

Date:
8/3/2022

Applicant:
Lyle Haycock

Location:
2105 S Main

Prepared By:
Sean Conroy, Community
Development Director

Public Hearing:
Yes

Zone:
PRC-6, TDR-R

Attachments:

1. Standard findings.
2. Application Information.
3. DRC Comments.
4. Correspondence.

REQUEST

Consideration of a Resolution approving the Preliminary Plat for the Magnolia Lane Plat "C" subdivision consisting of four lots located at 2105 South Main Street in the PRC-6, TDR-R Zone.

BACKGROUND & DESCRIPTION

In 2018 the City Council rezoned approximately 21 acres from A-2 to Planned Residential Community (PRC-6) with a Transferable Development Right (TDR-R) Overlay, and approved a concept plan for 18 lots. The purpose of this PRC zone was to have a mix of larger rural lots with smaller estate lots. The applicant owns 6.3 acres of this project. The project was originally called Maple Vale, but the name was later changed to Magnolia Lane. Two phases have been developed to date with a total of seven lot.

The applicant is requesting approval of a Preliminary Plat for the Magnolia Lane Plat "C" subdivision consisting of four lots. There is an existing home on the site that will remain on a 3.7 acre lot. The three new building lots would be .89, .88 and .61 of an acre in size. Lots 1 and 2 will have access off of Magnolia Lane, lot 3 will have access off of Main Street and Mapleton Canyon Drive and lot four will have access off of Mapleton Canyon Drive.

EVALUATION

General Plan & Zoning: The General Plan designates this site as "Rural Residential". This designation encourages average densities of two acres per lot, or one acre per lot with TDRs. The PRC-6 zone was intended to allow for a variety of lot sizes ranging from over three acres to ½ an acre with the overall density being consistent with the General Plan.

The General Plan and subdivision ordinance also encourage creating appropriate transitions between land uses and developments. On the original concept plan, what is now lot four was .79 of an acre with approximately 120 feet of width. In the current proposal lot four is now .61 of an acre with just under 100 feet of width. The primary reason for the reduction in lot size and width is to accommodate existing fencing and structures on the site.

Lot four abuts the Preserve Plat "D" subdivision that consists primarily of one acre lots with approximately 125 feet of width. While the PRC-6 zone allows lots as small as ½ an acre, the Planning Commission's recommendation was to go back to the slightly larger and wider configuration that was shown on the concept plan to create a better building lot and to be more consistent with the adjacent lots to the east. Staff supports this recommendation.

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

RECOMMENDATION

Approve the Resolution with the following special conditions:

1. The applicant shall comply with all outstanding DRC comments.
2. Lot four shall be reconfigured to be more consistent with the size and width of the lot as shown on the concept plan for the PRC-6 project.

**RESOLUTION NO. 2022-
A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR THE
MAGNOLIA LANE PLAT "C" SUBDIVISION CONSISTING OF FOUR LOTS
LOCATED AT 2105 SOUTH MAIN STREET IN THE PRC-6 ZONE.**

WHEREAS, the project site has a general plan designation of Rural Residential and a zoning designation of PRC-6; 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 recommended approval of this application on 7/14/22.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the preliminary plat application for the Magnolia Lane Plat "C" subdivision with the findings and conditions outlined in the staff report dated 8/3/22.

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

This 3rd Day of August, 2022.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder

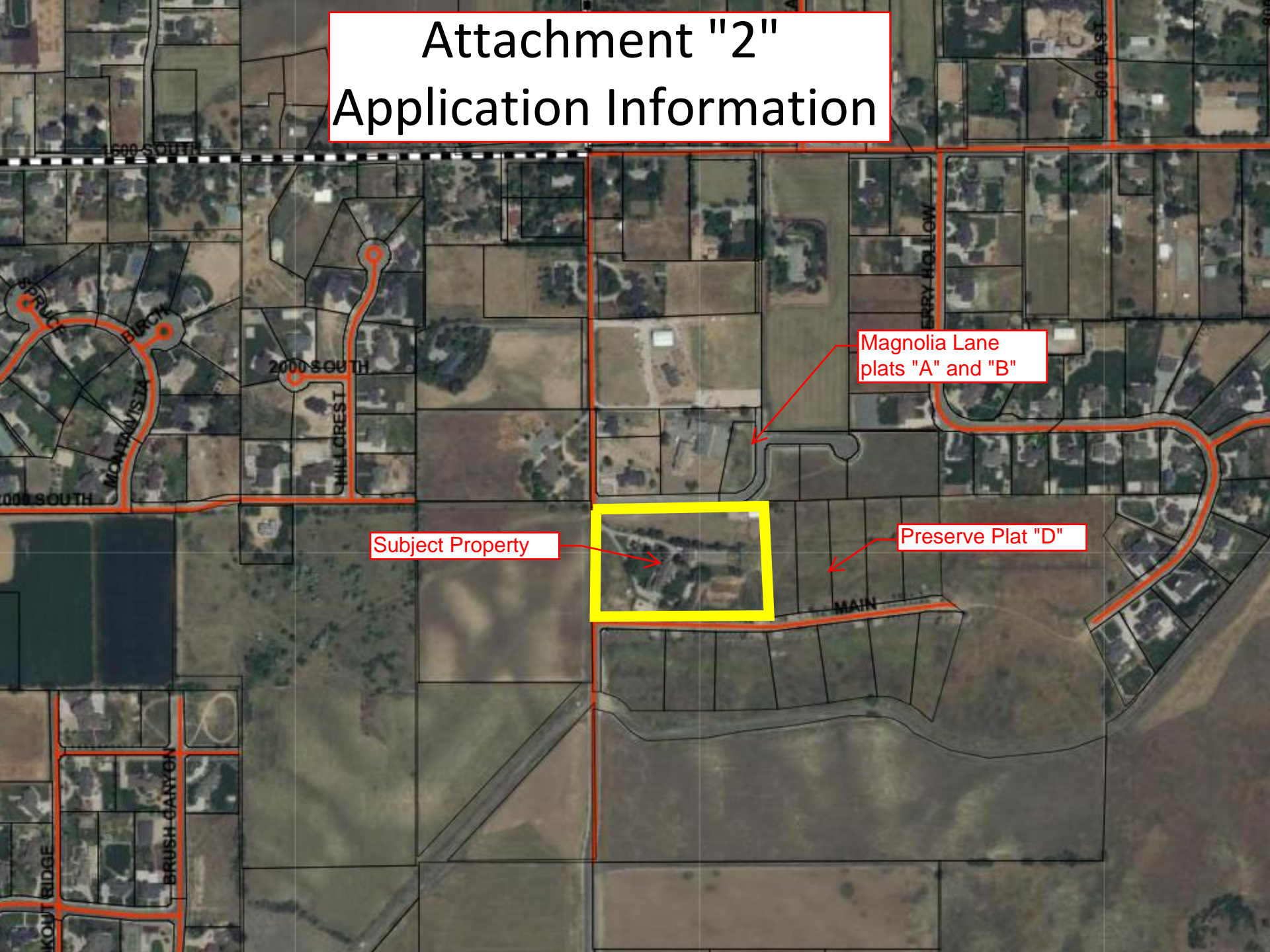
Publication Date:

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



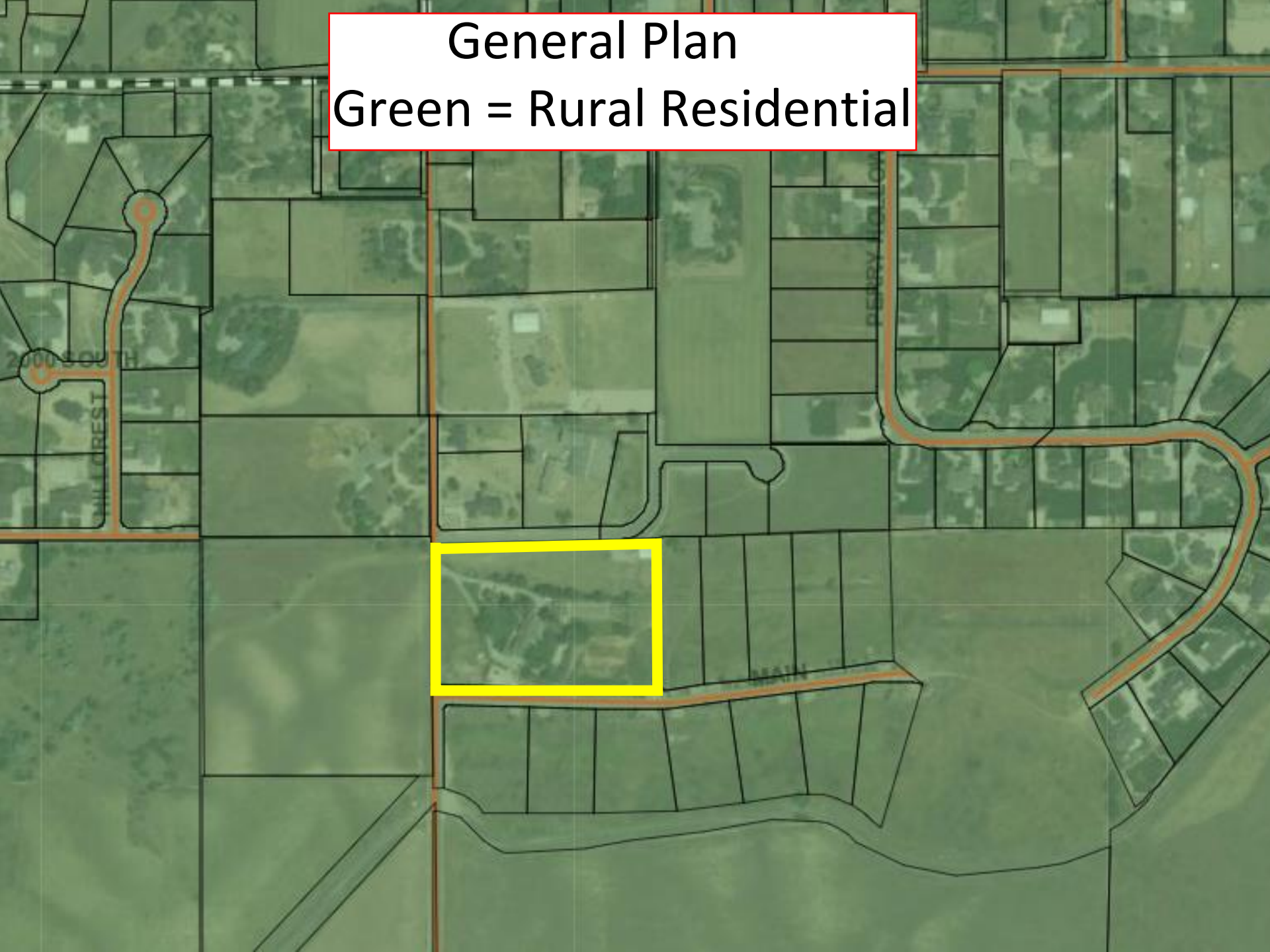
Magnolia Lane
plats "A" and "B"

Subject Property

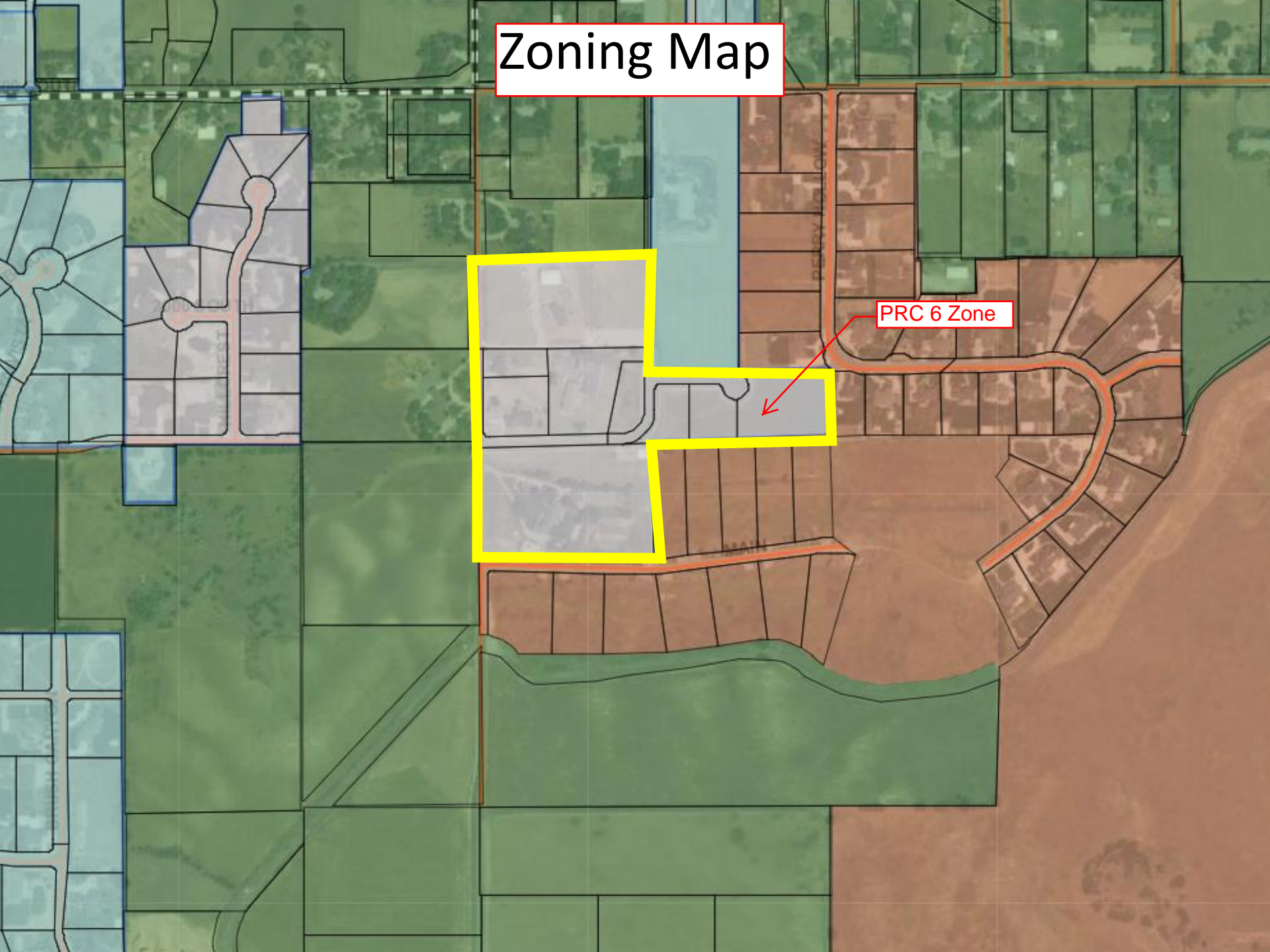
Preserve Plat "D"

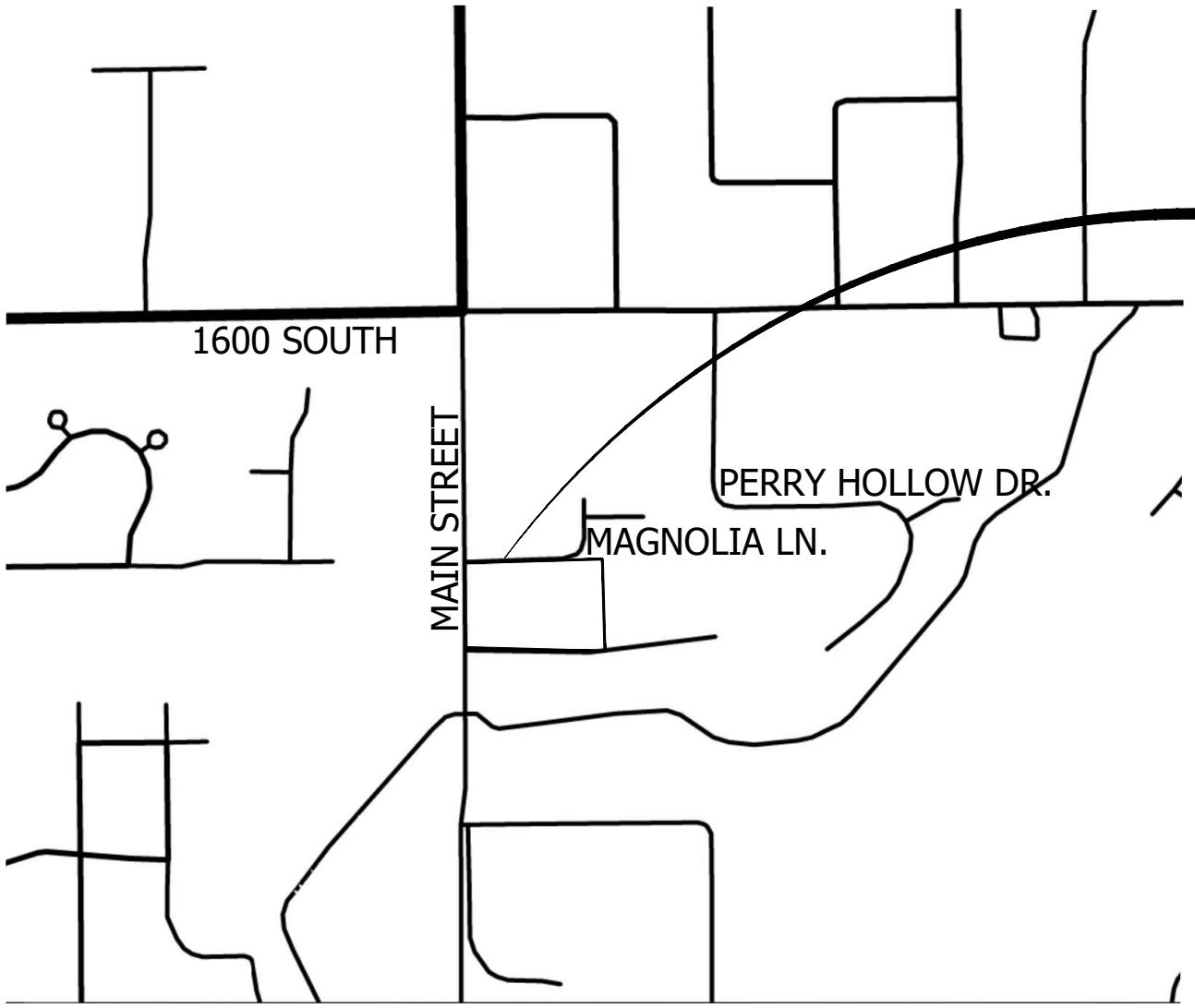
General Plan

Green = Rural Residential



Zoning Map





PROJECT
LOCATION

VICINITY MAP
SCALE: N.T.S.

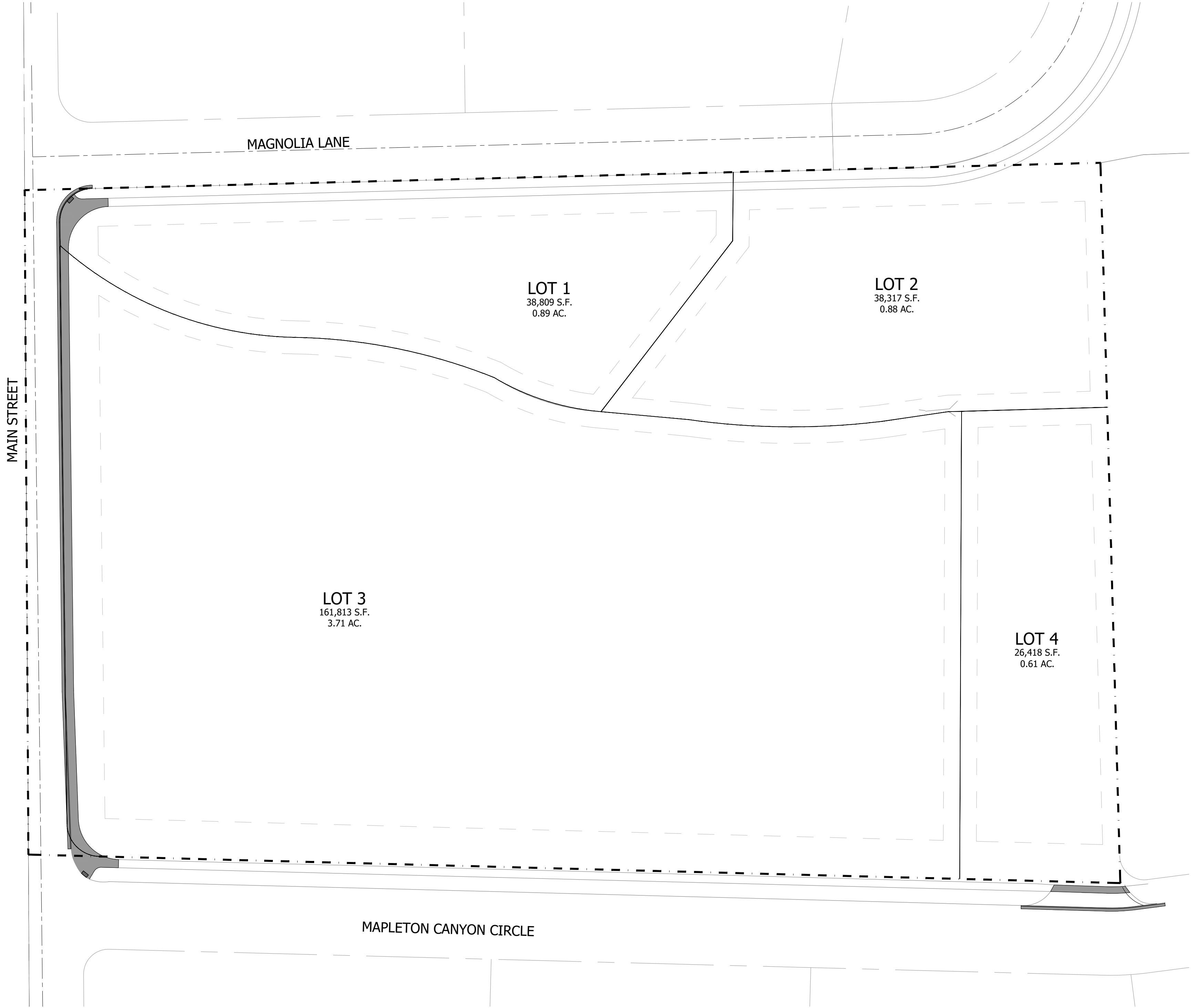
SHEET INDEX

- C-1 COVER SHEET
- C-2 SITE PLAN
- PP-1 GRADING PLAN - MAIN STREET
- PP-2 GRADING PLAN - MAPLETON CANYON CIRCLE
- D-1 DETAIL SHEET

Proposed Plat

MAGNOLIA LANE SUBDIVISION

DAWSON HAYCOCK
MAPLETON, UT



COVER SHEET
SCALE: 1" = 40'



REVISIONS		REMARKS
DATE	BY	



MAGNOLIA LANE SUBDIVISION
COVER SHEET

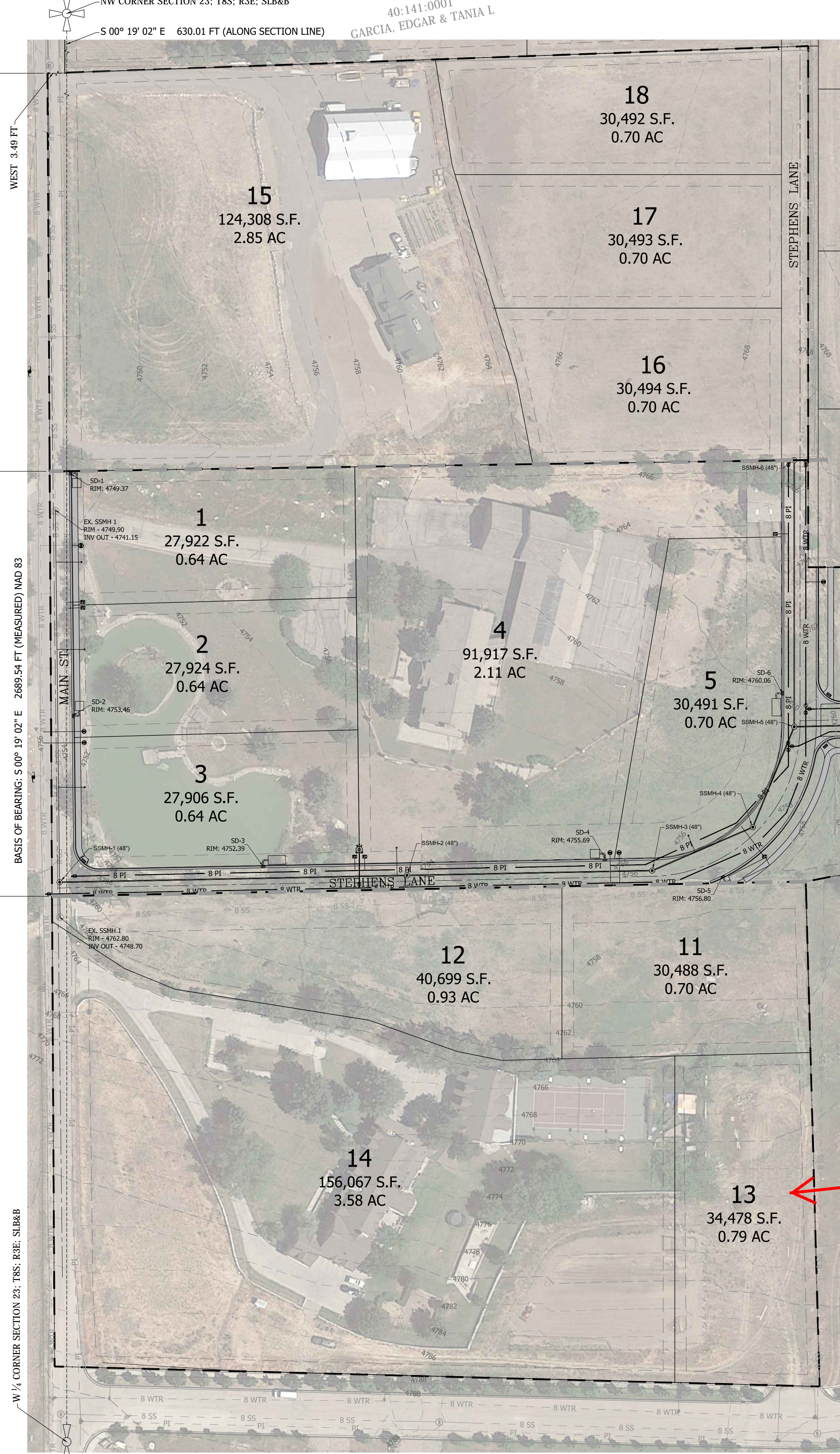
C-1

FOR: DAWSON HAYCOCK
LOCATION: MAPLETON, UT
DATE: 6-3-2022

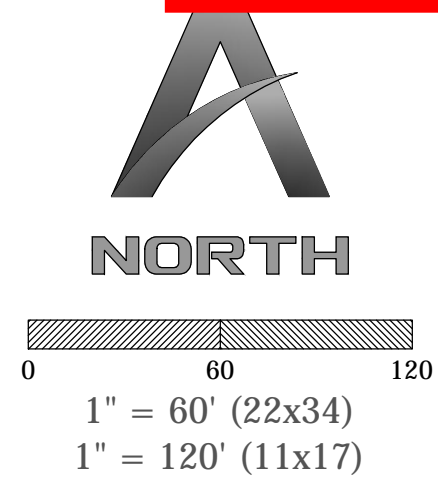
FUTURE PHASE

PHASE I

FUTURE PHASE



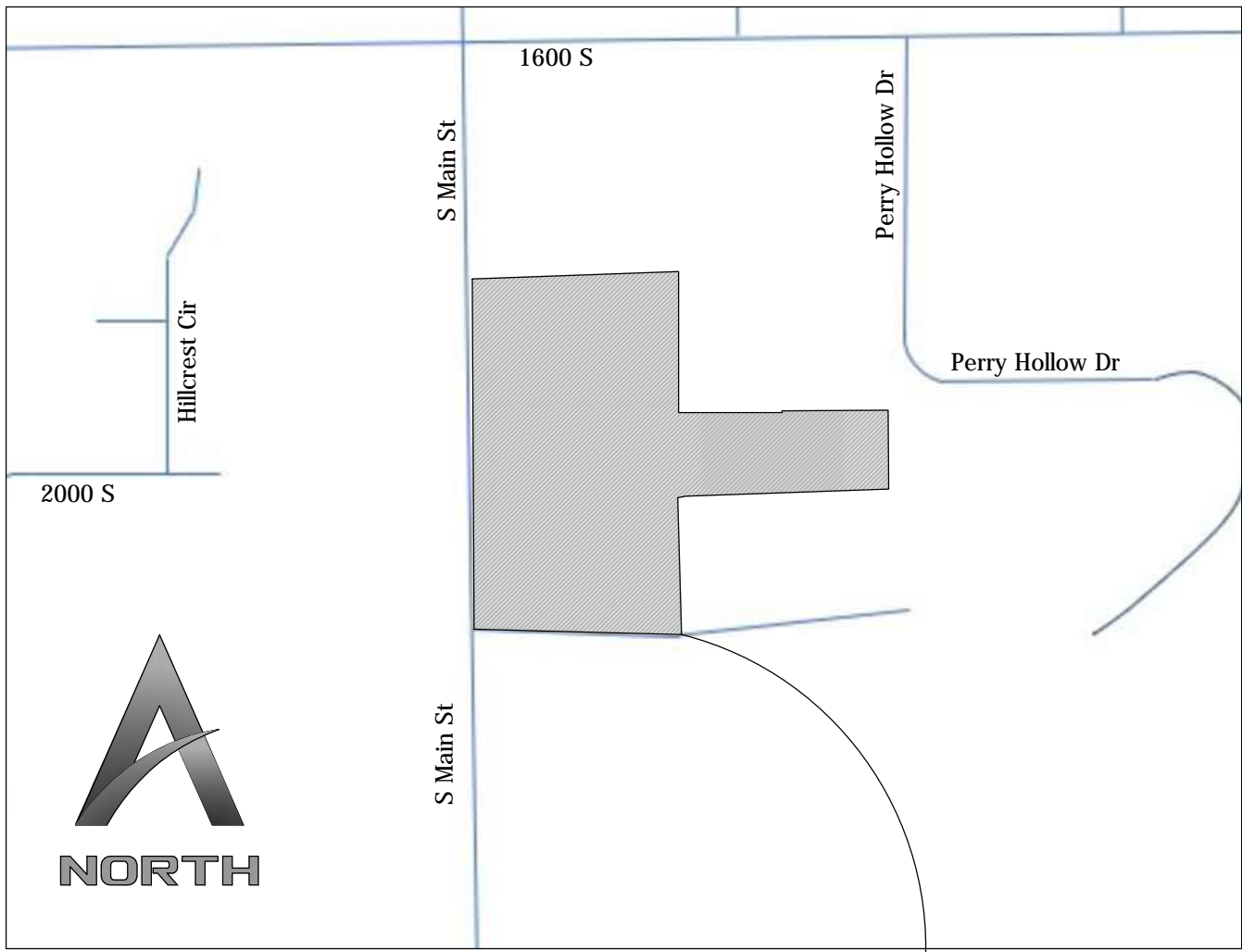
PRC Concept Plan



BOUNDARY DESCRIPTION:
BEGINNING 973.43 FEET SOUTH AND 5.39 FEET EAST FROM THE NORTH WEST CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89° 08' 00" EAST 654.68 FEET; THENCE SOUTH 90°00'00" EAST 92.47 FEET; THENCE NORTH 90°00'00" EAST 330.00 FEET; THENCE NORTH 00°05'44" WEST 5.39 FEET; THENCE NORTH 89°34'06" EAST 337.93 FEET; THENCE SOUTH 00°21'12" EAST 251.18 FEET THENCE SOUTH 87°57'29" WEST 646.16 FEET; THENCE SOUTH 79°11'56" WEST 26.21 FEET; THENCE SOUTH 88°52'59" WEST 266.13 FEET; THENCE SOUTH 88°53'00" 32 FEET; THENCE SOUTH 88° 52' 49" WEST 352.54 FEET; THENCE NORTH 00°19'02" WEST 366.46 FEET TO THE POINT OF BEGINNING.

ENGINEER
APEX ENGINEERING, INC.
RICHARD HATFIELD, PE
823 NORTH 700 EAST
SPANISH FORK, UT 84660
801-361-5242

SURVEYOR
VALLEY LAND SURVEYING
DAN KNOWLDEN, JR., PLS
563 NORTH REES AVE
SPANISH FORK, UT 84660
801-616-6848



VICINITY MAP

PROJECT LOCATION

27-034-0020
ANDERSON, L PAUL & NANCY S

49-665-0007
SMJ PROPERTIES LC

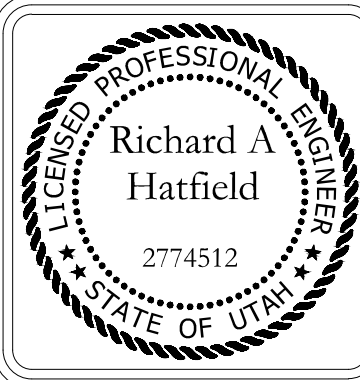
49-665-0008
STEWART, MATTHEW & ANNA (ET AL)

Lot originally was
larger and wider

REVIEW SET (NOT FOR
CONSTRUCTION)



REVISIONS		COMMENTS	
DATE	BY		



MAPLE VALE SUBDIVISION
A RESIDENTIAL SUBDIVISION
PRELIMINARY PLAT

FOR: KENT STEPHENS
LOCATION: MAPLETON, UT

DATE: 06-08-2018



Development Review Committee Minutes

July 6, 2022

On June 3, 2022, revised plans were submitted for the Magnolia Lane Plat "C" subdivision consisting of 4 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. Lot 4 is now smaller and more narrow than it was on the original concept plan. It appears that this is to accommodate the existing fencing on the site. The Planning Commission and City Council may determine that the lot should be larger as originally proposed.
2. Please add the address of 201 E to lot 4.

Engineering and Public Works Division

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

Streets

1. Main Street will require a 2" grind and overlay to the future center line of the road.

Pressurized Irrigation

Storm Drain

Power and Fiber

1. 2" Fiber conduit and services will need to be installed to each lot.

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.

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.

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 \$13,721.73 (\$4,573.19 per lot). An additional fee of \$10,089.52 per lot will be required at the time of building permit.



- ☐ Payment of engineering inspection fee of \$600.
- ☐ Pay all rollback taxes if applicable.
- ☐ Submit 1 TDR certificate.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for \$50 per page + \$2 per lot.
- ☐ Submit 5 acre-feet of water.

Attachment "4" - Correspondence

After thinking about this more I would probably be concerned if this home didn't have the same community standards from the rest of the homes on the street altogether.

I would say if the home will be built on the street it needs to be adopted to the actual preserve standards the rest of the community is following.

https://codelibrary.amlegal.com/codes/mapletonut/latest/mapleton_ut/0-0-0-8819#JD_18.82D.060

Thank you in advance, feel free to contact us with any additional questions.

Julian

On Jul 9, 2022, at 9:06 PM, Julian Barrio <jubarr.chavez@gmail.com> wrote:

Hi Sean,

I just received your letter explaining the changes Lyle Haycock is hoping to make with his lot. My lot is right on the east side of his (lot 44 in the Preserve) and after reviewing the proposed changes we feel comfortable with lot 1 and 2.

Lot 3 however seems too small width wise with the rest of the Preserve lots to be in line with the setbacks required for the rest of the community. Since that lot will technically be on the same street as the rest of the Preserve I would be concerned it wouldn't have the same setback standards as the rest of the community, directly impacting our home.

What I mean is the lot is around 85ft wide and the rest of the lots are 130+ feet wide. My concern is that if that lot is only 85 or so feet wide there won't be as much space in between the future home in lot 3 as the rest of the homes on the street.

I would like to see if they could bring it to the same 130+ ft wide width to ensure setbacks are retained throughout the community.

Thank you,

Julian and Sarah Barrio