

City Council Staff Report



Date:

10/20/21

Applicant:

Richard Kartchner

Location:

1116 E 900 N

Prepared By:

Brian Tucker, Planner

Public Hearing:

No

Zone:

RA-2

Attachments:

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

REQUEST

Consideration of a Resolution approving the preliminary plat for the Mountain View Point subdivision consisting of four lots located at 1116 E 900 N in the RA-2 Zone.

BACKGROUND & DESCRIPTION

The subject property is approximately 2 acres in size and has frontage on 1200 East, 800 North and 900 North. There is currently one home on the property. In August of this year the City Council approved the rezoning of the property from A-2 to RA-2 with a condition that the density be reduced from five lots to four lots.

The applicant is now requesting approval of a preliminary plat that includes four lots ranging in size from .43 acres to .55 acres. All street frontages will be improved with curb, gutter and sidewalk.

The City Council is the final approval body for preliminary plats that include four lots or more, after having received a recommendation from the Planning Commission. The final plat approval is then left to the DRC who will approve the plat based on the preliminary plat approval and compliance with the development code.

EVALUATION

General Plan: The General Plan designates this property as "Medium Density", which was the primary basis for the rezone to RA-2. While this designation could allow lots as small as 1/3 of an acre, the Council limited the density to no more than four lot so the lots would be bigger and more consistent with the surrounding neighborhood.

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 exceeds these minimum standards.

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

RECOMMENDATION

Approve the Resolution with the condition that the applicant comply with any outstanding DRC comments prior to plat recording.

RESOLUTION NO. 2021-

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR THE MOUNTAIN VIEW POINT SUBDIVISION CONSISTING OF FOUR LOTS LOCATED AT 1116 E 900 N IN THE RA-2 ZONE.

WHEREAS, the project site has a general plan designation of Medium Density Residential and a zoning designation of RA-2; 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 9/23/21.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the preliminary plat application for the Mountain View Point 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

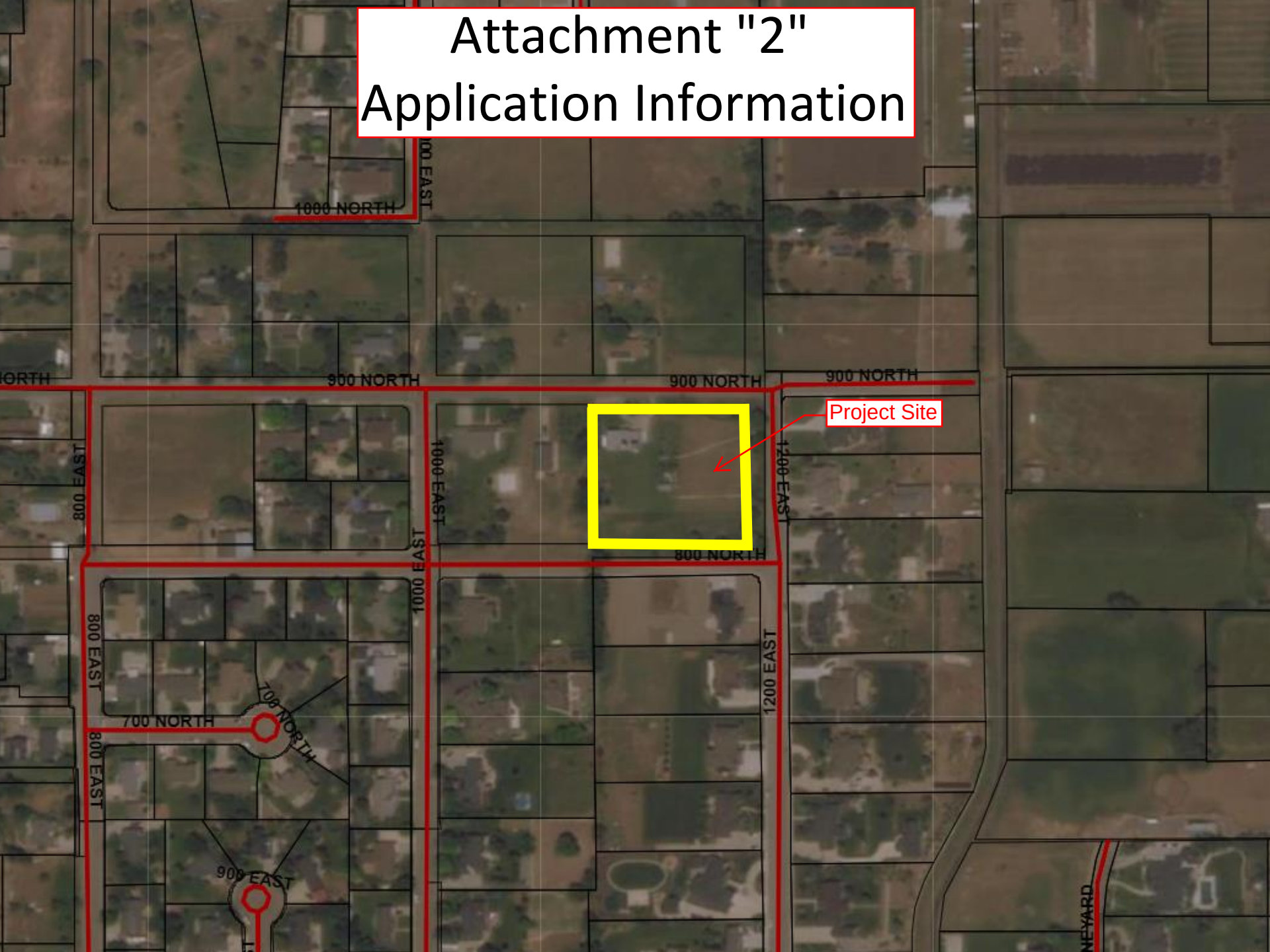
ATTEST:

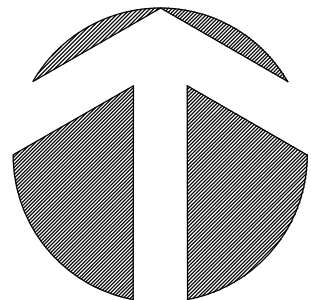
Camille Brown
City Recorder
Publication Date:
Effective Date:

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



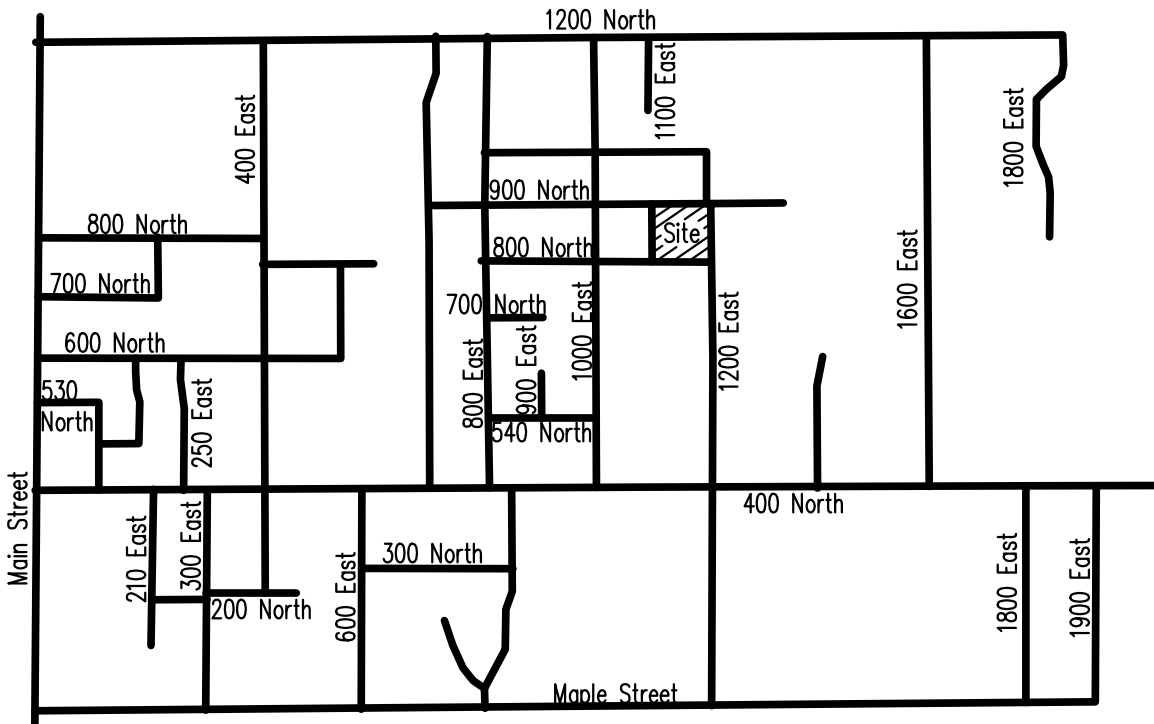


NORTH
1" = 30

Mountain View Point

A Residential Subdivision

Located in the Northeast quarter of Section 11
Township 8 South, Range 3 East
Salt Lake Base and Meridian



Vicinity Map

Curve Data Table				
Curve	Radius	Length	Chord	Bearing
C1	15.00'	23.52'	21.18'	N 44°55'58" W
C2	528.00'	41.72'	41.71'	S 2°16'49" E
C3	534.65'	51.66'	51.64'	N 1°40'05" W
C4	10.00'	15.36'	13.90'	N 45°07'00" E
C5	38.00'	58.39'	52.81'	N 45°07'00" E
C6	562.65'	54.38'	54.36'	N 1°40'09" W
C7	500.00'	39.51'	39.50'	S 2°16'49" E
C8	43.00'	67.42'	60.72'	N 44°55'58" W

Clifford & Jenna Holm
26 066 0013

No trees, shrubs, telephone boxes, or power boxes in Mapleton Irrigation Company Easements.

Fences disturbed during construction activities must be replaced and returned to pre-construction condition, or better

Note:

All Water Valves and manholes are required to be installed with concrete collars.

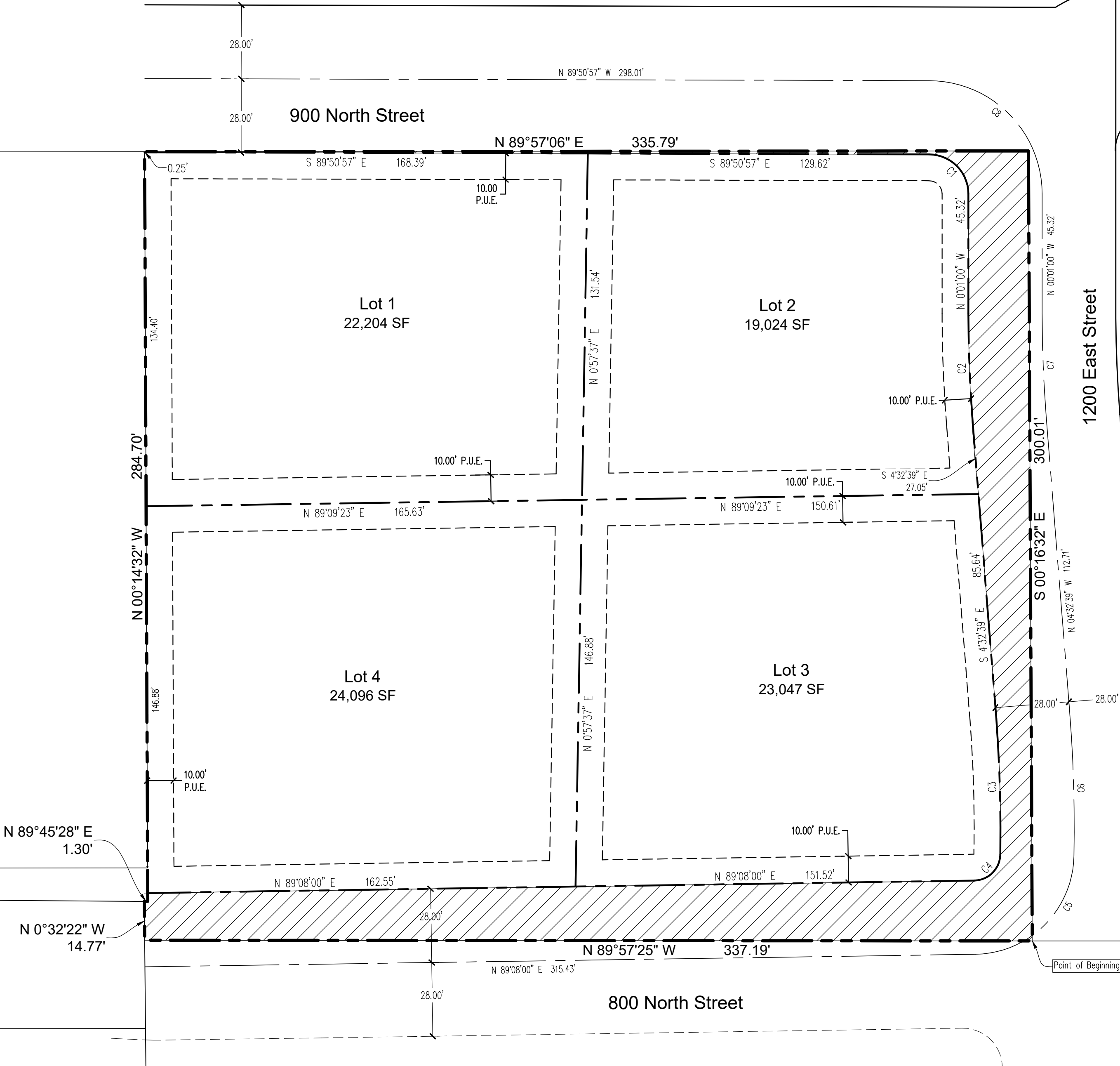
All Utility crossings will be marked with etchings in the back of curb.

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.

If any construction requires the removal and/or damage of any existing fencing and/or improvements on adjacent properties, they must be replaced before final development inspection can be completed.

N 89°45'28" E
1.30'

N 0°32'22" W
14.77'



Maple Ridge Estates
Plat "A" Lot 9
Nathan J. Silvey
46 676 0009

Maple Ridge Estates
Plat "B" Lot 3
Forrest M Anderson
46 701 0003

Maple Ridge Estates
Plat "B" Lot 2
Justin Daniel Peterson
46 701 0002

Maple Ridge Estates
Plat "B" Lot 1
Ian Master
46 701 0001

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147809 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

Commencing at a point located South 00°32'14" East along the Section line 4.46 feet and West 1308.48 feet from the East quarter corner of Section 11, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°57'25" West along 800 North Street 337.19 feet; thence North 00°32'22" West 14.77 feet; thence North 89°45'28" East 1.30 feet; thence North 00°14'32" West 284.70 feet; thence North 89°57'06" East along 900 North Street 335.79 feet; thence South 00°16'32" East 300.01 feet to the point of beginning.

AREA=88,371 sq. ft. or 2.03 feet

Basis of Bearing N 00°08'49" West along the Section Line (NAD 27)

Date

Professional Land Surveyor
(see seal below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the properly 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 dedicated the streets and other Public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who represented that he is the _____ of the _____ and has the authority to execute this instrument.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by the City of Mapleton

The City of Mapleton, County of Utah, approved this Subdivision and hereby accepts the dedication of all Streets, Easements, and other Parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, A.D. 20____.

Approved by Mayor

Approved by Planning Commission Chairman

Approved by Community Development Director

Approved _____
City Engineer
(See Seal Below)

Attest _____
City Recorder
(See Seal Below)

Occupancy Restriction Notice

The City of Mapleton has an Ordinance which restricts the occupancy of buildings within this subdivision. According, it is unlawful to occupy any building located within this subdivision without first having obtained a certificate of occupancy issued by the City.

Conditions of Approval

Plat "A"

Mountain View Point

A Residential Subdivision

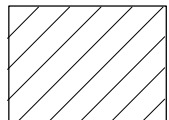
Located in the Northeast quarter of Section 11
Township 8 South, Range 3 East
Salt Lake Base and Meridian

MAPLETON _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

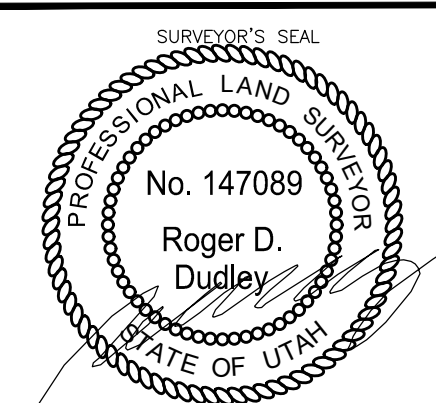


Area to be dedicated to Mapleton City as
Public Streets = 12332 SF or 0.28 Acres

Mapleton Irrigation Company

Mapleton Irrigation Company

Date



NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

COUNTY RECORDER CERTIFICATE



Development Review Committee Minutes

September 8, 2021

On August 20, 2021, Richard Kartchner submitted new plans for the 4 lot Mountain View Point Subdivision in the RA-2 zone and located at 1116 East 900 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:

Application Deficiencies:

1. The applicant must submit a complete subdivision application, including:
 - a. **The applicant must submit a signed and notarized Property Owner Affidavit to verify ownership. The Property Owner Affidavit is found in the application packet.***
2. As directed by the Mapleton City Engineer, the applicant must submit preliminary storm water drainage plans and calculations designed for a 100 year storm event.
3. As directed by the Mapleton City Engineer, the applicant must submit a Geotech Report addressing soil conditions and ground water.
4. The applicant must submit plans to Hansen, Allen & Luce, Inc. (801-566-5599) 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 August 20, 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. 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. The owners dedication must be accompanied by a line for the notary sign the plat, a line for the notary to print their full name, their commission number and the words "A notary public commissioned in Utah" in the signature block.
 - d. Addresses must be shown on the final plat. The assigned addresses are:
 - Lot 1: Existing (1116 E 900 N)
 - Lot 2: 871 N 1200 E/ 1178 E 900 N
 - Lot 3: 829 N 1200 E/ 1177 E 800 N
 - Lot 4: 1129 E 800 N
 - e. 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 space for this certificate. Please communicate with the Utah County Recorder's Office for the specifics for this requirement.
 - f. 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. "Area to be dedicated to Mapleton City", should instead read "Area dedicated to Mapleton City". The county will not correctly change the ownership to Mapleton City as the "to be" part indicates a future action to be taken for the dedication.

Engineering and Public Works Division

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

Engineering Reports

- 1. Please submit the following reports:
 - a. Culinary water analysis performed by Hansen, Allen, & Luce (Katie Jacobsen) see attached sheet for details
 - b. Geotechnical report
 - c. Storm drainage report
 - d. Power plans as soon as available
 - e. A letter from Fransen Civil Engineers on behalf of Mapleton Irrigation Company certifying that modifications to the irrigation system are approved.

Storm Drain

- 1. Replace sumps with underground storage chambers behind the sidewalk



Streets

1. Install street light at 800 North/1200 East, 900 North/1200 East
2. All streets will need to be either sawcut and repaved to the centerline of the road or to the furthest edge of any longitudinal trenches

Irrigation

1. 4x4 box in 1200 E 900 N intersection must be moved outside of the street ROW
2. Irrigation pipes must be in dedicated easement in favor of MIDC

Details

1. Replace outdated details with current Mapleton City standard drawings

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 3.5 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 or 1.35 acre feet/shares must consist of irrigation shares from the Mapleton or Hobbie Creek Irrigation Company or converted water rights.
- ☐ Payment of engineering inspection fees (\$200 per lot).
- ☐ Payment of street light fee (\$450 per lot).
- ☐ Payment of slurry seal fee (\$.18 a square foot of asphalt).
- ☐ Submit a SWPPP and Land Disturbance application and fee (\$500). Contact JD Shepherd at Public Works (489-6253) to review this requirement.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder (\$50 per page and \$2 per lot).



- Coordinate with the Postal Service regarding location of cluster mailbox (CBU). The purchase and placement of the CBU is the responsibility of the developer (see attached letter).