

# Planning Commission Staff Report



MAPLETON

## Item:

3

## Date:

4/14/2022

## Applicant:

William Clegg

## Location:

770 N 700 E

## Prepared By:

Sean Conroy, Community  
Development Director

## Public Hearing:

No

## Zone:

RA-2

## Attachments:

1. Standard findings.
2. Application information.

## REQUEST

Consideration of a Preliminary Plat for the Clegg Garden View Estates subdivision consisting of two lots located at 770 N 700 E in the RA-1 Zone.

## BACKGROUND & DESCRIPTION

The subject property is approximately .89 acres in size and has frontage on both 700 North and 700 East. There is an existing dwelling that fronts on 700 North. The applicant is requesting approval to subdivide the parcel into two lots, with the new lot facing 700 East. Both lots will be approximately .44 of an acre.

## EVALUTION

**General Plan & Zoning:** The General Plan designates the site as "*Medium Density Residential*". This designation allows for densities of three units per acre. The site is zoned RA-1, which coincides with the Medium Density designation. The RA-1 zone requires a minimum lot size of 14,500 square feet with at least 100 feet of frontage on a City street. The application complies with these requirements.

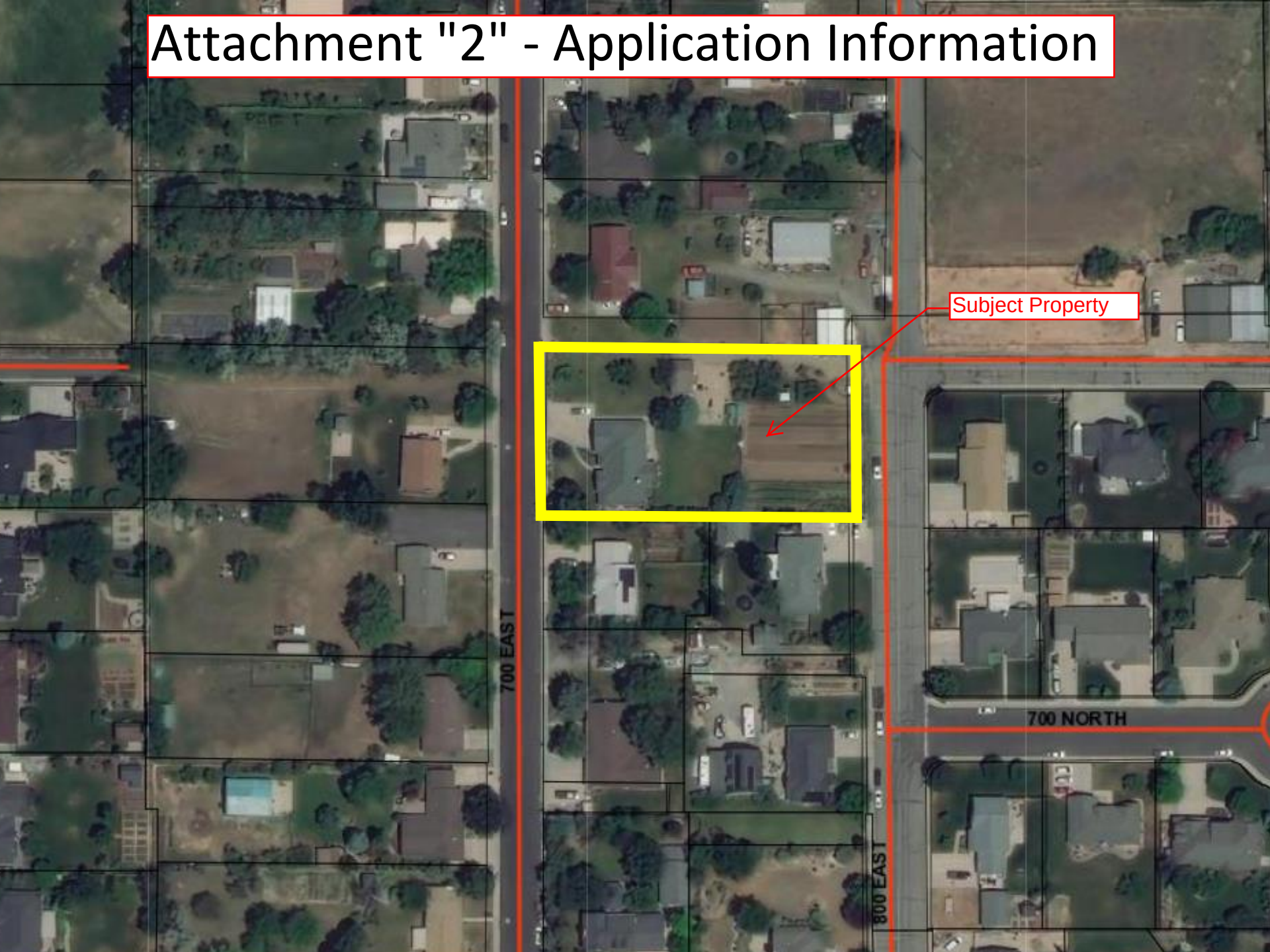
**Subdivision:** MCC Chapter 17.04.050.B outlines the review standards that shall be used by the Planning Commission when reviewing subdivision applications. These standards are shown in attachment "1".

## RECOMMENDATION

Approve the Preliminary Plat with the condition that the applicant address any outstanding DRC comments prior to plat recording.

| <b>Attachment “1” Findings for Decision</b> |                                                                                                                                                                                                                                   |   |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| <b>No.</b>                                  | <b>Findings</b>                                                                                                                                                                                                                   |   |
| 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

700 EAST

700 NORTH

800 EAST

General Plan: Yellow = Medium Density Residential, RA-1 Zone



Project Name  
Clegg Garden View Estates

☐ APPROVED

☐ REJECTED

☒ REVISE

☐ NOT REVIEWED

BY Steven Lord

DATE 4/1/2022

SUBMITTAL# 1

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.

CLEGG GARDEN VIEW ESTATES

PLAT "A" UTILITY LAYOUT

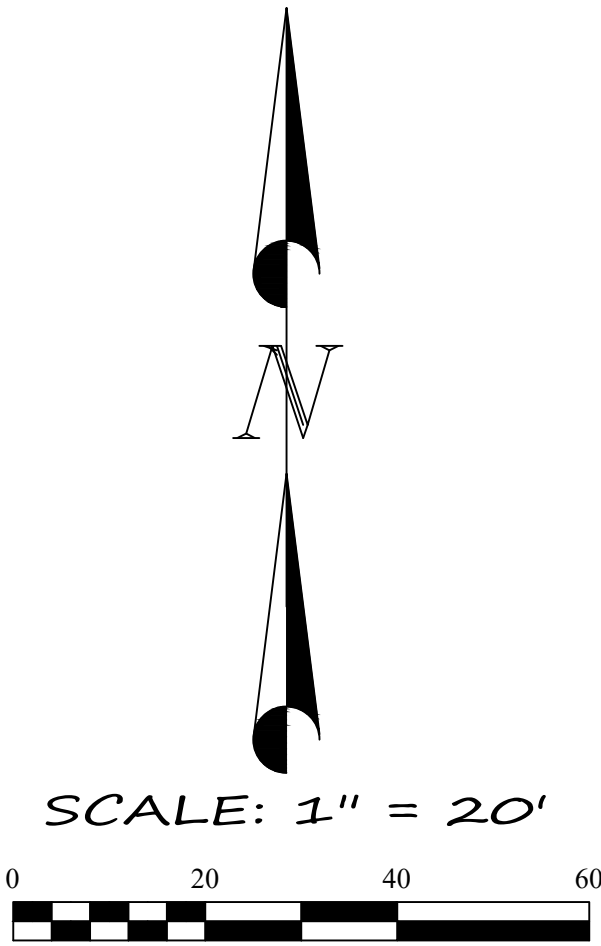
LOCATED IN SW 1/4 SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M

MAPLETON CITY, UT

Plans must be stamped by a registered professional engineer.

TAYLOR PROPERTY  
26:065:0019

Please include or reference Mapleton City and APWA standard details for all utilities



BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF FAY PERRY SUBDIVISION PHASE 1, WHICH POINT IS LOCATED 500°01'55"W 128.23 FEET ALONG THE SECTION LINE AND EAST 2354.24 FEET FROM THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M; THENCE N00°01'39"E 144.19 FEET ALONG THE EAST LINE OF 700 EAST STREET, THENCE S89°52'58"E 226.08 FEET ALONG A VINYL FENCE TO THE JOHNSON ESTATES PLAT "A" SUBDIVISION, THENCE ALONG SUBDIVISION LINE S00°25'51"E 143.85 FEET TO THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED ON FEBRUARY 24, 1998 AS ENTRY 17149, THENCE N89°57'29"W 267.23 FEET ALONG BOUNDARY LINE AGREEMENT AND NORTH LINE OF FAY PERRY PHASE 1 SUBDIVISION POINT TO THE POINT OF BEGINNING. AREA OF ABOVE DESCRIBED PARCEL CONTAINS 0.882 ACRES.

BASIS OF BEARINGS IS S00°01'55"W ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 11 TO THE SOUTHWEST CORNER OF SECTION 11.

WEST QUARTER CORNER  
SECTION 11  
T8S, R3E  
FOUND COUNTY BRASS CAP

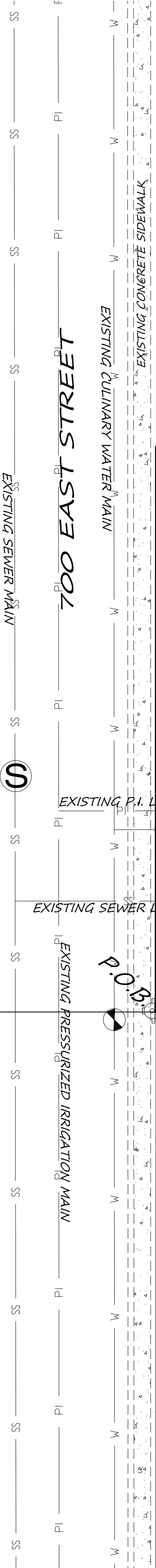
S00°01'55"W 128.23'

SECTION LINE - BASIS OF BEARINGS

S00°01'55"W 2641.64'

SOUTHWEST CORNER  
SECTION 11  
T8S, R3E  
FOUND UTAH COUNTY BRASS CAP

EAST 2354.24'



S 89°52'58" E 266.08'

133.04'

133.04'

5.00  
P.U.E.

LOT 1  
19,177 Sq. Feet  
0.440 Acres

770 NORTH 700 EAST

EXISTING HOUSE  
TO REMAIN

N 00°00'00" W  
144.02'

133.11'

134.12'

N 89°57'29" W 267.23'

FAY PERRY PHASE 1 SUBDIVISION

CONNERS PROPERTY  
26:064:0274

SNYDER PROPERTY  
26:064:0273

800 NORTH STREET

LOT 28

LOT 29

LOT 27

LOT 26



MAPLETON

# Development Review Committee Minutes

April 1, 2022

On March 17, 2022 plans were submitted for the Clegg Garden View Estates subdivision consisting of two 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

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Sean Conroy, Community Development Director  
Phone: (801) 806-9101 Email: [sconroy@mapleton.org](mailto:sconroy@mapleton.org)

1. Include the address of 775 N for lot 2 on the plat.

## Engineering and Public Works Division

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

### Utilities

1. Utility plan must be stamped by a registered professional engineer
2. Please include Mapleton City standard drawings for all utilities

### Power and Fiber

1. 2" Conduit will need to be installed per Mapleton City Fiber Network standard drawings
2. Please submit power plans for fiber connection design

### 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 IN BOLD ARE MISSING FROM THE APPLICATION AND WILL NEED TO BE SUBMITTED PRIOR TO PRELIMINARY PLAT APPROVAL.**

An excavation permit, available online at [www.mapleton.org](http://www.mapleton.org) will be required for all work performed in the city right-of-way.

A 2" conduit system with services to each home will be required in the PUE. Please note such on the plans. Contractor to contact Public Works for details.

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

Public Works inspections will be required on all utilities prior to backfill. Inspections will include GPS data collection of all fittings and appurtenances.



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](http://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.

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.

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:**

- ☐ 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 of \$4,573.19. Additional impact fees of \$10,089.52 will be required at the time of building permit.
- ☐ Payment of engineering inspection fee of \$400.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for \$50 per page + \$2 per lot.
- ☐ Submit one acre-foot of water.