



Item:

3

Date:

2/10/2022

Applicant:

Bill & Whitney Gammell

Location:

1200 N 450 W

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Zone:

A-2

Attachments

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

REQUEST

Consideration of a request to rezone 4 acres of property located at approximately 1200 N and 450 W from A-2 to RA-2 and review of a preliminary plat consisting of five lots.

BACKGROUND & DESCRIPTION

The subject property is approximately four acres in size and has frontage on both 1200 North and 300 West. The property is currently vacant. The applicant is requesting approval to rezone the property from A-2 to RA-2 and for a preliminary plat consisting of five lots. Four of the lots will front on 1200 North and are approximately .6 of an acre in size each, and one lot will front on 300 West and is just over an acre in size.

EVALUATION

City Discretion: Rezone requests are considered legislative in nature. The Planning Commission and City Council generally have broad discretion when acting on legislative matters, provided it can be reasonably debated that the action taken to approve or deny would promote the general welfare of the community.

General Plan: The General Plan designation for this site is "Medium Density Residential". This designation supports a minimum lot size of 14,500 square feet or larger (1/3 of an acre). Most of the surrounding properties have already been rezoned to RA-2, which is the zoning designation that coincides with the Medium Density designation. The proposed rezone is consistent with the General Plan and with surrounding development.

RA-2 Zone: The RA-2 zone requires a minimum lot size of 14,500 square feet with at least 100 feet of frontage on a city street. The proposed lots are significantly larger than the minimum required and comply with the RA-2 standards.

Subdivision: MCC Chapter 17.04.050.B outlines the review standards that shall be used by the Planning Commission when reviewing subdivision applications. These standards are shown in attachment "1".

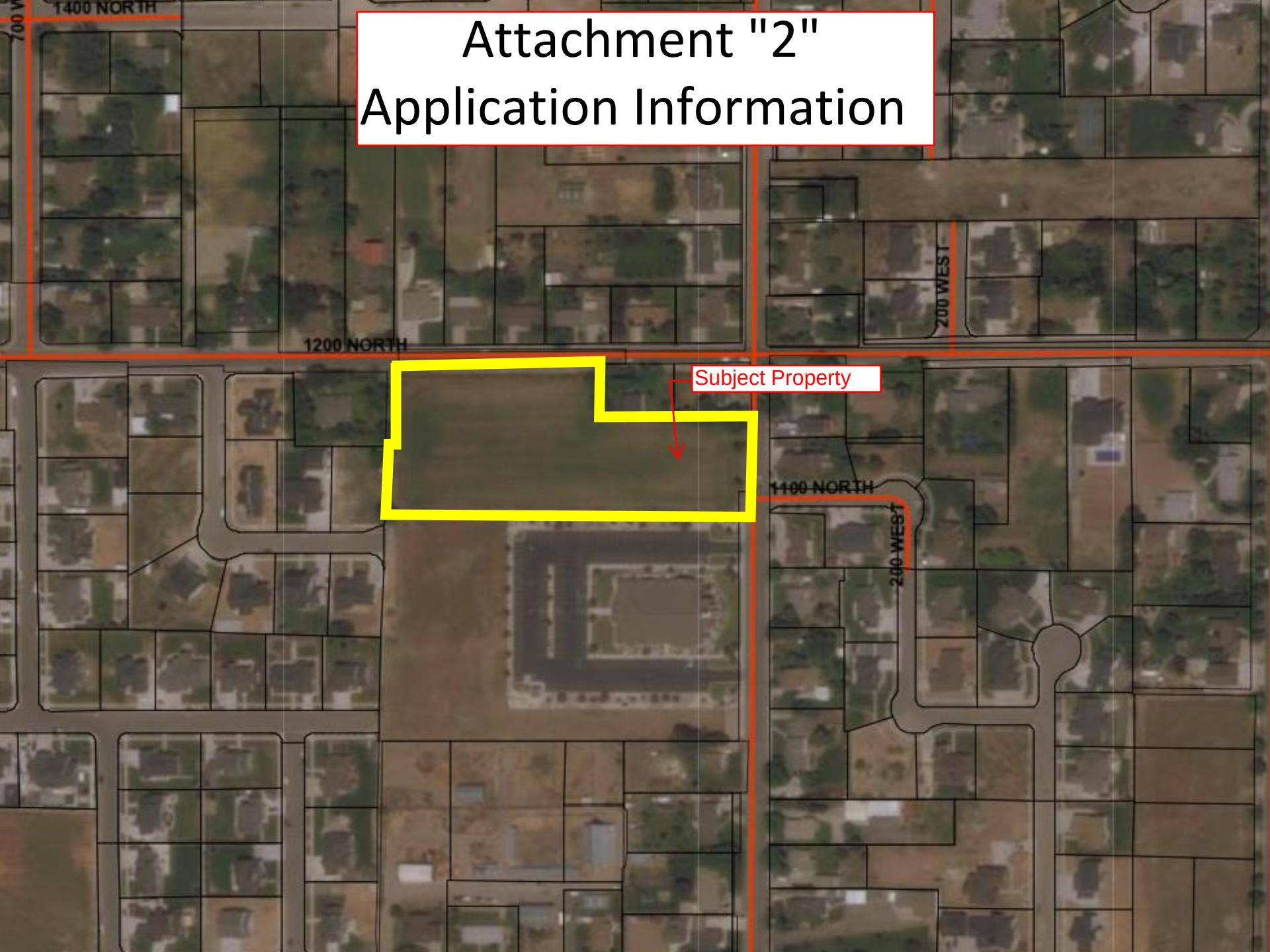
RECOMMENDATION

Recommend approval of the rezone and preliminary plat to the City Council with the condition that the application comply with all outstanding DRC comments.

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.	✓

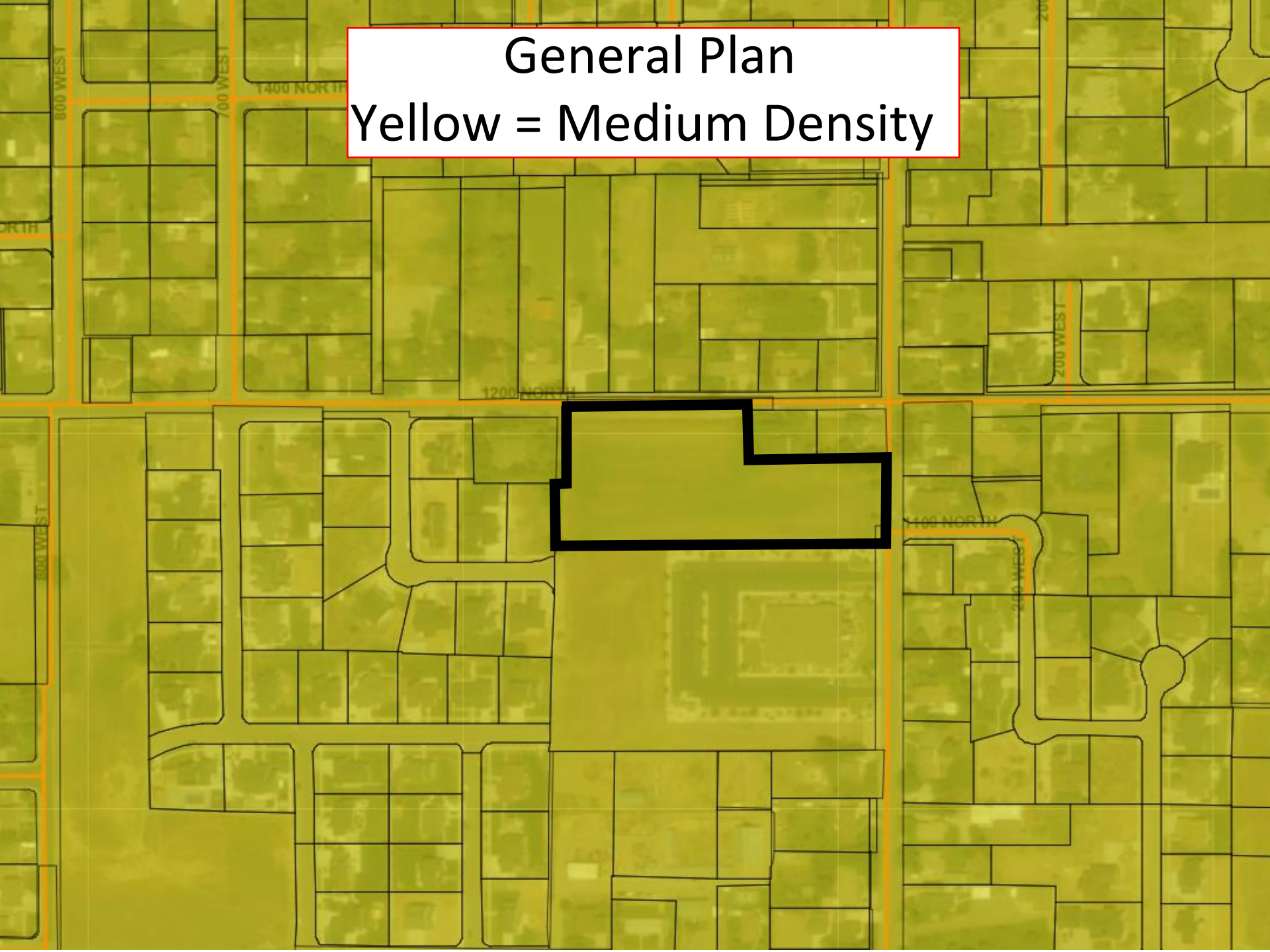
Attachment "2"

Application Information



Subject Property

General Plan
Yellow = Medium Density



LOCATED WITHIN THE EAST 1/4 CORNER OF
SECTION 10, T8S, R3E
SALT LAKE BASE AND MERIDIAN

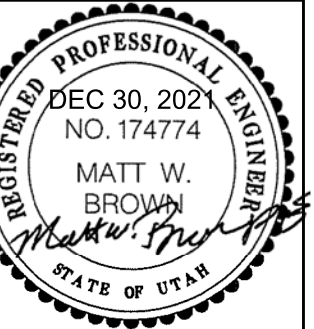
BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N 00°03'41" E 1320.00 FEET AND WEST 1198.65 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 27.48 FEET; THENCE S 89°31'19" W 35.27 FEET; THENCE S 0°07'15" W 94.91 FEET; THENCE S 89°56'26" E 125.79 FEET; THENCE S 89°56'23" E 149.92 FEET; THENCE SOUTH 141.04 FEET; THENCE WEST 29.31 FEET; THENCE S 0°13'38" W 39.91 FEET; THENCE S 89°46'36" W 657.85 FEET; THENCE N 1°30'18" E 128.24 FEET; THENCE N 1°30'04" E 136.37 FEET; THENCE N 89°55'40" E 20.38 FEET; THENCE NORTH 41.93 FEET; THENCE EAST 419.76 FEET TO THE POINT OF BEGINNING.

AREA = 3.986 ACRES (173,615 SQ. FT.)

BROWN
ENGINEERING, INC.

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

[illegible]

signed _____
 own _____ D.B.
 checked _____
 e _____ DEC. 2021

WHITING HOMESTEAD

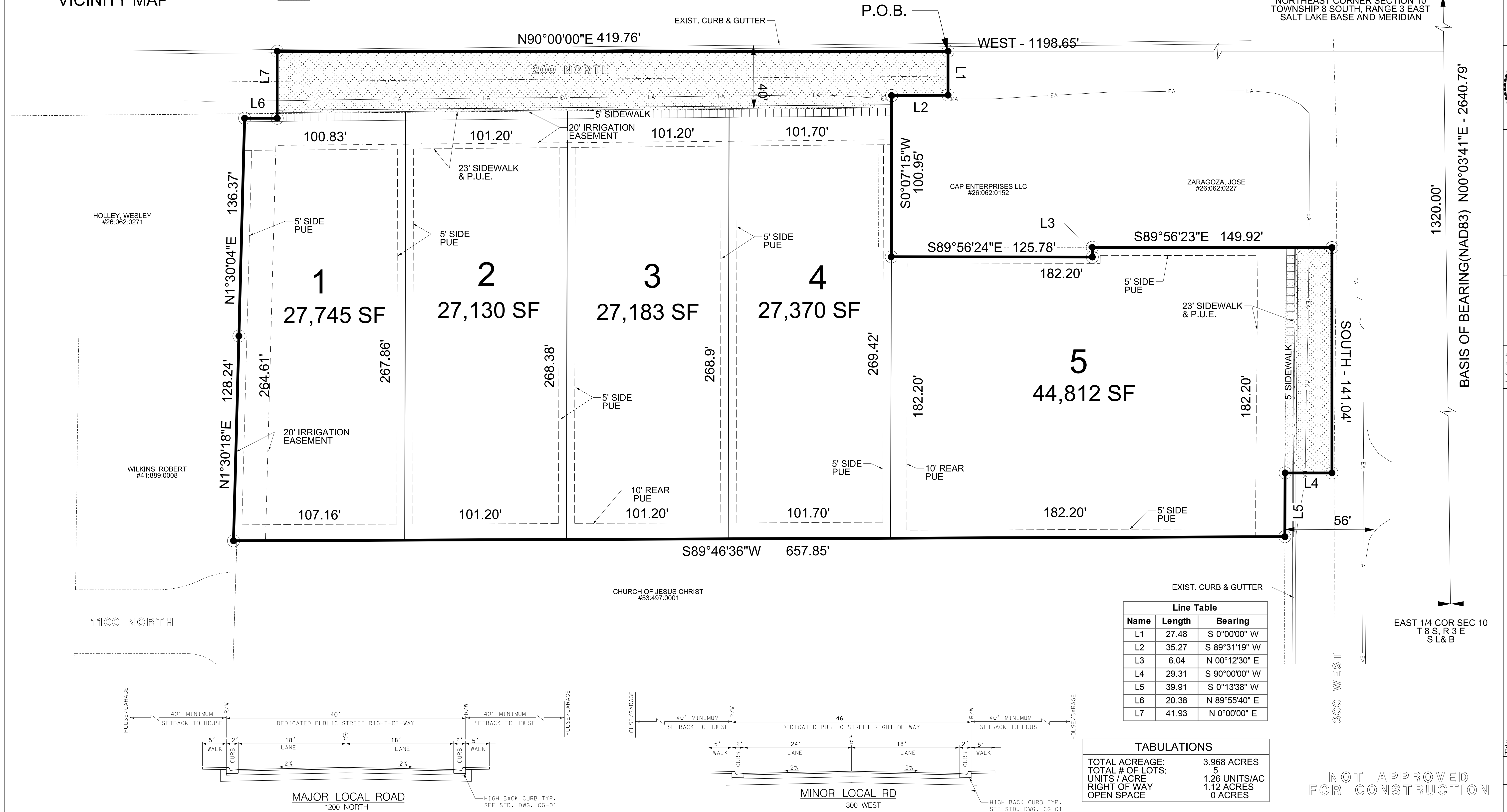
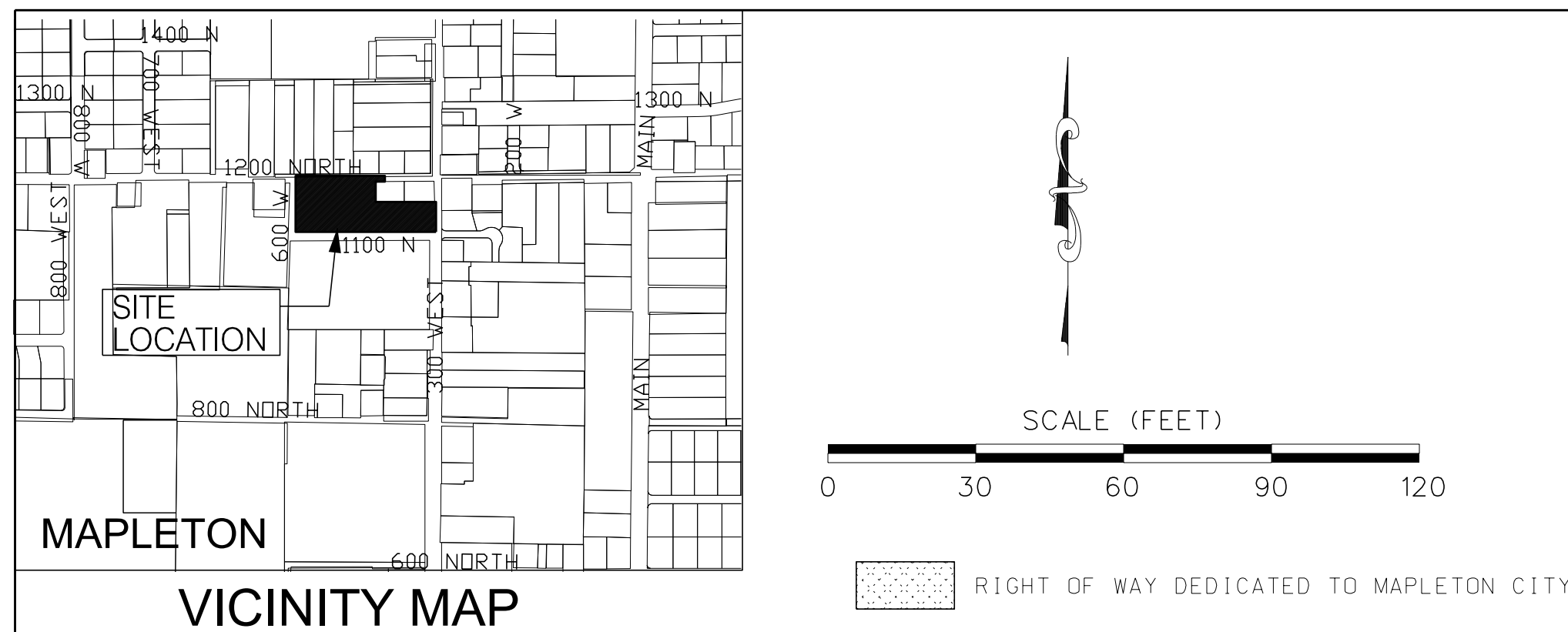
MAPLETON CITY, UTAH

PRELIMINARY PLAT

Location:
Drawing Name:

PROJECT NO.	2021.015
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SHEET NO.
PRELIM



NOT APPROVED
FOR CONSTRUCTION

PRINT DATE: 12/30/2021

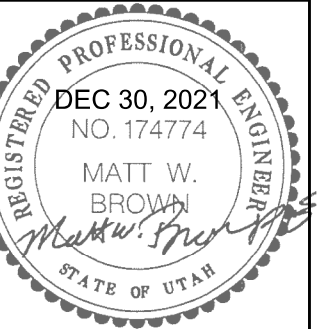
RIGHT OF WAY DEDICATED TO MAPLETON CITY



SCALE (FEET)



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

[illegible]

Designed _____
 Drawn _____ D.B.
 Checked _____
 Date _____ NOV. 2021

WHITING HOMESTEAD

MAPLETON CITY, UTAH

OVERALL SITE / UTILITY PL

Location:	Drawing Name:
PROJECT NO. 2021.015	
SHEET NO. 1.01	



Development Review Committee Minutes

January 24, 2022

On December 20, 2021 plans were submitted for the Whiting Homestead subdivision consisting of 5 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

1. Please include the attached addresses on the plat.
2. You'll need to align the curb, gutter and sidewalk with the installed improvements to the west.

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. The applicant must submit plans to Hansen, Allen, & Luce (see attached form) to be added into the City's water model. The applicant shall be responsible for the cost of this review.
2. Please submit the plans to Fransen Civil Engineers and provide a letter from them stating that the irrigation design meets the requirements of Mapleton Irrigation Company.
3. A Storm Drain Report is required.

Power and Fiber

1. Add streetlights
2. Please submit power plans for fiber design
3. Fiber conduit will need to be installed for future city fiber
4. Relocate power poles

Storm Drain

1. Provide elevation information on storm inlets
2. Provide chamber count and volume information for CULTEC chamber

Streets

1. Streets will require a 2" overlay to the centerline of the road



Sewer

1. Verify that the sewer in 300 West exists

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 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.

FYI, Prior to plat recording:

- ☐ 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 annexation fees of \$146,365.12 (\$4,573.91 per lot).
- ☐ Payment of engineering inspection fee of \$6,400 (\$200 per lot).
- ☐ Payment of slurry fee (\$.18 per square foot of roadway).
- ☐ Payment of any utility reimbursements.
- ☐ Pay all rollback taxes if applicable.
- ☐ 28.2 acre-feet of water.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for \$50 per page + \$2 per lot.
- ☐ Pay any rollback taxes
- ☐ Contact Post Office regarding placement of mailbox
- ☐ Order street lights.