-165, 58-2-166, 58-2-167, 58-2-168, 58-2-169, 58-2-170, 58-2-171, 58-2-172, 58-2-173, 58-2-174, 58-2-175, 58-2-176, 58-2-177, 58-2-178, 58-2-179, 58-2-180, 58-2-181, 58-2-182, 58-2-183, 58-2-184, 58-2-185, 58-2-186, 58-2-187, 58-2-188, 58-2-189, 58-2-190, 58-2-191, 58-2-192, 58-2-193, 58-2-194, 58-2-195, 58-2-196, 58-2-197, 58-2-198, 58-2-199, 58-2-200, 58-2-201, 58-2-202, 58-2-203, 58-2-204, 58-2-205, 58-2-206, 58-2-207, 58-2-208, 58-2-209, 58-2-210, 58-2-211, 58-2-212, 58-2-213, 58-2-214, 58-2-215, 58-2-216, 58-2-217, 58-2-218, 58-2-219, 58-2-220, 58-2-221, 58-2-222, 58-2-223, 58-2-224, 58-2-225, 58-2-226, 58-2-227, 58-2-228, 58-2-229, 58-2-230, 58-2-231, 58-2-232, 58-2-233, 58-2-234, 58-2-235, 58-2-236, 58-2-237, 58-2-238, 58-2-239, 58-2-240, 58-2-241, 58-2-242, 58-2-243, 58-2-244, 58-2-245, 58-2-246, 58-2-247, 58-2-248, 58-2-249, 58-2-250, 58-2-251, 58-2-252, 58-2-253, 58-2-254, 58-2-255, 58-2-256, 58-2-257, 58-2-258, 58-2-259, 58-2-260, 58-2-261, 58-2-262, 58-2-263, 58-2-264, 58-2-265, 58-2-266, 58-2-267, 58-2-268, 58-2-269, 58-2-270, 58-2-271, 58-2-272, 58-2-273, 58-2-274, 58-2-275, 58-2-276, 58-2-277, 58-2-278, 58-2-279, 58-2-280, 58-2-281, 58-2-282, 58-2-283, 58-2-284, 58-2-285, 58-2-286, 58-2-287, 58-2-288, 58-2-289, 58-2-290, 58-2-291, 58-2-292, 58-2-293, 58-2-294, 58-2-295, 58-2-296, 58-2-297, 58-2-298, 58-2-299, 58-2-300, 58-2-301, 58-2-302, 58-2-303, 58-2-304, 58-2-305, 58-2-306, 58-2-307, 58-2-308, 58-2-309, 58-2-310, 58-2-311, 58-2-312, 58-2-313, 58-2-314, 58-2-315, 58-2-316, 58-2-317, 58-2-318, 58-2-319, 58-2-320, 58-2-321, 58-2-322, 58-2-323, 58-2-324, 58-2-325, 58-2-326, 58-2-327, 58-2-328, 58-2-329, 58-2-330, 58-2-331, 58-2-332, 58-2-333, 58-2-334, 58-2-335, 58-2-336, 58-2-337, 58-2-338, 58-2-339, 58-2-340, 58-2-341, 58-2-342, 58-2-343, 58-2-344, 58-2-345, 58-2-346, 58-2-347, 58-2-348, 58-2-349, 58-2-350, 58-2-351, 58-2-352, 58-2-353, 58-2-354, 58-2-355, 58-2-356, 58-2-357, 58-2-358, 58-2-359, 58-2-360, 58-2-361, 58-2-362, 58-2-363, 58-2-364, 58-2-365, 58-2-366, 58-2-367, 58-2-368, 58-2-369, 58-2-370, 58-2-371, 58-2-372, 58-2-373, 58-2-374, 58-2-375, 58-2-376, 58-2-377, 58-2-378, 58-2-379, 58-2-380, 58-2-381, 58-2-382, 58-2-383, 58-2-384, 58-2-385, 58-2-386, 58-2-387, 58-2-388, 58-2-389, 58-2-390, 58-2-391, 58-2-392, 58-2-393, 58-2-394, 58-2-395, 58-2-396, 58-2-397, 58-2-398, 58-2-399, 58-2-400, 58-2-401, 58-2-402, 58-2-403, 58-2-404, 58-2-405, 58-2-406, 58-2-407, 58-2-408, 58-2-409, 58-2-410, 58-2-411, 58-2-412

DATE _____ AdRON D. THOMAS, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH-
RANGE 3 EAST SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 15, SILVER LEAF COVE PLAT "A" SUBDIVISION
RECORDED AS ENTRY NO. 28272:2006 AS MAP NO. 11554 AS RECORDED AT UTAH COUNTY
RECORDERS OFFICE, SAID POINT ALSO BEING DESCRIBED AS BEGINNING AT A FOUND BRASS CAP
MARKING THE NORTH QUARTER CORNER OF SAID SECTION 15, THENCE S. 00°22'09" E. A
DISTANCE OF 1329.342 FEET AND N. 88°56'39" E. A DISTANCE OF 1325.56 FEET, SAID POINT
BEING THE REAL POINT OF BEGINNING.

THENCE S.00°31'58"E. ALONG THE EAST LINE OF SAIL SILVER LEAF COVE A DISTANCE OF 862.8 FEET MORE OR LESS TO THE NORTH LINE OF DIAMOND BACK PLAT "A" SUBDIVISION RECORDED AS ENTRY NO. 52786; 2014 AS MAP NO. 14318 AS RECORDED AT UTAH COUNTY RECORDERS OFFICE; THENCE N. 89°00'50"E. ALONG SAIL DIAMOND BACK SUBDIVISION A DISTANCE OF 532.59 FEET; THENCE N. 00°22'36"W. A DISTANCE OF 221.27 FEET; THENCE N.00°36'41"W. A DISTANCE OF 24.73 FEET; THENCE S.93°00'00"W. A DISTANCE OF 14.07 FEET; THENCE N.00°00'00"W. A DISTANCE OF 420.69 FEET THENCE S.88°34'03"W. A DISTANCE OF 523.05 FEET MORE OR LESS TO THE REAL POINT OF BEGINNING.

CONTAINING 349321 SQ.FT. OR 8.019 ACRES OF LAND MORE OR LESS

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE/1 THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREAFTER BE KNOWN AS: PAYNE MAPLETON PLAT "A" DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL HOLDERS OF UTILITY OR OTHER NECESSARY SERVICES.

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

BY: _____

ACKNOWLEDGMENT

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS _____ DAY OF _____, IN THE YEAR 20 _____,
PERSONALLY APPEARED BEFORE ME, _____,
THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME
THAT HE OR SHE IS THE GENERAL PARTNER OF _____,
A LIMITED LIABILITY PARTNERSHIP, AND IS AUTHORIZED TO EXECUTE THE
FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH
FOREGOING WITH AUTHORITY TO DO SO.

NOTARY PUBLIC

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

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 _____ ATTEST _____

MAYOR

CITY ENGINEER APPROVAL

APPROVED THIS DAY OF A.D. 20 BY THE MAPLETON

CITY ENGINEER

CITY ENGINEER

PLANNING COMMISSION APPROVAL

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

CHAIRMAN PLANNING COMMISSION

COMMUNITY DEVELOPMENT DIRECTOR

PAYNE MAPLETON PLAT "A"

A PARCEL OF LAND LOCATED IN THE NORTH EAST QUARTER OF
SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE
BASE AND MERIDIAN

MAPLETON UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THIS _____ DAY OF _____, IN THE YEAR 20 _____,
_____ PERSONALLY APPEARED BEFORE ME,
_____,
THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME
THAT HE OR SHE IS THE GENERAL PARTNER OF
_____,
A UTAH LIMITED LIABILITY PARTNERSHIP, AND IS AUTHORIZED TO EXECUTE THE
FOREGOING AGREEMENT IN ITS BEHALF, AND THAT HE OR SHE EXECUTED IT IN SUCH
CAPACITY WITH AUTHORITY TO DO SO.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

Calls don't match

MJK
7.99 ac

LEONARD
0.50 ac.

MORKEL
0.50 ac.

LEONARD
 0.50 ac.

MORKEL
 0.50 ac.

AUTUMN LANE PLAT A



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR

No. 6418780

AARON D. THOMAS

STATE OF UTAH

NOTARY PUBLIC SEAL

APPROVED _____
MAPLETON IRRIGATION

K:\3-20-066-00 Payne\CAD\Final\Final Plat\FINAL PLAT A.dwg 4/27/2021 12:39 PM

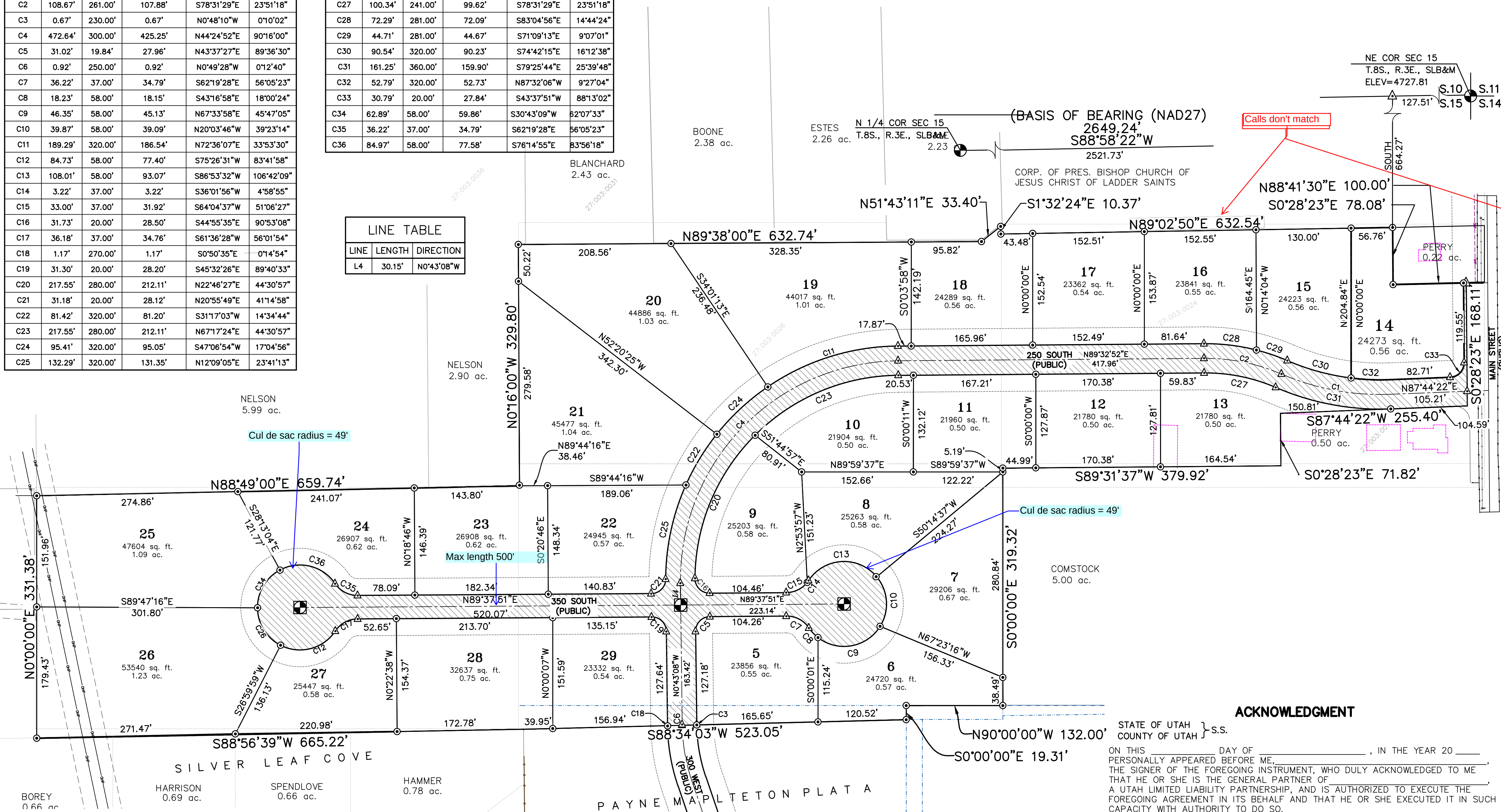
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	152.29'	340.00'	151.02'	S79°25'44"E	25°39'48"
C2	108.67'	261.00'	107.88'	S78°31'29"E	23°51'18"
C3	0.67'	230.00'	0.67'	N0°48'10"W	0°10'02"
C4	472.64'	300.00'	425.25'	N44°24'52"E	90°16'00"
C5	31.02'	19.84'	27.96'	N43°37'27"E	89°36'30"
C6	0.92'	250.00'	0.92'	N0°49'28"W	0°12'40"
C7	36.22'	37.00'	34.79'	S62°19'28"E	56°05'23"
C8	18.23'	58.00'	18.15'	S43°16'58"E	18°00'24"
C9	46.35'	58.00'	45.13'	N67°33'58"E	45°47'05"
C10	39.87'	58.00'	39.09'	N20°03'46"W	39°23'14"
C11	189.29'	320.00'	186.54'	N72°36'07"E	33°53'30"
C12	84.73'	58.00'	77.40'	S75°26'31"W	83°41'58"
C13	108.01'	58.00'	93.07'	S86°53'32"W	106°42'09"
C14	3.22'	37.00'	3.22'	S36°01'56"W	4°58'55"
C15	33.00'	37.00'	31.92'	S64°04'37"W	51°06'27"
C16	31.73'	20.00'	28.50'	S44°55'35"E	90°53'08"
C17	36.18'	37.00'	34.76'	S61°36'28"W	56°01'54"
C18	1.17'	270.00'	1.17'	S0°50'35"E	0°14'54"
C19	31.30'	20.00'	28.20'	S45°32'26"E	89°40'33"
C20	217.55'	280.00'	212.11'	N22°46'27"E	44°30'57"
C21	31.18'	20.00'	28.12'	N20°55'49"E	41°14'58"
C22	81.42'	320.00'	81.20'	S31°17'03"W	14°34'44"
C23	217.55'	280.00'	212.11'	N67°17'24"E	44°30'57"
C24	95.41'	320.00'	95.05'	S47°06'54"W	17°04'56"
C25	132.29'	320.00'	131.35'	N12°09'05"E	23°41'13"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C26	63.13'	58.00'	60.06'	S31°31'34"E	62°21'53"
C27	100.34'	241.00'	99.62'	S78°31'29"E	23°51'18"
C28	72.29'	281.00'	72.09'	S83°04'56"E	14°44'24"
C29	44.71'	281.00'	44.67'	S71°09'13"E	9°07'01"
C30	90.54'	320.00'	90.23'	S74°42'15"E	16°12'38"
C31	161.25'	360.00'	159.90'	S79°25'44"E	25°39'48"
C32	52.79'	320.00'	52.73'	N87°32'06"W	9°27'04"
C33	30.79'	20.00'	27.84'	S43°37'51"W	88°13'02"
C34	62.89'	58.00'	59.86'	S30°43'09"W	62°07'33"
C35	36.22'	37.00'	34.79'	S62°19'28"E	56°05'23"
C36	84.97'	58.00'	77.58'	S76°14'55"E	83°56'18"

LINE TABLE		
LINE	LENGTH	DIRECTION
L4	30.15'	N0°43'08"W

PAYNE MAPLETON PLAT "B"

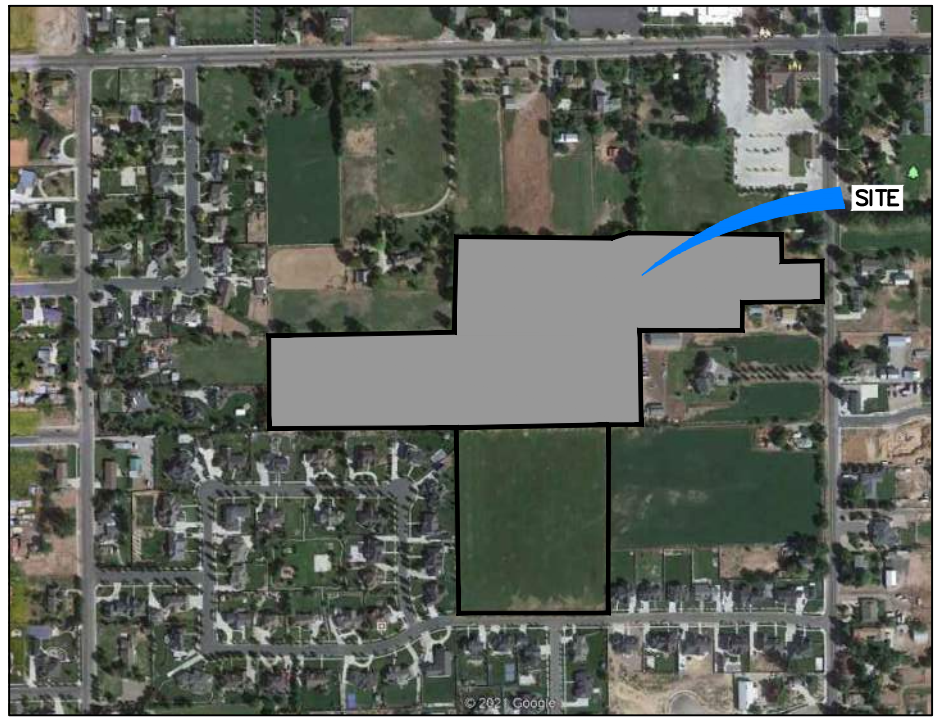
A PARCEL OF LAND LOCATED IN THE NORTH EAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN



LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- SET STREET MONUMENT
- PROPOSED LOT NUMBERS
- PROPOSED ADDRESS
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- AREA DEDICATED TO MAPLETON CITY FOR ROADWAY PURPOSES

APPROVED _____
MAPLETON IRRIGATION



ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS _____ DAY OF _____, IN THE YEAR 20____,
PERSONALLY APPEARED BEFORE ME, _____,
THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME
THAT HE OR SHE IS THE GENERAL PARTNER OF _____,
A UTAH LIMITED LIABILITY PARTNERSHIP, AND IS AUTHORIZED TO EXECUTE THE
FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH
CAPACITY WITH AUTHORITY TO DO SO.

NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS _____ DAY OF _____, IN THE YEAR 20____,
PERSONALLY APPEARED BEFORE ME, _____,
THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME
THAT HE OR SHE IS THE GENERAL PARTNER OF _____,
A UTAH LIMITED LIABILITY PARTNERSHIP, AND IS AUTHORIZED TO EXECUTE THE
FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH
CAPACITY WITH AUTHORITY TO DO SO.

NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

CITY-COUNTY ENGINEER SEAL
CLERK-RECORDER SEAL
SURVEYOR'S SEAL
NOTARY PUBLIC SEAL

SURVEYOR'S CERTIFICATE

I, Aaron D. Thomas, do hereby certify that I am a registered land surveyor, and that I hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, Certificate No. 6418780. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Section 54-8a-2, Utah Code Annotated, 1953 as amended, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct.

DATE _____ Aaron D. Thomas, P.L.S.

BOUNDARY DESCRIPTION

Beginning at a point located South 88°58'22" West along section line 127.51 feet and South 664.27 feet from the Northeast Corner of Section 15, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 0°28'23" East 78.08 feet; thence North 88°41'30" East 100.00 feet; thence South 0°28'23" East 168.11 feet; thence South 87°44'22" West 255.40 feet; thence South 0°28'23" East 71.82 feet; thence South 89°31'37" West 379.92 feet; thence South 319.32 feet; thence West along the deed line a distance of 132.00 feet; thence South 88°34'03" West along the northern boundary of Payne Mapleton Plat "A" a distance of 523.05 feet; thence South 88°56'39" West 665.22 feet; thence North 331.38 feet; thence North 88°49'00" East along a fence line a distance of 659.74 feet; thence North 0°16'00" West along a fence line a distance of 329.80 feet; thence North 89°38'00" East 632.74 feet; thence North 51°43'11" East 33.40 feet; thence South 1°32'24" East 10.37 feet; thence North 89°02'50" East 535.30 feet to the point of beginning. Area = 18.43 Acres

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREFTER BE KNOWN AS: PAYNE MAPLETON DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

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

BY: _____

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 _____ ATTEST _____
MAYOR CLERK-RECORDER

CITY ENGINEER APPROVAL

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

PLANNING COMMISSION APPROVAL

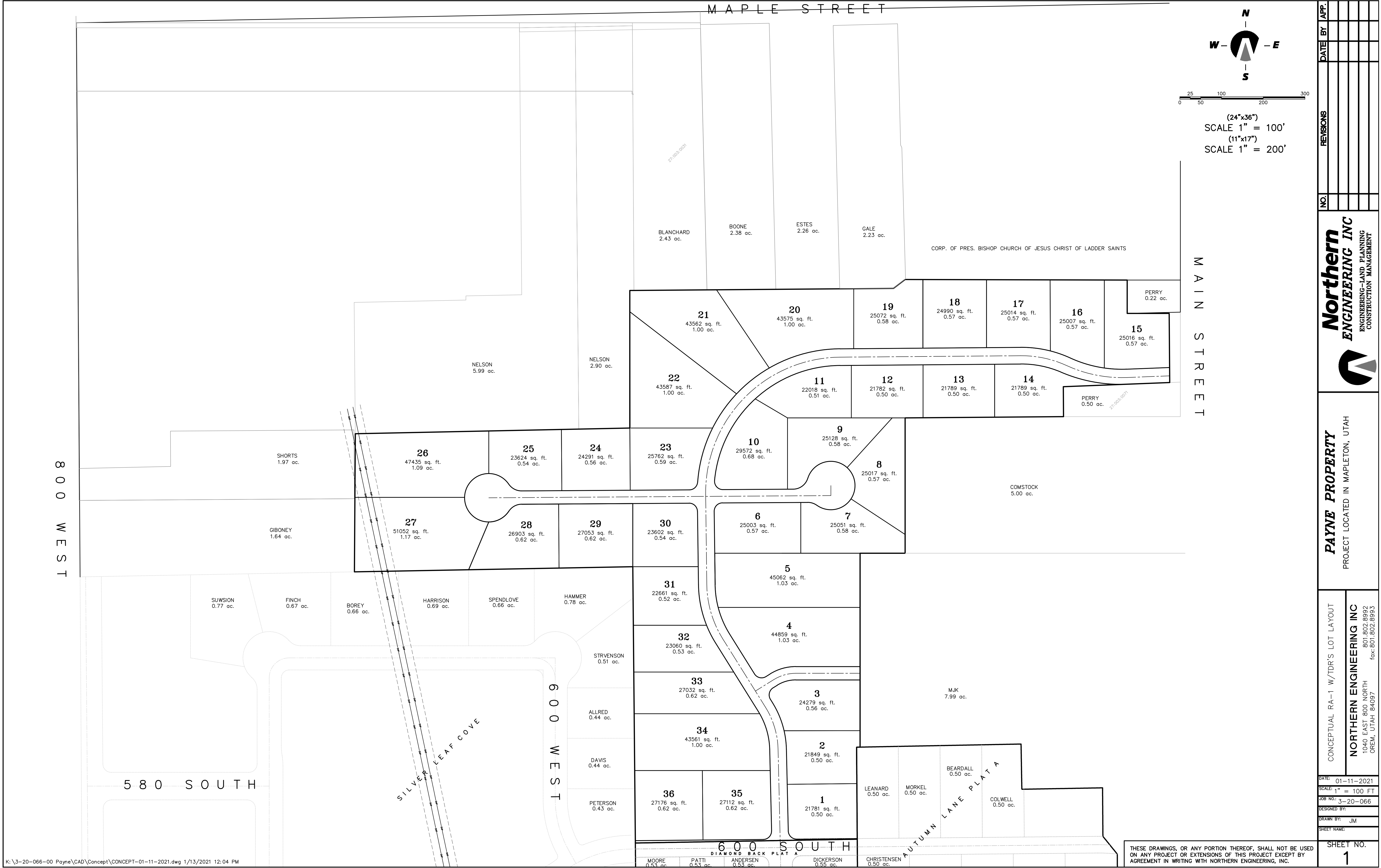
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE MAPLETON CITY PLANNING COMMISSION. _____
CHAIRMAN, PLANNING COMMISSION COMMUNITY DEVELOPMENT DIRECTOR

PAYNE MAPLETON PLAT "B"

A PARCEL OF LAND LOCATED IN THE NORTH EAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

MAPLETON UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET





Development Review Committee Minutes

May 27, 2021

On April 28, 2021 revised plans were submitted for the Payne subdivision consisting of 34 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
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 subdivision application, filled out and signed.*** If the project is to be phased, a separate application will be required for each phase.
 - b. **The applicant must submit a signed copy of the Acknowledgement of Requirements found in the application packet.***
 - c. **Pay the required preliminary subdivision fees in the amount of \$975.00.*** If you intend to develop the entire subdivision in one phase the Final Plat Fees will total \$1830.00 (\$300 final plat fee plus \$45 per lot). If you intend to phase the project, final plat application fees will be required on a plat-by-plat basis in the amount of \$300 per phase plus \$45 per lot.
 - d. **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. A final plat stamped and signed by the Surveyor of Record.
 - b. Addresses must be shown on the final plat. Addresses will be assigned when plat is revised as the lot configurations will likely change to some degree.
 - 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. 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. The boundary calls don't match the plat calls in 3 places. Please see attached review plans.
3. The cul-de-sac extending east (350 South) exceeds 500'.
4. The concept plan approved by the City Council included a stub street into the 8 acre Mike Klauck property. The City typically requires stub streets to surrounding, developable parcels with 5 acres or more. The submitted plans have eliminated this stub. This stub must be included in the final plans. No stub is required to the Comstock parcel due to the location of the house, which precludes any obvious street connection that creates a through street.
5. Boundary line gaps and overlaps exist between the subject properties and nearly every neighboring property owner. These boundary line issues must be resolved prior to recording subdivision plat(s).

Engineering and Public Works Division

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

- 1. 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.*
- 2. A Traffic Study is required including both plat A & B*
- 3. Fiber conduit and boxes will need to be installed with the development, please submit power plans as soon as possible to facilitate fiber design*

Plat

1. Reverse curves require a tangent of at least 100' between curves
2. Cul-De-Sac radius should be 49'
3. Max cul de sac length = 500'

Pressurized Irrigation

1. Show existing PI main in 600 S



2. Hot tap connections with valve
3. Label fitting types
4. Lots 3 and 4 are missing services
5. Sewer is too shallow to cross the PI over the top, you will need to switch water sides after the end of the sewer
6. Show existing 30" PI Main
7. Install new 8" main on east side of 30" trunk line with connection, new 8" main will connect to the 30" trunk line and the subdivision main
8. Lots 18/9 and 10/11 have conflicts between their services and the stormBRIXX and inlets
9. Install drain from PI to inlet in west cul de sac

Storm Drain

1. Pre-treatment box grate elevation is higher than TBC (plan view label only)
2. Sub Basin numbering in SD report doesn't match StormBRIXX numbering on plans, please reconcile
3. Replace west cul de sac sump with stormBRIXX

Culinary Water

1. Hot tap tie ins with valves
2. Label fitting types
3. Sewer is too shallow to cross the culinary over the top, you will need to switch water sides after the end of the sewer
4. Show existing main in Main Street
5. End culinary lines in Fire Hydrant in cul de sacs

Sewer

1. Check labeling on all sewer manholes, plan and profile manhole numbers don't match
2. 20' sewer easement required between lots 25 & 26, it can include one side of the PUE
3. Offsite sewer appears to deviate from the easement, please correct

Irrigation

1. All irrigation ditches need to be piped or abandoned and covered if no longer needed
2. Plans need to be submitted to Mapleton Irrigation Company and approved by them

Power and Fiber

1. Add streetlight to south east corner of 350 S 300 W

Streets

1. Replace STOP signs at 350 S with YIELD signs
2. Add STREET sign to north west corner of 350 S 300 W
3. Combo curb, gutter and sidewalk by the existing house on Main Street. Include sidewalk to Main Street. Start transition at beginning of lot 13.



4. A UDOT access permit will be required for access to Main Street. Please provide the following information for the City to apply for the permit.
5. Use standard city cross sections on detail sheet.

Applicant (Contact Information)

Name / Company: Mapleton City
Address: 1405 W 1600 N
City, State, Zip: Mapleton, UT 84664
Email: slord@mapleton.org
Phone (Numeric Only): (801) 491-6917

Property Owner (Contact Information)

Name / Company:
Address:
City, State, Zip:
Email:
Phone (Numeric Only): 999999999

Proposed Access Information

Project Name:
City: -- Select City or Nearest City --
State Route: -- Select --
Milepoint Marker:
Side Of Highway (N,S,E,W): -- Select --
Physical Address:
Parcel Number:
Latitude (e.g. 40.671189):
Longitude (e.g. -111.968732):
Access Width (in feet): -- Select --
Access Category: -- Select --
Access Use Type: -- Select --
Permit Type: -- Select --
Posted Speed Limit:
Copy Applicant to Property Owner Information

SCOPE OF WORK DESCRIPTION

Please provide as much information and detail as possible to aid the Department in expediting a review of this application. An application submitted with only minimal information can take longer to process.

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).

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 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.
- ☐ 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.
- ☐ Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (see attached bond estimate) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (10% 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 54.5 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, 15.3 acre feet, must consist of irrigation shares from the Mapleton or Hobble Creek Irrigation Company or converted water rights.
- ☐ Submit 13 TDR certificates.
- ☐ Payment of engineering inspection fees (\$170 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).



MAPLETON UTAH

PLANNING COMMISSION MINUTES

June 10, 2021

PRESIDING AND CONDUCTING: Commissioner Jake Lake

Commissioners in Attendance: Sharee Killpack
Christy Nemelka
Lewis Nuttall

Staff in Attendance: Brian Tucker, Planner

Minutes Transcribed by: April Houser, Executive Secretary

Commissioner Jake Lake conducted the meeting. He called the meeting to order at 6:00pm. Alternate Commissioner Lewis Nuttall was seated as voting member this evening.

Item 1. Planning Commission Meeting Minutes – May 27, 2021.

Motion: Commissioner Killpack moved to approve the May 27, 2021, Planning Commission Meeting Minutes.

Second: Commissioner Nuttall

Vote: Unanimous

Item 2. Consideration of an ordinance applying a Transferable Development Right Receiving Site (TDR-R) Overlay to 7.76 acres located at approximately 250 East 1600 South, and approval of a Preliminary Plat for the Garfield Estates Subdivision Plat “A” consisting of four lots.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The applicants stated that they did not want the easement down the side of lot 3. Brian went over the reasoning for the easement due to the existing Maple Vale concept plan and the potential of other parcels using a future roadway in this area.

Commissioner Lake opened the Public Hearing. No comments were given, and the Public Hearing was closed.

Motion: Commissioner Killpack moved to recommend approval to the City Council of an ordinance applying a Transferable Development Right Receiving Site (TDR-R) Overlay to 7.76 acres located at approximately 250 East 1600 South, and approval of a Preliminary Plat for the Garfield Estates Subdivision Plat “A” consisting of four lots with the conditions listed below:

1. Any outstanding issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to plat recording.

- 45 2. A right-of-way (ROW) easement or dedication will be required along
46 the entirety of the west side of lot 3 as directed by the Development
47 Review Committee (DRC).

48 **Second:** Commissioner Nuttall

49 **Vote:** Unanimous

50
51 **Item 3. Consideration of a request for Preliminary Plat approval for the Wade Payne**
52 **Subdivision, a 34-lot subdivision, located at approximately 300 West 350 South**
53 **in the RA-1 Zone with a TDR-Receiving Overlay.**
54

55 **Brian Tucker**, Planner, went over the Staff Report for those in attendance. He emphasized the
56 City Council cap on 34 lots and the fact that most lots within the subdivision are as large, or larger,
57 than those adjacent to the existing subdivisions. Brian stated that the worst lot by comparison in
58 this proposed subdivision, compared to an adjacent one, was only 12-13% smaller. He also
59 mentioned that the lot across the street was much smaller than the one proposed in this
60 development. The cul-de-sac might be slightly too long to meet City Code, and the applicant has
61 removed the stub street to the Klauck property that was part of the concept the City Council used
62 to approve the rezone.
63

64 **Kyle Spencer**, with Northern Engineering, explained that their reasoning for dropping the stub
65 street was that their sewer was going to go to 800 West rather than the Klauck property. **Brian**
66 noted that the location of the sewer had no bearing on the stub street going through. Mr. Spencer
67 stated that he had done a concept for the Klauck property, and they were not as insistent on the
68 stub as he had been since he found out the sewer was not going through the Payne property.
69

70 Staff mentioned that the connectivity in a road system eased the traffic on any one street and that
71 cul-de-sacs lead to additional traffic on through streets and congestion in the city. The Planning
72 Commission discussed the project as it pertained to the stub street.
73

74 **Motion:** Commissioner Nuttall moved to approve the Preliminary Plat approval for the
75 Wade Payne Subdivision, a 34-lot subdivision, located at approximately 300 West
76 350 South in the RA-1 Zone with a TDR-Receiving Overlay with the conditions
77 listed below:

- 78 1. Any outstanding issues raised in the Development Review Committee
79 (DRC) minutes shall be addressed prior to plat recording.
80 2. A stub street must be included in the development that creates a
81 temporary stub street to the 8-acre Klauck property.

82 **Second:** Commissioner Lake

83 **Vote:** 3:1:0 with Commissioners Nuttall, Lake and Killpack voting aye and
84 Commissioner Nemelka voting nay.
85

86 **Item 4. Adjourn.**
87
88
89

90 _____
April Houser, Executive Secretary

Date