



Item:

3

Date:

September 23, 2021

Applicant:

Trent Wride

Location:

1900 North Main Street

Prepared By:

Brian Tucker, Planner

Public Hearing:

No

Zone:

R-2

Attachments

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

REQUEST

Consideration of a request for Preliminary Plat approval for the Wride Manor Subdivision, a 2-lot subdivision located at 1900 North Main Street in the R-2 Zone.

BACKGROUND & DESCRIPTION

At the north end of Main Street sits a 1.28-acre parcel with one home on it. The applicant is proposing that the property at 1900 North Main Street be divided to create one additional building lot. The property is zoned RA-2, and the proposed lots are .45 acres for the lot with the existing home and .84 acres for the new home site. No road widening is needed so the only improvements will be the addition of a sidewalk in front of both lots and service laterals.

The Planning Commission is the decision-making body for subdivisions up to 3 lots. 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." The existing R-2 zoning predates the current General Plan designation.

Zoning: Lots located within the R-2 zoning district have a minimum lot requirement of 10,000 square feet and minimum width of 80'. 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

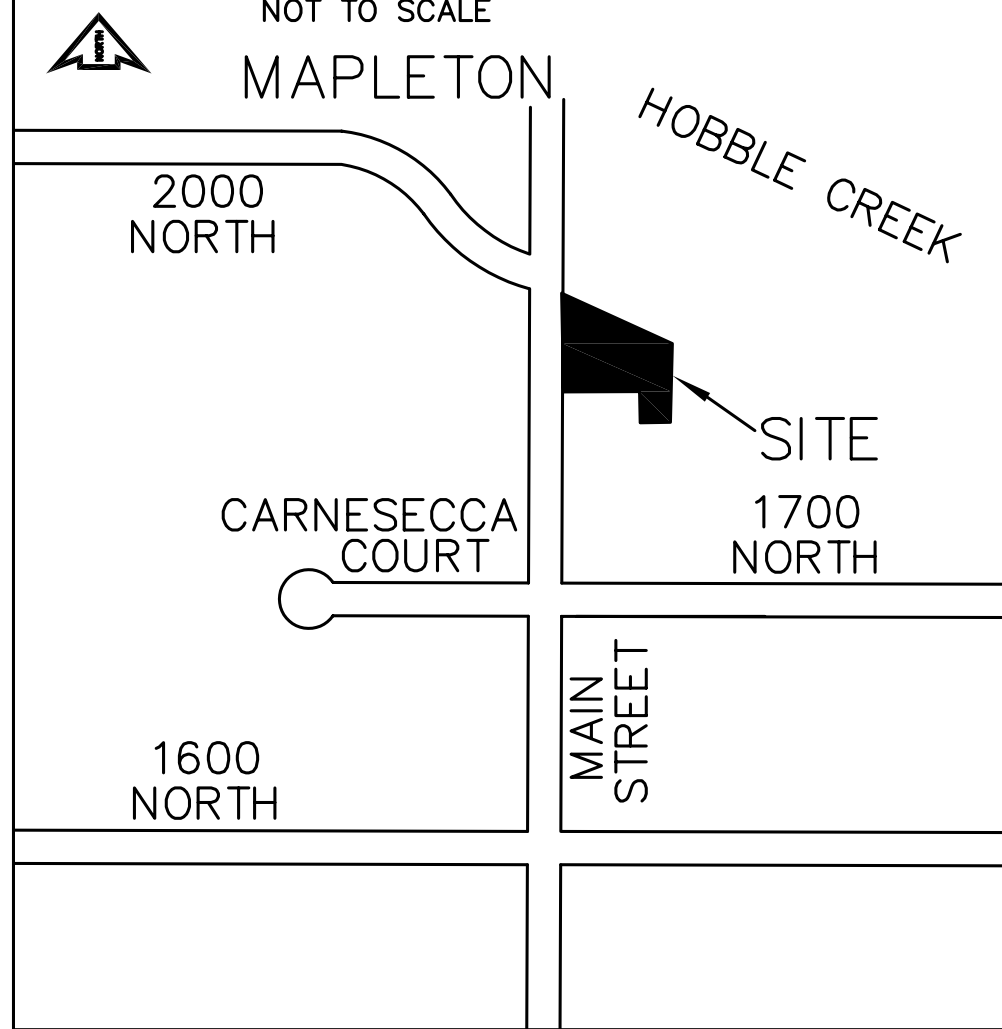
Approve the Preliminary Plat for the Wride Manor Subdivision, Plat "A" with the attached findings and conditions.

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.	✓

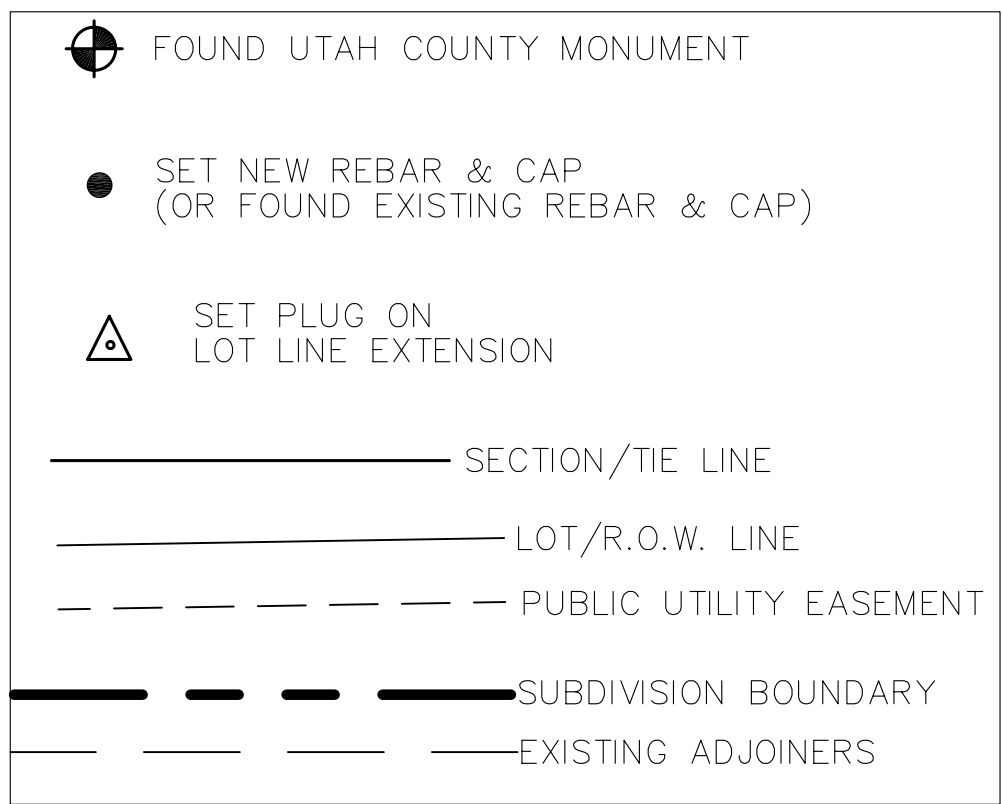
VICINITY MAP



TABULATIONS

CURRENT ZONE = R-10 RESIDENTIAL
OF LOTS = 2
TOTAL AREA = 1.2850 ACRES
STREET DEDICATED AREA = 0
OPEN SPACE AREA = 0 ACRES
DENSITY = 0.6425 LOTS/ACRE
LANE MILES = 0.0468 MILES

SYMBOL LEGEND



SETBACKS

FRONT = 30'
SIDES = 10'
REAR = 30'

NOTES:

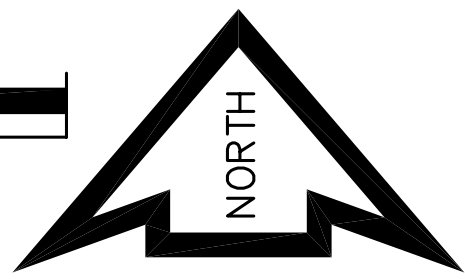
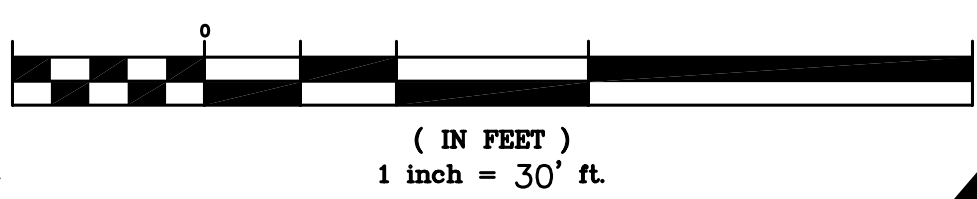
- ALL CONSTRUCTION IS TO BE CONSISTENT WITH MAPLETON CITY STANDARDS.
- ALL HOMES CONSTRUCTED ARE TO HAVE FLOOR SLABS A MINIMUM OF 3 FEET ABOVE THE GROUND WATER ELEVATION.
- EACH LOT WILL BE REQUIRED TO HAVE A GRADING AND DRAINAGE PLAN BEFORE BUILDING PERMIT IS ISSUED.
- LOT 2 HAS AN EXISTING HOUSE WITH EXISTING SEWER, CULINARY WATER, PRESSURIZED IRRIGATION, POWER, GAS, AND COMMUNICATION SERVICES THAT WILL REMAIN.

PREPARED BY: **LEVEL OF FOCUS, INC**
DATE: DAVID F. HUNT, P.L.S.
1334 EAST 1150 SOUTH
SPANISH FORK, UTAH 84660
REVISED: (801) 319-5441 LEVELOFFOCUS@GMAIL.COM

WRIDE MANOR PLAT A

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8
SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

GRAPHIC SCALE



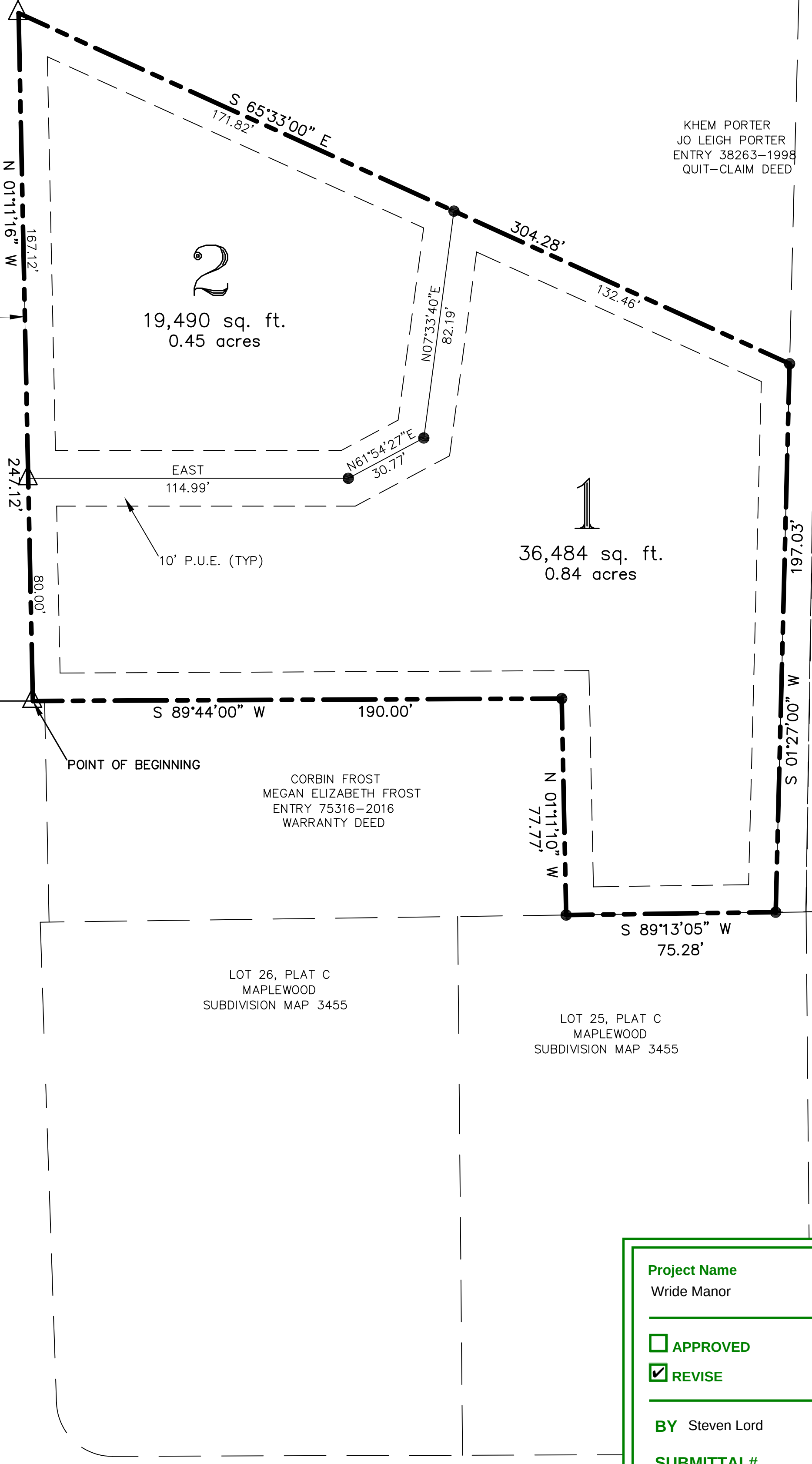
WEST QUARTER CORNER
SECTION 2, T8S, R3E, SLB&M
(FOUND BRASS CAP)

72' R.O.W.

SECTION LINE - BASIS OF BEARING
N 01°12'45" W 2645.71' (RECORD)
2646.11' (MEASURED)
743.71'

SOUTHWEST CORNER
SECTION 2, T8S, R3E, SLB&M
(FOUND BRASS CAP)
4751.10

MAIN STREET



KHEM PORTER
JO LEIGH PORTER
ENTRY 38263-1998
QUIT-CLAIM DEED

KHEM PORTER
JO LEIGH PORTER
ENTRY 51667-1991
WARRANTY DEED

CORBIN FROST
MEGAN ELIZABETH FROST
ENTRY 75316-2016
WARRANTY DEED

LOT 26, PLAT C
MAPLEWOOD
SUBDIVISION MAP 3455

LOT 25, PLAT C
MAPLEWOOD
SUBDIVISION MAP 3455

LOT 24, PLAT C
MAPLEWOOD
SUBDIVISION MAP 3455

Project Name

Wride Manor

☐ APPROVED

☐ REJECTED

☒ REVISE

☐ NOT REVIEWED

BY Steven Lord

DATE 9/15/2021

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

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. **5243543**. AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

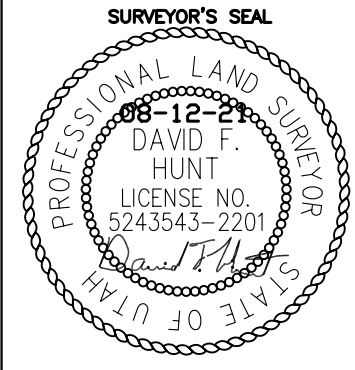
BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF MAPLETON MAIN STREET, SAID POINT BEING LOCATED NORTH 01°12'45" WEST ALONG THE SECTION LINE 743.71 FEET AND EAST 56.55 FEET FROM SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF MAPLETON MAIN STREET NORTH 01°11'16" WEST 247.12 FEET; THENCE SOUTH 65°33'00" EAST 304.28 FEET; THENCE SOUTH 01°27'00" WEST 197.03 FEET TO THE NORTHERLY BOUNDARY OF PLAT C, MAPLEWOOD SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 3455 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY BOUNDARY OF PLAT C, MAPLEWOOD SUBDIVISION SOUTH 89°13'05" WEST 75.28 FEET; THENCE NORTH 01°11'10" WEST 77.77 FEET; THENCE SOUTH 89°44'00" WEST 190.00 FEET TO THE POINT OF BEGINNING.

AREA = 55,974 SQ. FT. OR 1.2850 ACRES

OF LOTS = 2

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)



08-12-21
DATE

David F. Hunt
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT 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 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__.

LAURA A. SCUTT

STEPHEN R. SCUTT

ACKNOWLEDGEMENT

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

ON THE ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC NAME

PRINT FULL NAME

NOTARY PUBLIC AND COMMISSION NUMBER

A NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION EXPIRES

NOTARY PUBLIC SIGNATURE

(See Seal Below)

NOTARY PUBLIC SEAL

LEGISLATIVE BODY ACCEPTANCE

THE CITY OF MAPLETON APPROVES THIS SUBDIVISION AND HEREBY APPROVES AND 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 _____
COMMUNITY DEVELOPMENT DIRECTOR

APPROVED _____
PLANNING COMMISSION CHAIR

APPROVED _____
MAYOR

ATTEST

CLERK/RECORDER

(See Seal Below)

APPROVED _____
CITY ENGINEER

(See Seal Below)

ATTEST

CLERK/RECORDER

(See Seal Below)

PLAT "A"

WRIDE MANOR

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8
SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

MAPLETON CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER



Development Review Committee Minutes

September 8, 2021

On August 18, 2021, Trent Wride submitted an application and plans for the 2 lot Wride Manor Subdivision in the RA-2 zone and located at 1900 North Main Street. 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 August 18, 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 owners listed on the plat are not associated with this plat. Please change the owner names to reflect the owners of property for this subdivision.** The owners will need to sign the plat exactly as they signed the deed to the property and must print their names underneath their signatures to match the signatures. In addition, properties in trusts must include the title of the signer, the full name of the trust and the date of the trust.
 - c. The clerk/recorder needs only one signature block.
 - d. Addresses must be shown on the final plat. **The assigned addresses are Lot 1: existing; Lot 2: 1882 North Main Street.**
 - e. 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 "tabulations" table is unnecessary and incorrect in at least one aspect. Please remove this from the plat.
3. The setbacks are incorrect and unnecessary. **Please remove any setback information from the plat.**
4. Boundary line gaps and/or overlaps exist between the subject property and the Frost and Porter properties. These boundary line issues must be resolved prior to recording the plat.



Engineering and Public Works Division

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

Pressurized Irrigation

1. A new 8" main will need to be installed along the lot frontages and connected to the 24" main. Services to the homes must connect to the new 8" main.

Culinary Water

1. Culinary main line is located west of the sewer main.

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 (\$4,573.82 per lot). An additional impact fee of \$10,089.52 per lot will be required at the time of building permit issuance.
- ☐ Submit 1.5 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, .45 acre feet/shares, must consist of irrigation shares from the Mapleton or Hobble 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).