

Date:

10/20/21

Applicant:

Derek Tillotson

Location:

1700 E 1200 N

Prepared By:

Brian Tucker, Planner

Public Hearing:

No

Attachments:

1. Standard Findings.
2. Application Information.
3. DRC Comments.

REQUEST

Consideration of a resolution approving the Wren Meadows subdivision consisting of eight lots located at 1200 North 1700 East in the A-2 zone with a TDR-R Overlay.

BACKGROUND/DESCRIPTION

The subject property is approximately 8.6 acre in size and is located on the east side of 1700 East and runs between 1200 North and 1600 North. Several years ago the City approved a TDR-Receiving Site Overlay for the property. The previous property owner intended to construct an eight lot subdivision, but never followed through with the approvals.

The current property owner is requesting approval for a preliminary plat that would include eight one-acre lots with the use of four TDR certificates. The applicant will install improvements adjacent to the proposed lots on 1700 East, 1200 North and 1600 North. The improvements on 1600 will include road widening and curb and gutter to match the property to the east. The improvements on 1700 east will include a drainage swale, an 8' trail and no curb and gutter to maintain the existing rural feel. The improvements on 1200 North will include curb and gutter, an 8' planter strip and a continuation of the trail from 1700 East. The trail will connect with the existing trail along 1800 E (Maple Glen Subdivision) to the south and the Parkway Trail to the north.

EVALUATION

General Plan: This area of the city is characterized by low density residential development. The Future Land Use Map of the Land Use Element of the General Plan designates this site as Rural Residential (RR). The General Plan Land Use Map indicates that this area is appropriate for lots that contain one acre when TDR's are used.

Zoning: On April 21, 2021 the City Council adopted amendments to the TDR ordinance to no longer allow for a full doubling of density with the use of TDRs. However, the Council indicated that the new ordinance would only apply to applications submitted after adoption of the ordinance. The subject application was submitted prior to the ordinance amendments and thus complies with TDR ordinance in place at the time of application. Each lot is at least one acre in size with 125 feet of frontage.

Subdivision: 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

Adopt the Resolution with the condition that any outstanding items from the DRC comments be addressed prior to plat recording.

RESOLUTION NO. 2021-

**A RESOLUTION APPROVING THE WREN MEADOWS SUBDIVISION
CONSISTING OF EIGHT LOTS LOCATED AT 1200 NORTH 1700 EAST IN THE A-
2 ZONE WITH THE TDR-R OVERLAY.**

WHEREAS, the project site has a general plan designation of Rural Residential and a zoning designation of A-2 with a TDR-R Overlay; and

WHEREAS, the Mapleton City Code Title 17 outlines the City's subdivision requirements; and

WHEREAS, the proposed subdivision plat is consistent with the general plan, zoning and the subdivision ordinance; and

WHEREAS, the Planning Commission reviewed this application on 9/9/21.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the preliminary plat application for the Wren Meadows subdivision with the findings and conditions outlined in the staff report dated 10/20/21.

**PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON,
UTAH,**

This 20th Day of October, 2021.

Dallas Hakes
Mayor

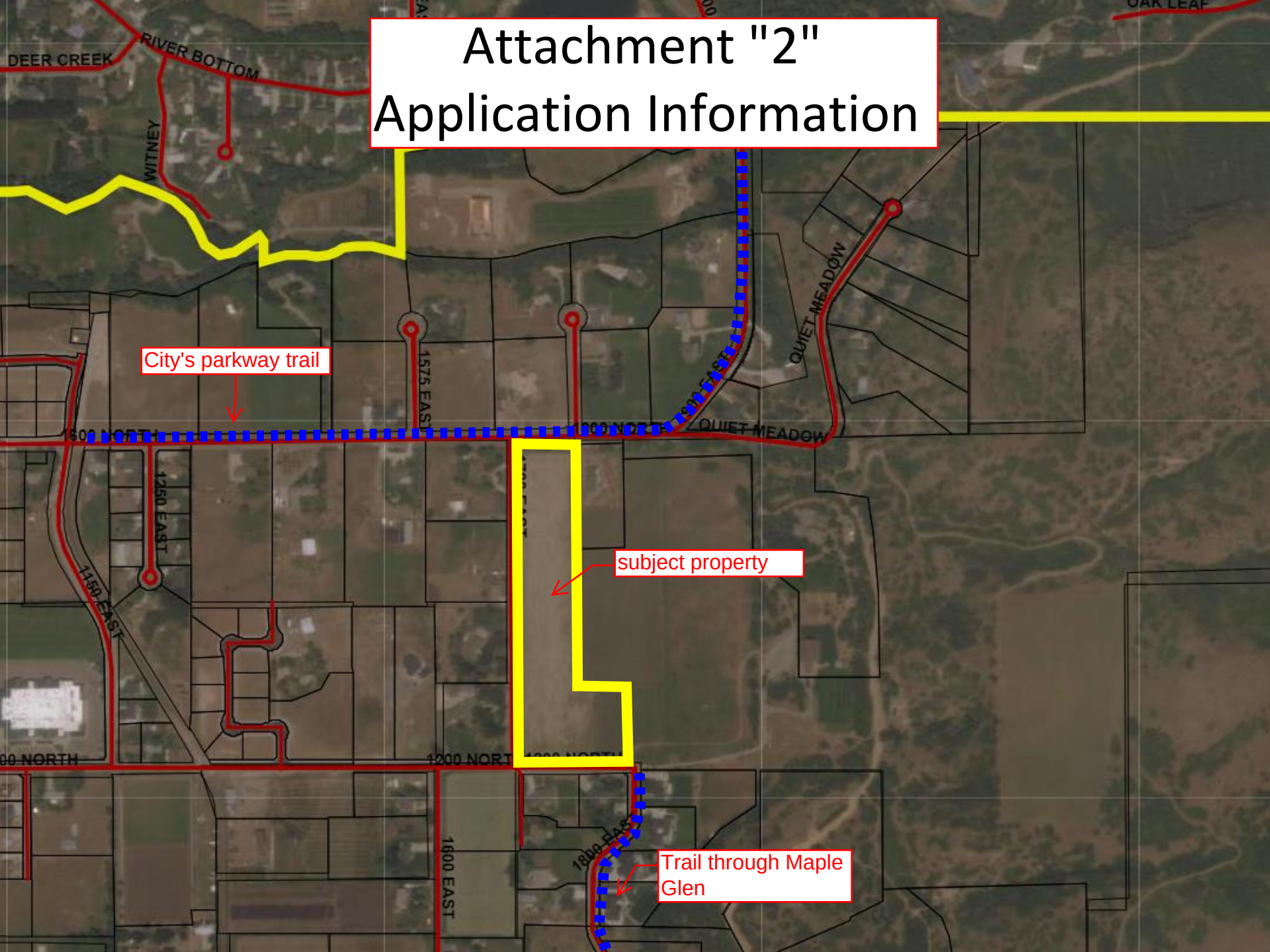
ATTEST:

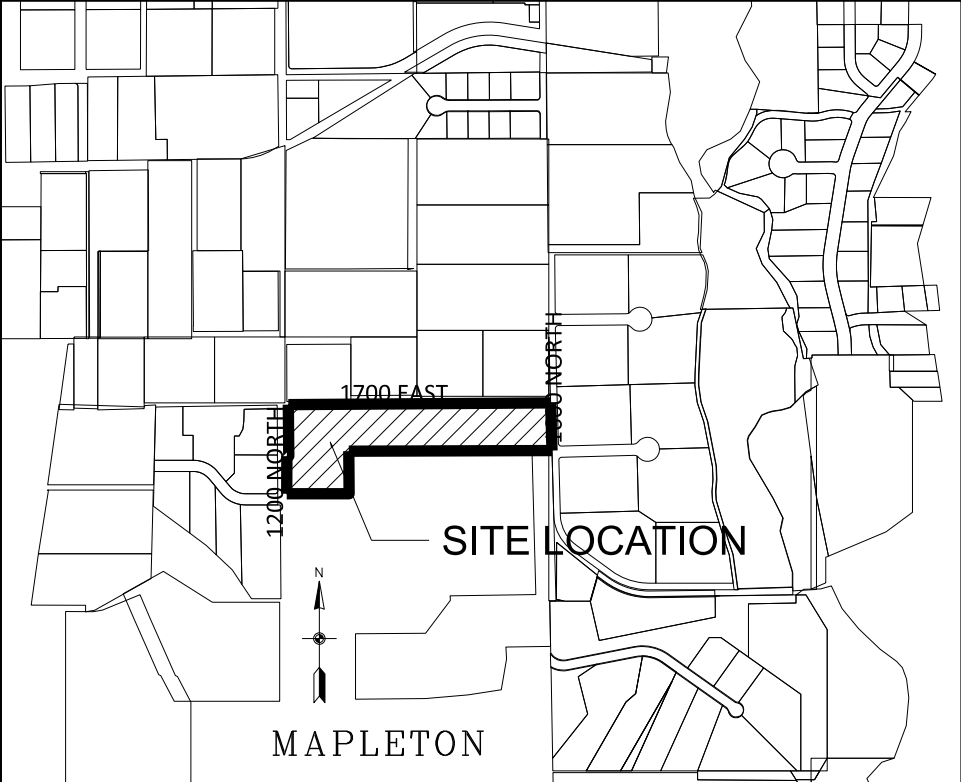
Camille Brown
City Recorder
Publication Date:
Effective Date:

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.	✓

Attachment "2"

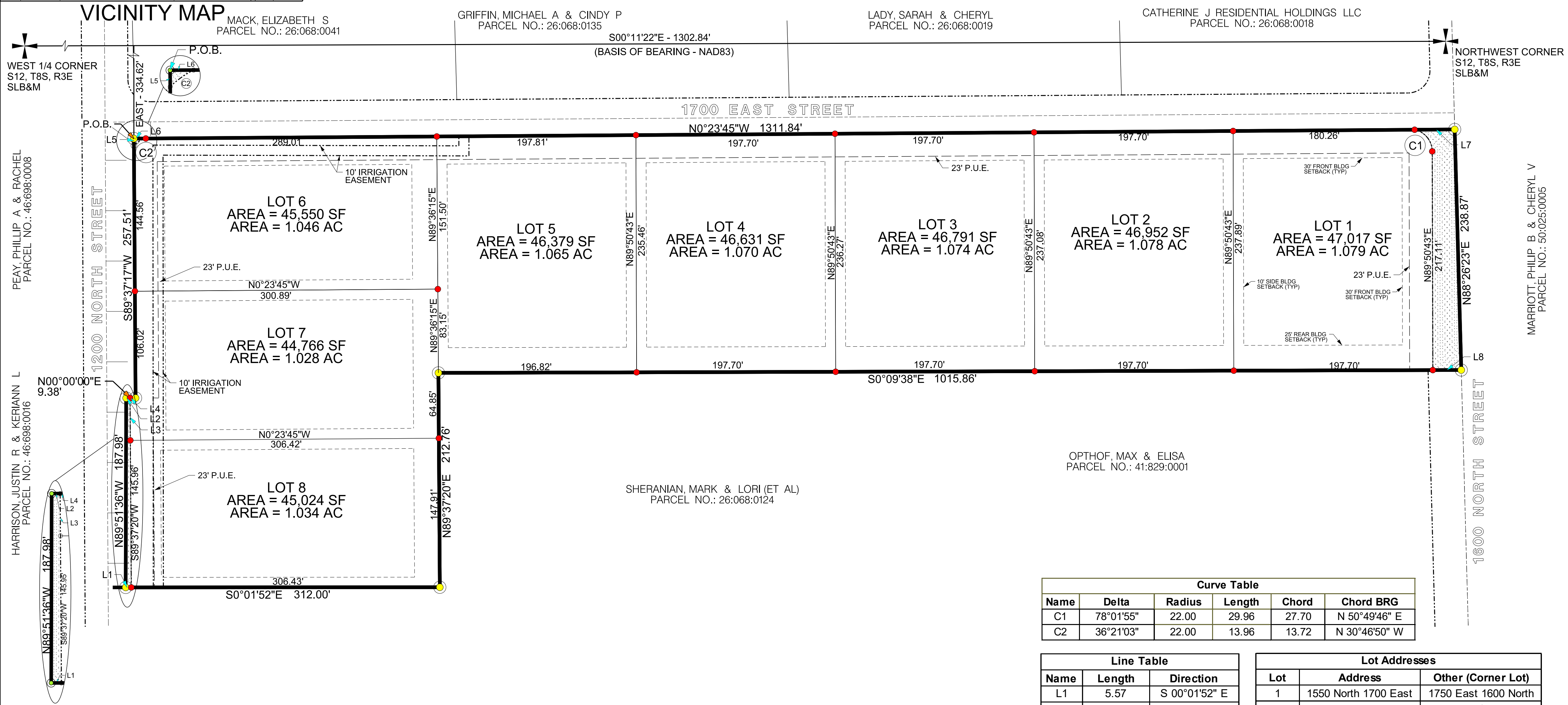
Application Information





WREN MEADOWS SUBDIVISION PLAT A

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 12
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN



LEGEND

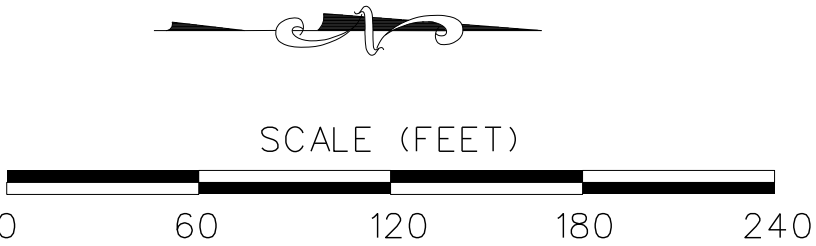
- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY
- CENTERLINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- FOUND SECTION CORNER
- SET 5/8" REBAR & CAP (BOUNDARY)
- SET 5/8" REBAR & CAP (BACK CORNERS)
- SET RIVETS FRONT CORNERS

RIGHT OF WAY DEDICATED TO MAPLETON CITY

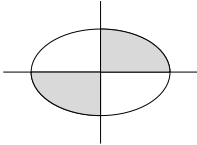
Curve Table					
Name	Delta	Radius	Length	Chord	Chord BRG
C1	78°01'55"	22.00	29.96	27.70	N 50°49'46" E
C2	36°21'03"	22.00	13.96	13.72	N 30°46'50" W

Line Table		
Name	Length	Direction
L1	5.57	S 00°01'52" E
L2	3.87	N 00°00'00" E
L3	42.02	S 89°37'20" W
L4	5.51	N 00°00'00" E
L5	6.93	S 89°37'17" W
L6	11.84	N 00°23'45" W
L7	39.82	N 00°23'45" W
L8	28.24	S 00°09'38" E

Lot Addresses		
Lot	Address	Other (Corner Lot)
1	1550 North 1700 East	1750 East 1600 North
2	1500 North 1700 East	N/A
3	1450 North 1700 East	N/A
4	1400 North 1700 East	N/A
5	1350 North 1700 East	N/A
6	1300 North 1700 East	1725 East 1200 North
7	1750 East 1200 North	N/A
8	1800 East 1200 North	N/A



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252



MW BROWN
ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

MAPLETON IRRIGATION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____

WATER MASTER

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 88, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. 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 IN ACCORDANCE WITH SECTION 17-23-17, 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 located South 00°11' 22" East along the section line 1302.84 feet and East 334.62 feet from the Northwest Corner of Section 12, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°23' 45" West 1311.84 feet; thence North 88°26'23" East 238.87 feet; thence South 00°09' 38" East 1015.86 feet; thence North 89°37" 20" East 212.76 feet; thence South 00°01' 52" East 312.00 feet; thence North 89°51' 36" West 187.98 feet; thence North 9.38 feet; thence South 89°37'17" West 257.51 feet to the point of beginning.

Area = 8.636 Acres (376,167 Square Feet)

DATE _____ ROGER D. DUDLEY
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS 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 ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO TWIN HOLLOW LLC HOMEOWNERS ASSOCIATION INC. WITH ADDRESS OF _____

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

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. _____
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

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

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF MAPLETON, 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 _____ ATTEST CITY RECORDER _____

MAPLETON ENGINEER APPROVAL

I, _____ OF THE CITY OF MAPLETON HAS REVIEWED TO FORGOING PLAT AND LEGAL DESCRIPTION AND FOUND THEM TO BE CORRECT AND DO HEREBY GIVE APPROVAL OF SAID PLAT ON THIS _____ DAY OF _____, A.D. 20____

MAPLETON ENGINEER: _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY
PLANNING COMMISSION
CHAIRPERSON, PLANNING COMMISSION: _____

COMMUNITY DEVELOPMENT APPROVAL

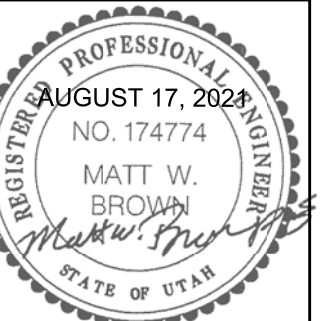
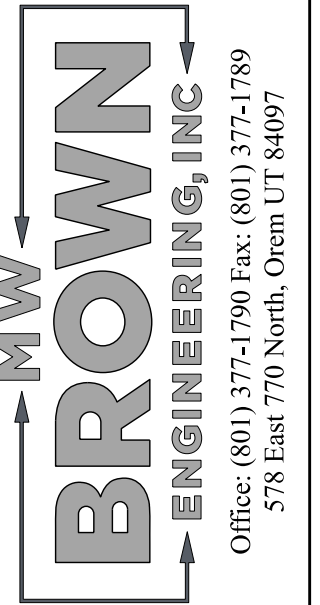
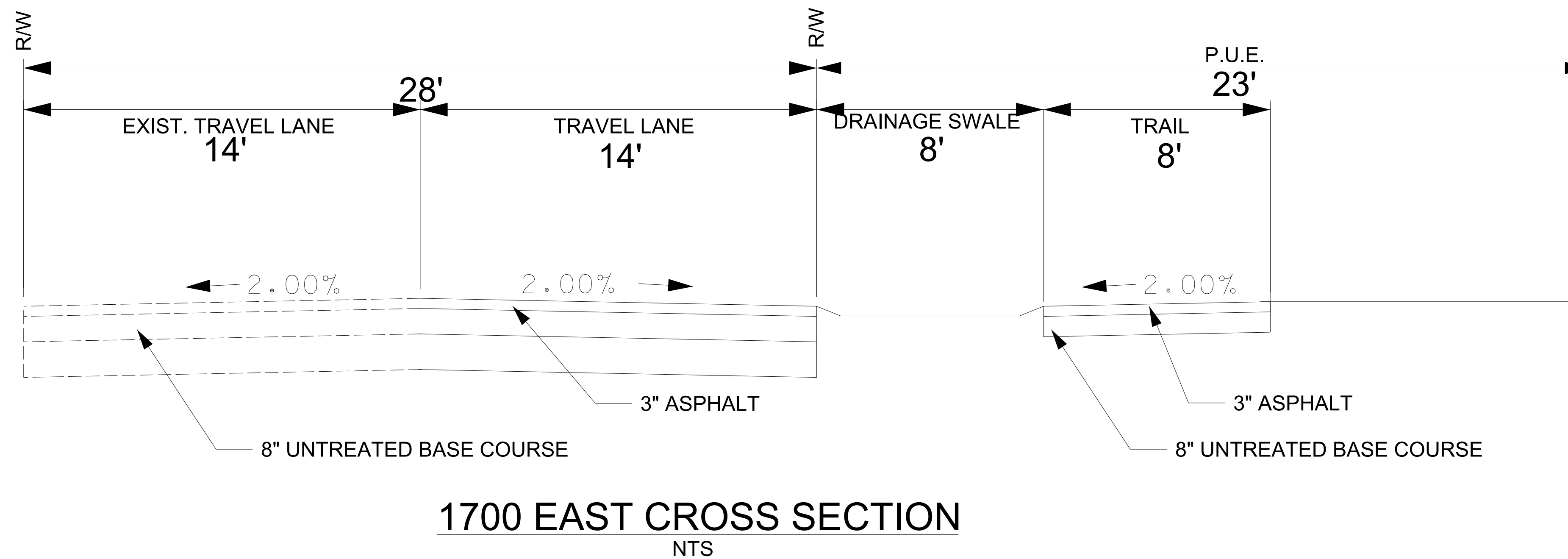
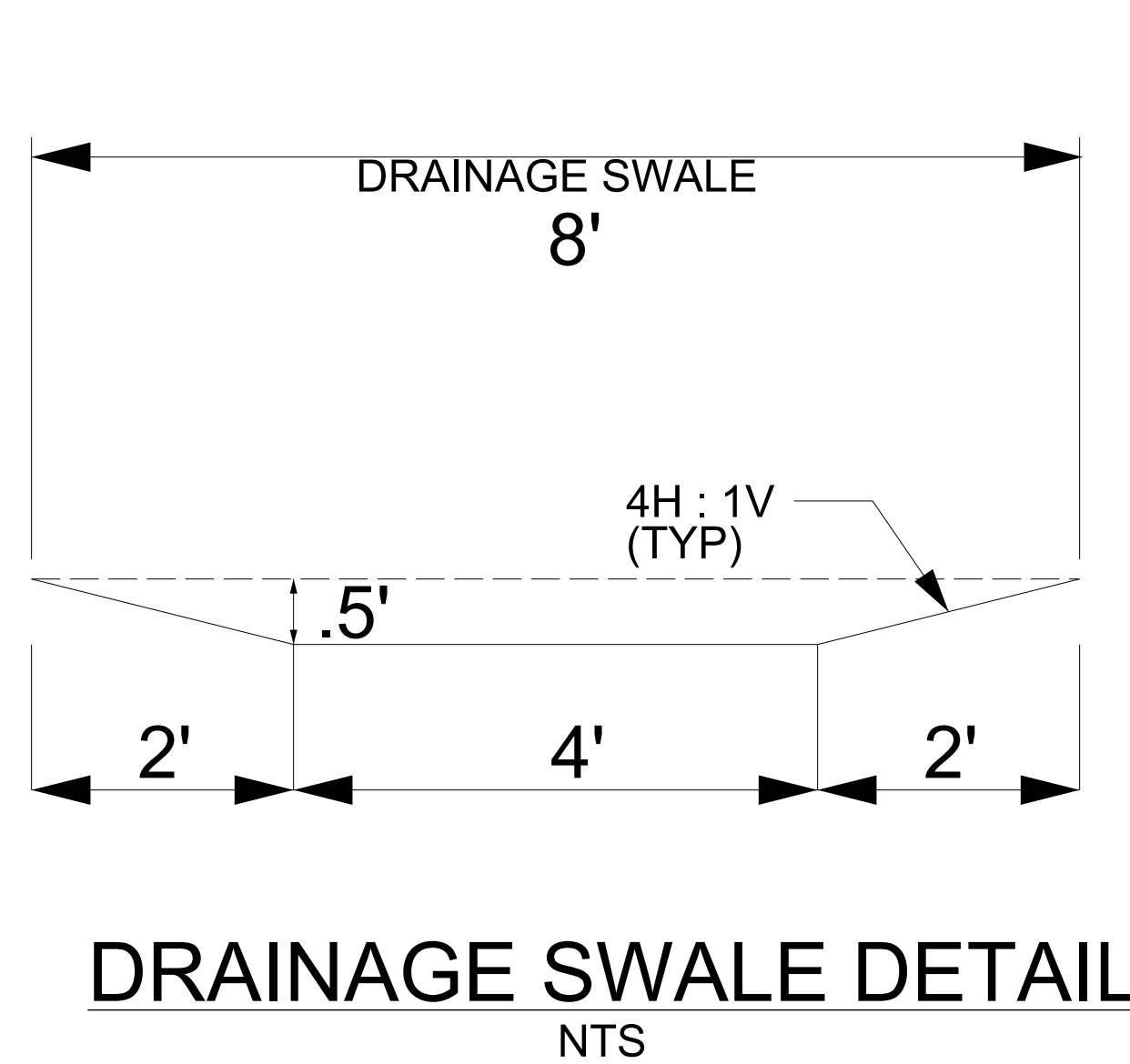
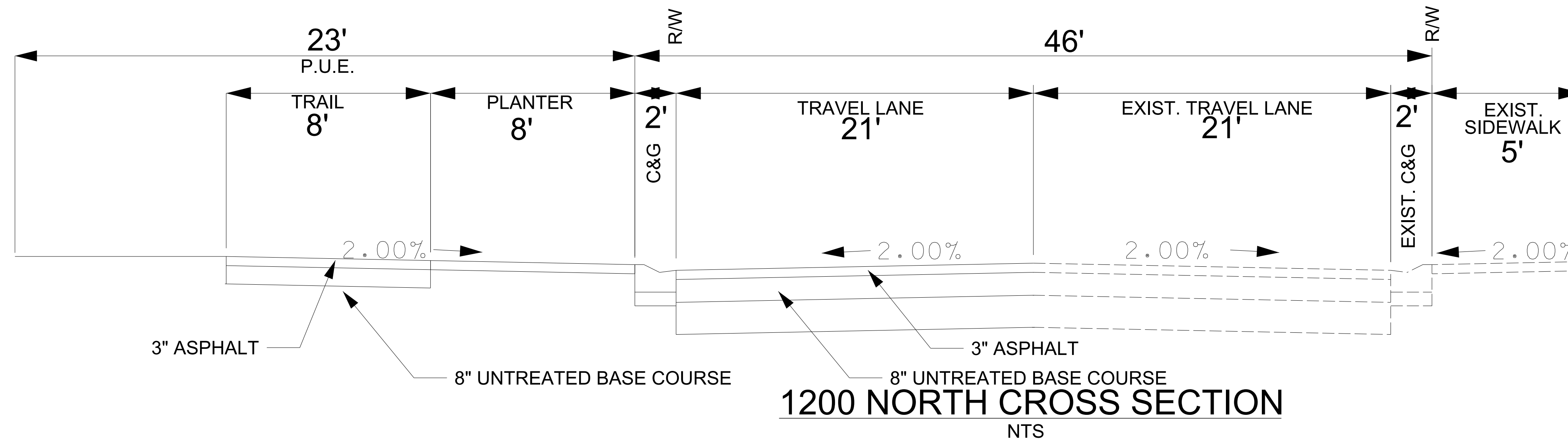
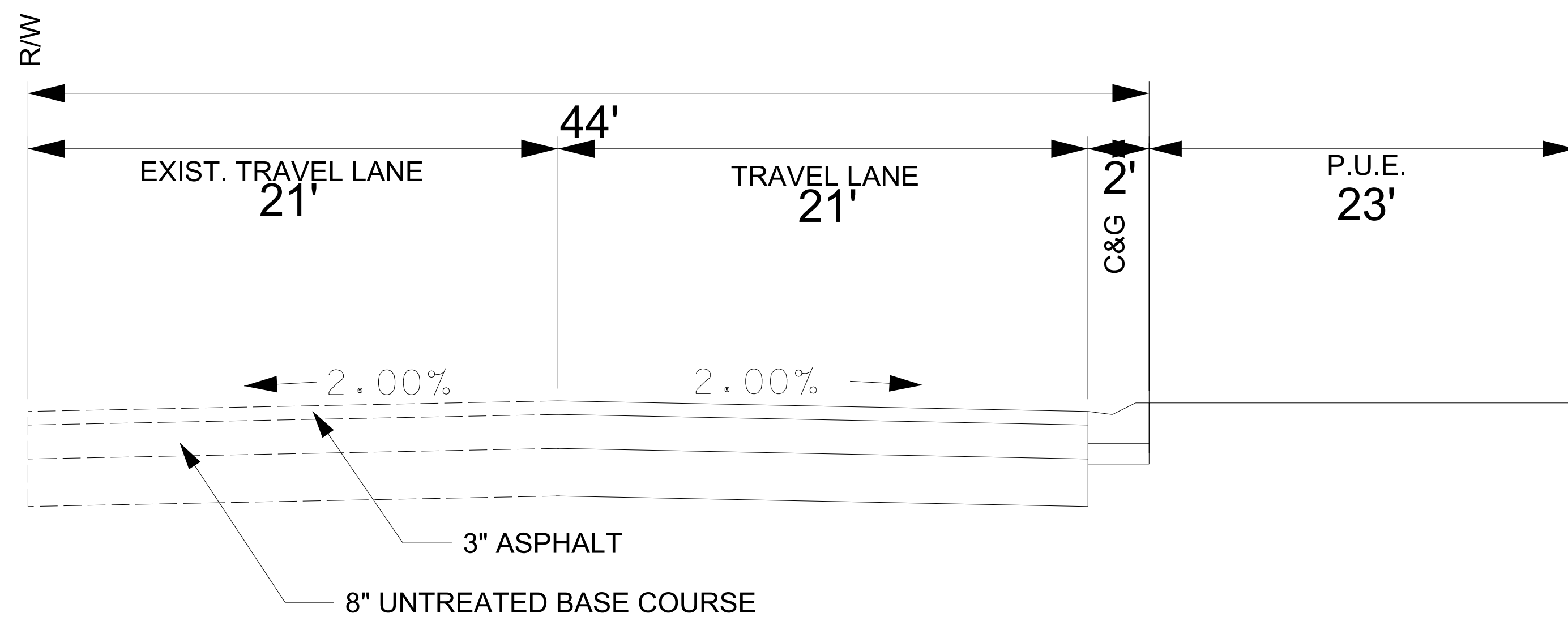
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY
COMMUNITY DEVELOPMENT DIRECTOR.

COMMUNITY DEVELOPMENT DIRECTOR: _____

PLAT "A"
WREN MEADOWS
SUBDIVISION

MAPLETON CITY, UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

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

Designed _____
 Drawn _____
 Checked _____
 Date _____

Location: **MAPLETON CITY, UTAH**
Drawing Name: **CROSS SECTION DETAILS**

PROJECT NO.	2021.002
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SHEET NO.
3.00



Development Review Committee Minutes

August 25, 2021

On April 12, 2021, Derek Tillotson submitted new plans for the Northern Views Subdivision in the A-2 zone and located at approximately 1600 North and 1700 East. 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.

Comments for plans submitted August 17, 2022:

1. The final plat must include, among other requirements, the following:
 - a. A final plat stamped and signed by the Surveyor of Record.
 - b. A dedication block and signature lines for all property owners. 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. **Addresses must be shown on the final plat. An assigned address list is attached to these comments. The address list provided on the plat is not the approved address list.** Please label the lots accordingly.
 - d. In accordance with the standards of the Utah County Recorder, a space must be reserved near the bottom right hand corner for the recording certificate to be printed on the plat. The current plat doesn't make enough space for this certificate. **Please communicate with the Utah County Recorder's Office for the specifics for this requirement.**
 - 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.

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 Culinary Water Analysis performed by Katie Jacobsen (Hansen, Allen & Luce). Please see attached instructions.

Please submit a geotechnical report

Please submit a letter from Fransen Civil Engineers verifying that Mapleton Irrigation Company approves the irrigation system design

Submit power plans as soon as possible for city design of future fiber conduit and boxes

Streets

1. Install ADA ramps at intersections
2. Streetlights at street intersections
3. Show traffic and street signs
4. Streets will need to be reconstructed or 2" grind and overlay to the centerline of proposed road width. Longitudinal trenches will need to be overlaid regardless of location.
5. Install ADA ramp at the end of the trail on 1200 North
6. Relocate existing signs to accommodate new street widths
7. Add crosswalks at trail crossings

Pressurized Irrigation

1. Install 12" Main in 1700 East per City Master Plan
2. Connect PI main in 1200 North to existing main in 1800 E
3. Use double PI services where possible

Culinary Water

1. Reconnect existing services and fire hydrants to new 12" main
2. Add more hydrants on 1700 E to reduce spacing to less than 500'

Storm Drain

1. Use underground storage chambers in the planter strip instead of sumps

Sewer

1. Sewer is not installed in north half of 1700 E

Irrigation

1. Existing irrigation ditches will need to be piped



Power and Fiber

1. Fiber conduit and boxes to be installed for future city fiber. City will provide design after power plans are submitted.
2. Install street lights on 1700 E and 1200 N at 300' intervals

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.
- ☐ Payment of impact fees (\$4,573.19 per lot). An additional impact fee of \$10,089.52 per lot will be required at the time of building permit issuance.
- ☐ Submit 17 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 (3.6 acre feet) must consist of irrigation shares from the Mapleton or Hobble Creek Irrigation Company or converted water rights.
- ☐ 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.
- ☐ Submit 4 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).