

Planning Commission Staff Report



MAPLETON
UTAH

Item:

3

Date:

August 12, 2021

Applicant:

Brandon Rindlisbacher

Location:

Approximately 800 North
400 East

Prepared By:

Brian Tucker, Planner

Public Hearing:

No

Zone:

RA-2

Attachments

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

REQUEST

Consideration of a request for Preliminary Plat approval for the Whiting Fields Subdivision, an 11-lot subdivision, located at approximately 800 North 400 East in the RA-2 Zone

BACKGROUND & DESCRIPTION

Just south of Mapleton Junior High is a 7.36-acre undeveloped parcel. Located at the southwest corner of 800 North 400 East, this undeveloped parcel is proposed for an 11-lot residential development. The property is zoned RA-2, and the proposed lots range from .33 acres to 1.51 acres. The existing home at 265 East 600 North will be incorporated into the subdivision as one of the eleven lots. The subdivision includes the widening of 800 North and 400 East and the construction of an additional portion of 700 North, ending in a cul-de-sac. These streets will include curb, gutter, and sidewalk within the project area. Sidewalk will be also added to the east side of 200 East.

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 1/3 acre and larger 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

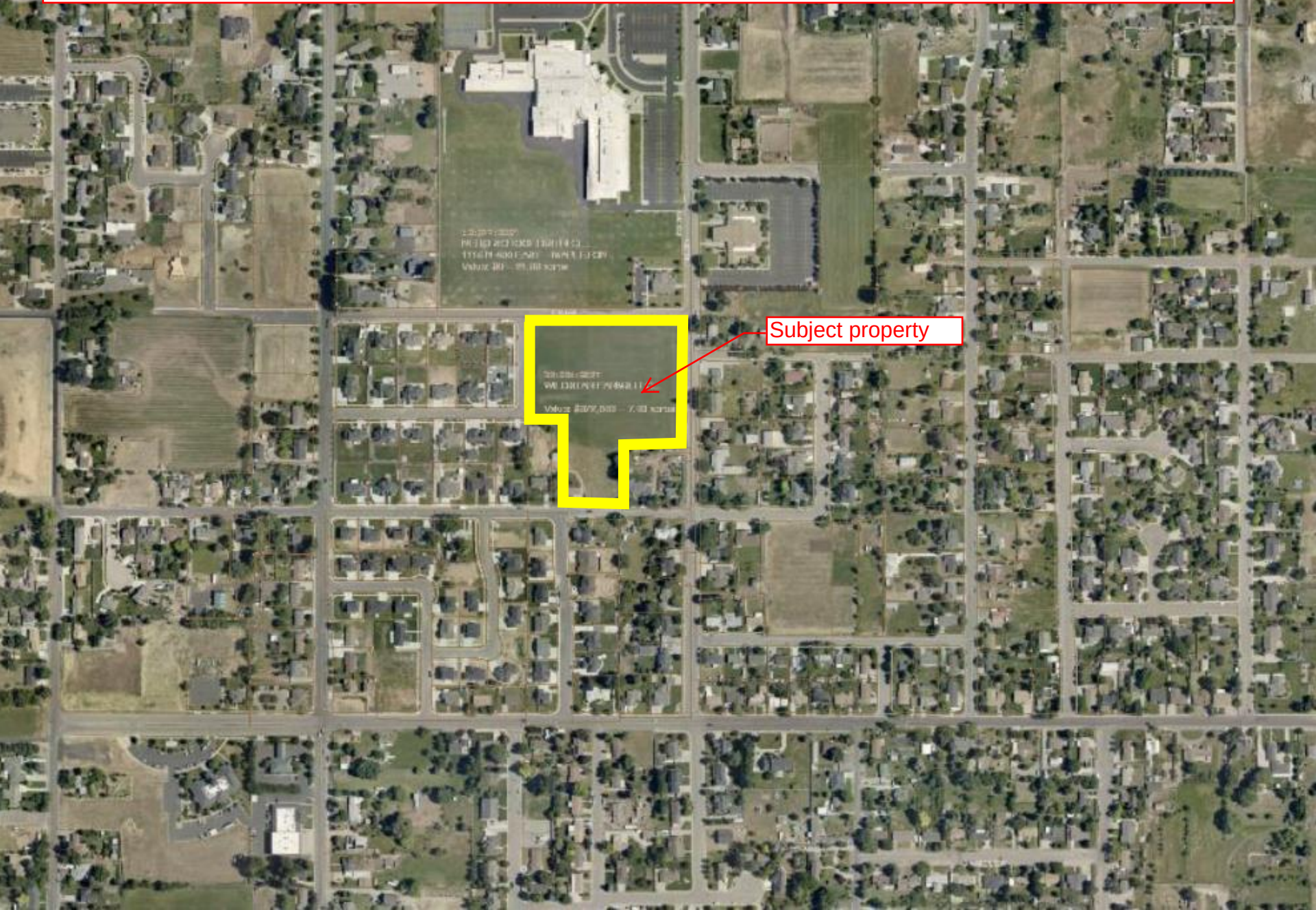
Approve of the Preliminary Plat for the Whiting Fields Subdivision, Plat "A" with the attached findings and condition.

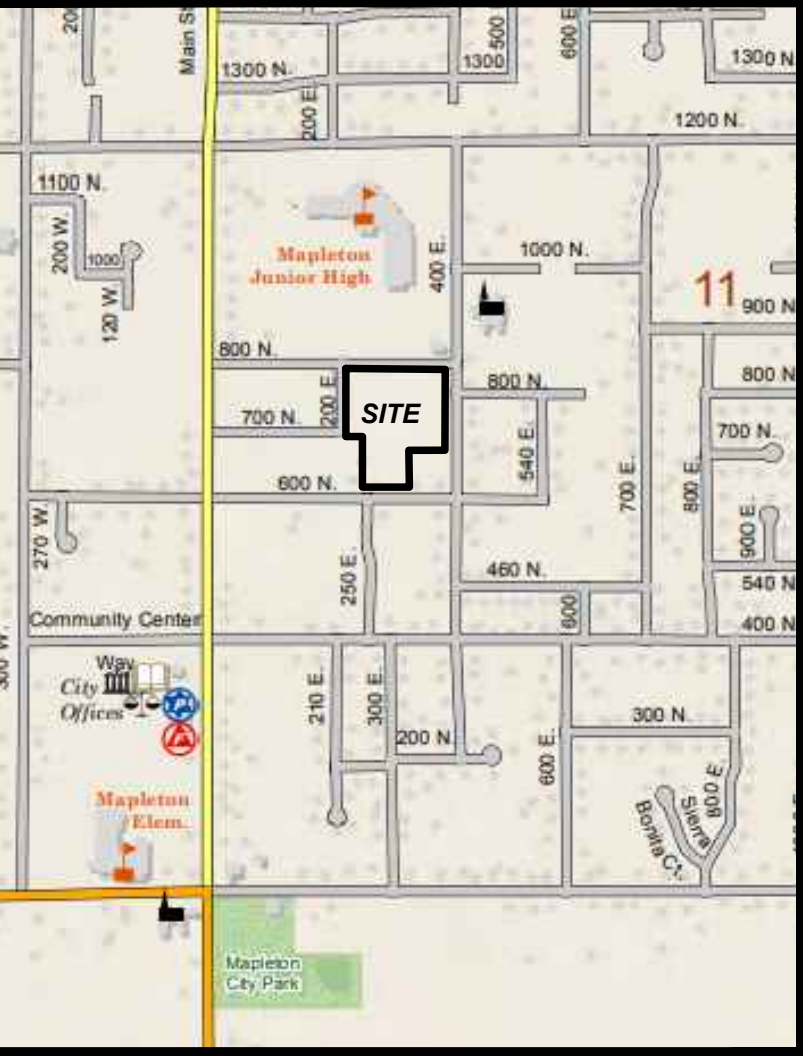
SPECIAL CONDITION

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.	✓

Attachment "2" - Application information & Plans





VICINITY MAP
N.T.S.

NOTES
1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S53°20'37"E	47.00
L2	N53°20'36"E	47.00

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	20.00	53°20'36"	18.62	N63°19'42"E 17.96
C2	47.00	90°04'16"	73.89	N81°41'32"E 66.51
C3	47.00	50°22'28"	41.32	S28°05'06"E 40.00
C4	47.00	72°07'19"	59.16	S33°09'47"W 55.33
C5	47.00	74°07'10"	60.80	N73°42'59"W 56.65
C6	20.00	53°20'36"	18.62	N63°19'42"W 17.96
C7	20.00	90°05'39"	31.45	S44°57'11"E 28.31
C8	20.00	89°52'25"	31.37	S45°01'51"W 28.25
C9	25.00	90°07'16"	39.32	N44°58'18"W 35.39
C10	47.00	286°41'13"	235.17	N0°00'01"W 56.12

NORTHWEST CORNER OF
SECTION 11, T8S, R3E, SLB&M
1999 UTAH COUNTY
MONUMENT

3
10

2
11

(MEASURED)

2641.21

N0°03'37"E

145.11

WEST 1/4 CORNER OF
SECTION 11, T8S, R3E, SLB&M
1976 UTAH COUNTY
MONUMENT

10

11

N0°05'39"E

40.03

20.00

700

PONDEROSA
SUBDIVISION
"A"

17

18

19

20

600

800

EAST

732.19

POINT OF
BEGINNING

387.76

42.07

130.00

228 E

LOT 1

0.52 ACRES

22753 S.F.

132.05

774 N

23' PUE

N89°54'21"W

150.21

LOT 2

0.52 ACRES

22758 S.F.

132.05

726 N

229 E

LOT 3

1.51 ACRES

65973 S.F.

10' PUE

N89°54'39"W

174.75

LOT 4

0.40 ACRES

17372 S.F.

149.70

372 E

LOT 5

0.40 ACRES

17475 S.F.

769 N

73.32

23' PUE

N89°54'39"W

174.75

LOT 6

0.60 ACRES

25938 S.F.

767 N

100.00

424.36

30'05'21"W

400

EAST

477.84

CLYDE

121905.2018

2IERENBERG

25034.2004

BENCH PROPERTIES HOLDINGS, LLC

153601.2016

ROLL TIDE ROLL, LLC

79704.2020

JOHN BLEGGI

SUBDIVISION

"A"

1

2

3

4

HARVEY

56279.2019

BRIAN E. & LORI D.

THORN

49234.2007

BOUNDARY LINE

AGREEMENT

96591.2008

111121.2008

159.78

220.06

5' PUE

N89°44'45"W

248.79

LOT 7

0.68 ACRES

29482 S.F.

220.37

10' PUE

N89°54'39"W

220.00

767 N

122.00

23' PUE

N89°54'39"W

174.75

LOT 8

0.49 ACRES

21284 S.F.

180.24

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 9

0.39 ACRES

16890 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 10

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 11

0.53 ACRES

22870 S.F.

159.54

283.04

N0°31'37"E

123.50

5' PUE

N89°58'52"W

254.67

LOT 12

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 13

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 14

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 15

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 16

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 17

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 18

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 19

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 20

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 21

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 22

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 23

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 24

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 25

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 26

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 27

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 28

0.33 ACRES

14501 S.F.

123.54

S07°16'42"W

10' PUE

N89°58'52"W

254.67

LOT 29



Development Review Committee Minutes

July 28, 2021

On or about July 22, 2021, Brandon Rindlisbacher resubmitted plans for the 11 lot Whiting Fields Subdivision in the RA-2 zone and located at 400 East and 800 North. 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:

Comments for plans submitted July 22, 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. The plat doesn't need to have two places for the Planning Commission Chair and the Director to sign.
 - c. Mapleton Irrigation must have a signature line/block. No other utility signature, signature line or signature block is needed.
 - 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.
2. 700 North and the cul-de-sac should have a 23' PUE and public access easement on the front of each lot. Please label the 23' easements on 200 East and 400 East "PUE and public access easements."
3. The street dedications should be clearly indicated. Hatched or crossed lines and a legend indicating the dedication will suffice.

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

PLEASE SUBMIT ENGINEERED CONSTRUCTION PLANS FOR REVIEW.



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.
- ☐ 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 (\$4,573.91 per lot). An additional impact fee of \$10,089.52 per lot will be required at the time of building permit issuance.
- ☐ Submit 14.5 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, 4.5 acre feet, must consist of irrigation shares from the Mapleton or Hobble Creek Irrigation Company or converted water rights.
- ☐ 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).