



MAPLETON
— UTAH —

Planning Commission Meeting

September 8, 2022
6:00pm

125 West 400 North
Mapleton, UT 84664



MAPLETON UTAH

PLANNING COMMISSION AGENDA

Thursday, September 8, 2022, at 6:00pm
125 West Community Center Way (400 North), Mapleton, Utah 84664

The order of agenda items is subject to change at the discretion of the Planning Commission Chair.

6:00 p.m. Call to order: Pledge, Invocation, and Introductions/Announcements.

Consent Agenda

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission may ask that any items be considered individually for purposes of Commission discussion and/or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Planning Commission Meeting Minutes – August 25, 2022.

Action Item

2. Consideration of an 8-lot subdivision located at approximately 1370 West 800 North in the RA-2 Zone. The applicant is Richard Hjorth.

Public Hearing

3. Consideration of an amendment to Mapleton City Code Section 17.12.050.G regarding cul-de-sac standards.

PUBLIC COMMENT MAY BE ACCEPTED AT THE DISCRETION OF THE CHAIR

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting/hearing should notify April Houser at the Community Development Office, at Mapleton City, 125 West 400 North, Mapleton UT 84664, or by phone, (801) 489-6138, giving at least 24 hours notice. Signature on this document certifies that it was posted in the City Office on 9/1/22.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified September 1, 2022)

April Houser, Executive Secretary

Planning Commission Staff Report



MAPLETON

Date:

9/8/2022

Item:

2

Applicant:

Richard Hjorth

Location:

1370 West 800 North

Prepared By:

Ryan Robinson, Planner

Public Hearing:

No

Zone:

RA-2

Attachments:

1. Standard findings.
2. Application information.
3. DRC Comments.

REQUEST

Consideration of a Preliminary Plat for the Hjorth Subdivision located approximately at 1370 W 800 N, consisting of an 8-lots in the RA-2 zone. The existing lot will remain and be considered lot 8.

BACKGROUND & DESCRIPTION

The subject property consists of two separate parcels both owned by the applicant totaling 4.3 total acres. The proposed plans include an 8-lot subdivision with lots ranging in size from .35 to .46 of an acre, with an existing dwelling expected to remain as lot 8. Both parcels are zoned as RA-2. Each lot will have frontage on newly constructed roads (see attached plans).

EVALUATION

General Plan & Zoning: The General Plan map designates this site as "*Medium Density Residential*" This designation allows for densities of three units per acre. The site is zoned RA-2, which coincides with the Medium Density designation.

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. With the construction of the new roads being designated as public streets the application complies with these requirements.

Subdivisions: 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 the following attachments.

Transportation: MCC 17.12.020 encourages roads to be stubbed to adjacent properties and provide access and improve connectivity. The applicant is proposing to stub to the properties to the east and west as is encouraged in the code.

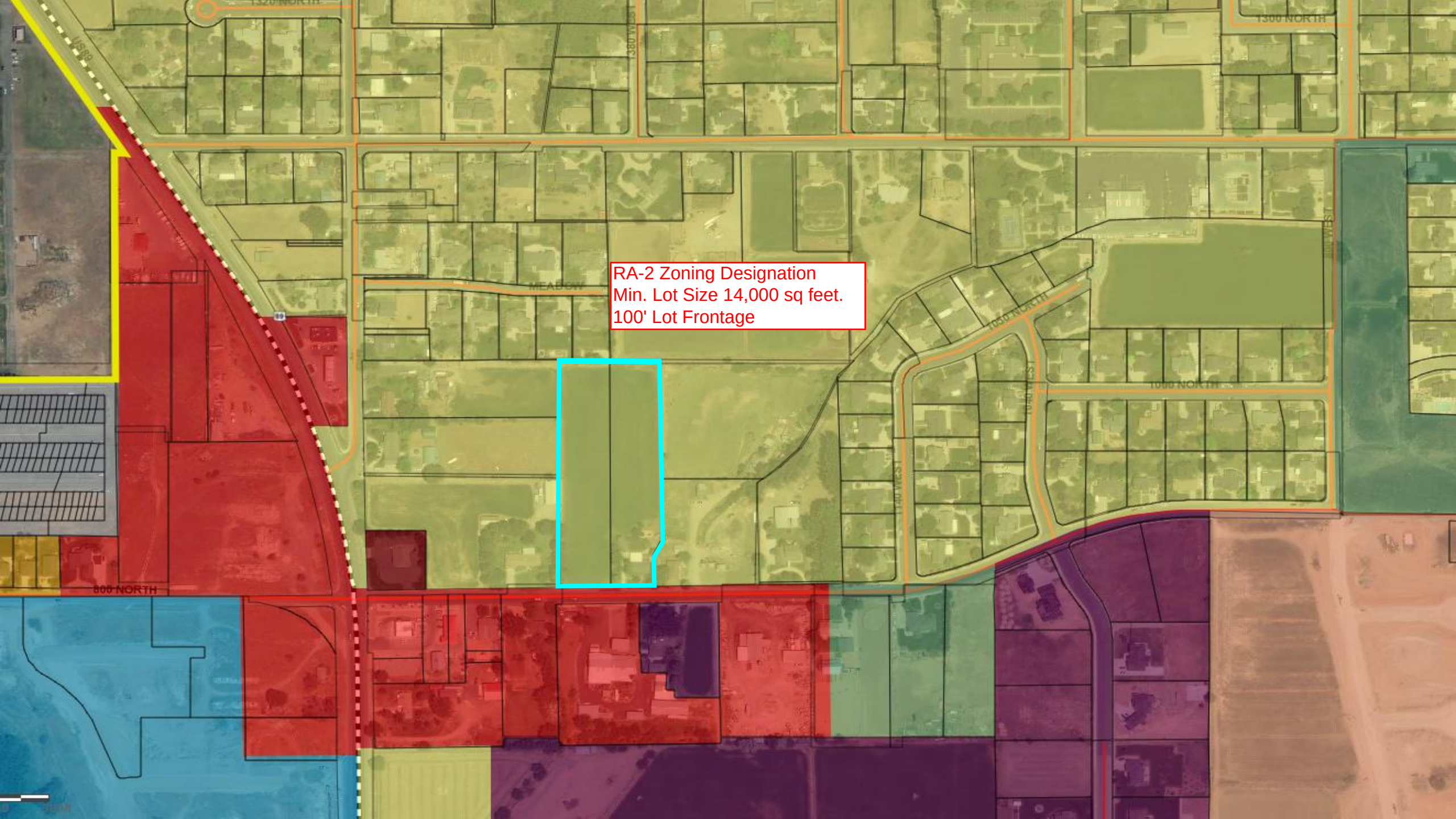
RECOMMENDATION

Recommend approval the Preliminary Plat to the City Council with the condition that the applicant address any outstanding DRC comments prior to plat recording.

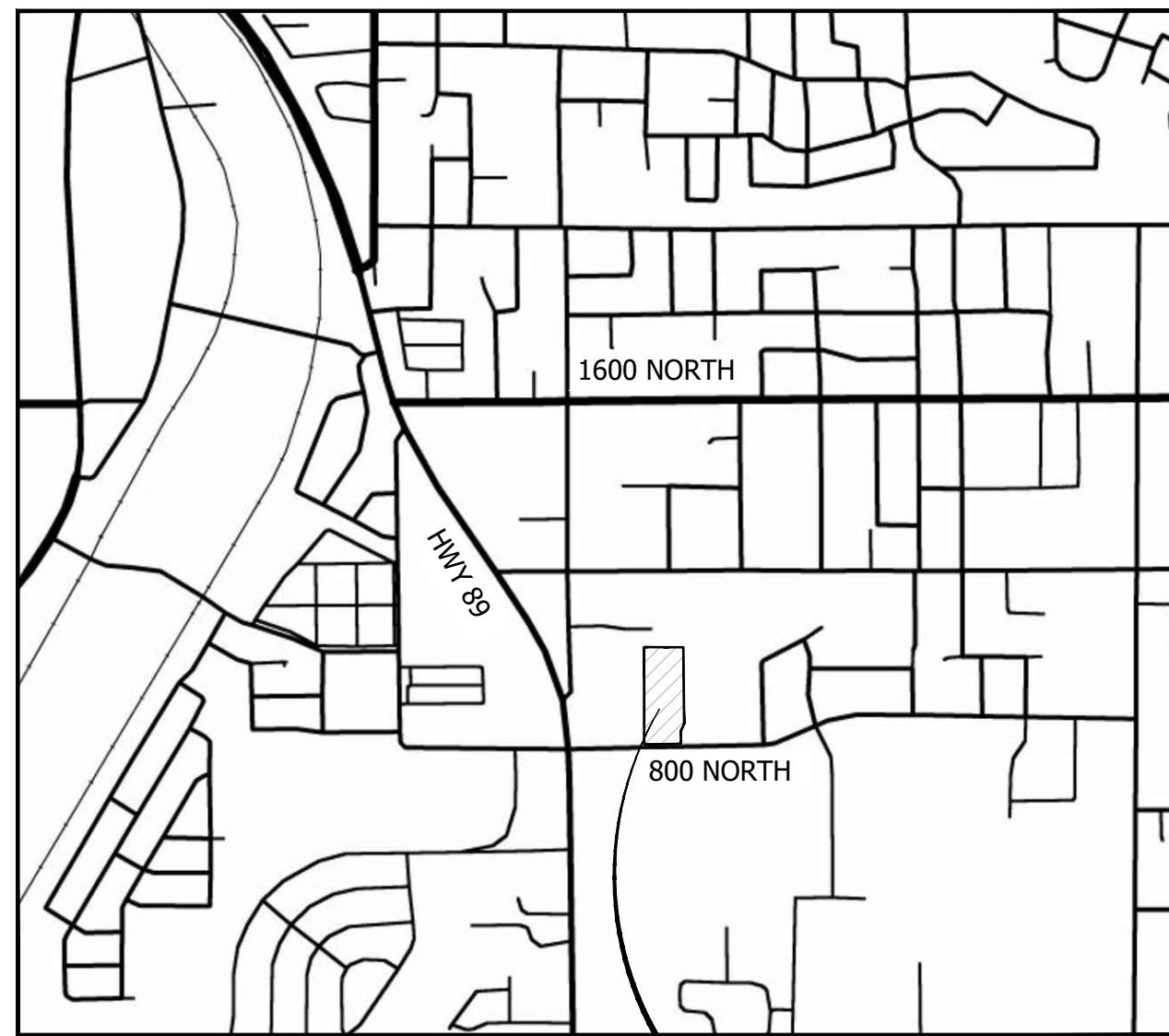
Attachment “1” Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
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



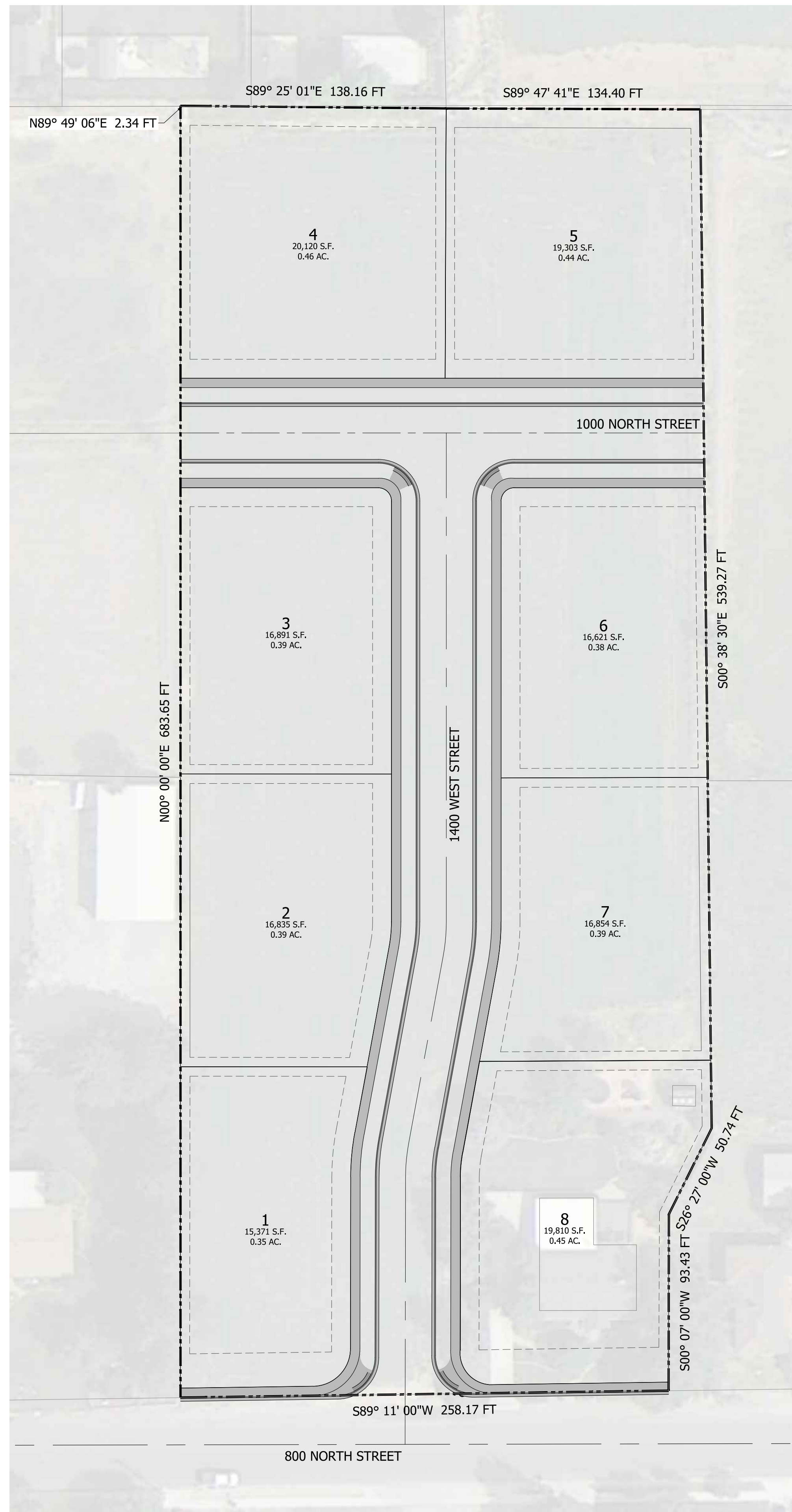


RA-2 Zoning Designation
Min. Lot Size 14,000 sq feet.
100' Lot Frontage



VICINITY MAP
SCALE: N.T.S.

PROJECT
LOCATION



HJORTH SUBDIVISION

1370 W 800 N STREET

MAPLETON, UTAH

MAY 2022

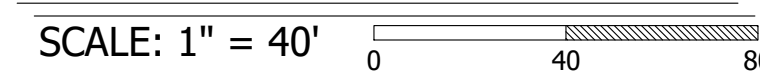
SHEET INDEX

C-1	COVER SHEET
C-2	DEMOLITION PLAN
C-3	PRELIMINARY UTILITY PLAN
C-4	PRELIMINARY GRADING AND DRAINAGE PLAN
D-1	DETAIL SHEET
D-2	DETAIL SHEET



COVER SHEET

SCALE: 1" = 40'



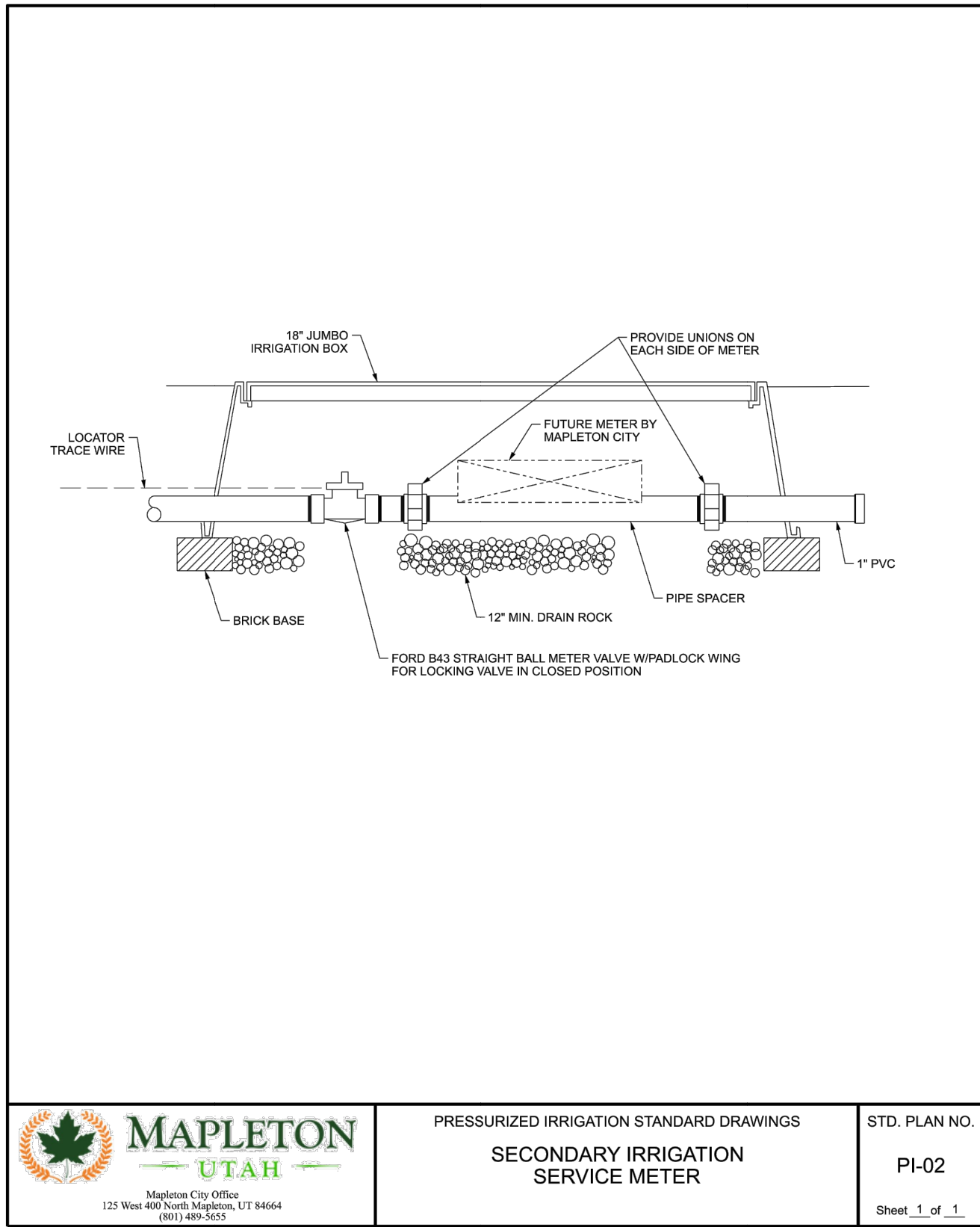
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

SHEET:
C-1

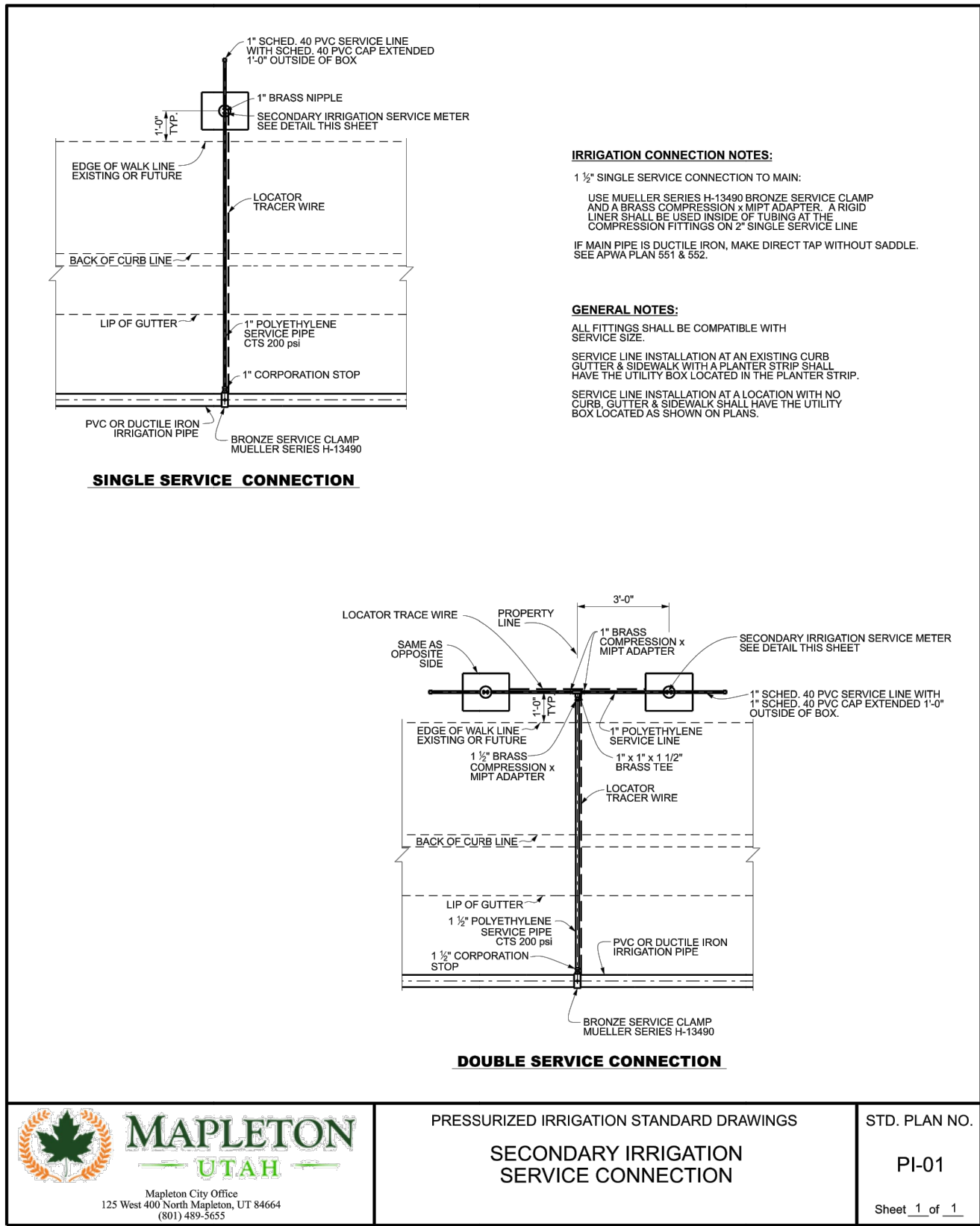
PREPARED BY:

APEX
Engineering, Inc.
661 N. Main St., Spanish Fork, UT

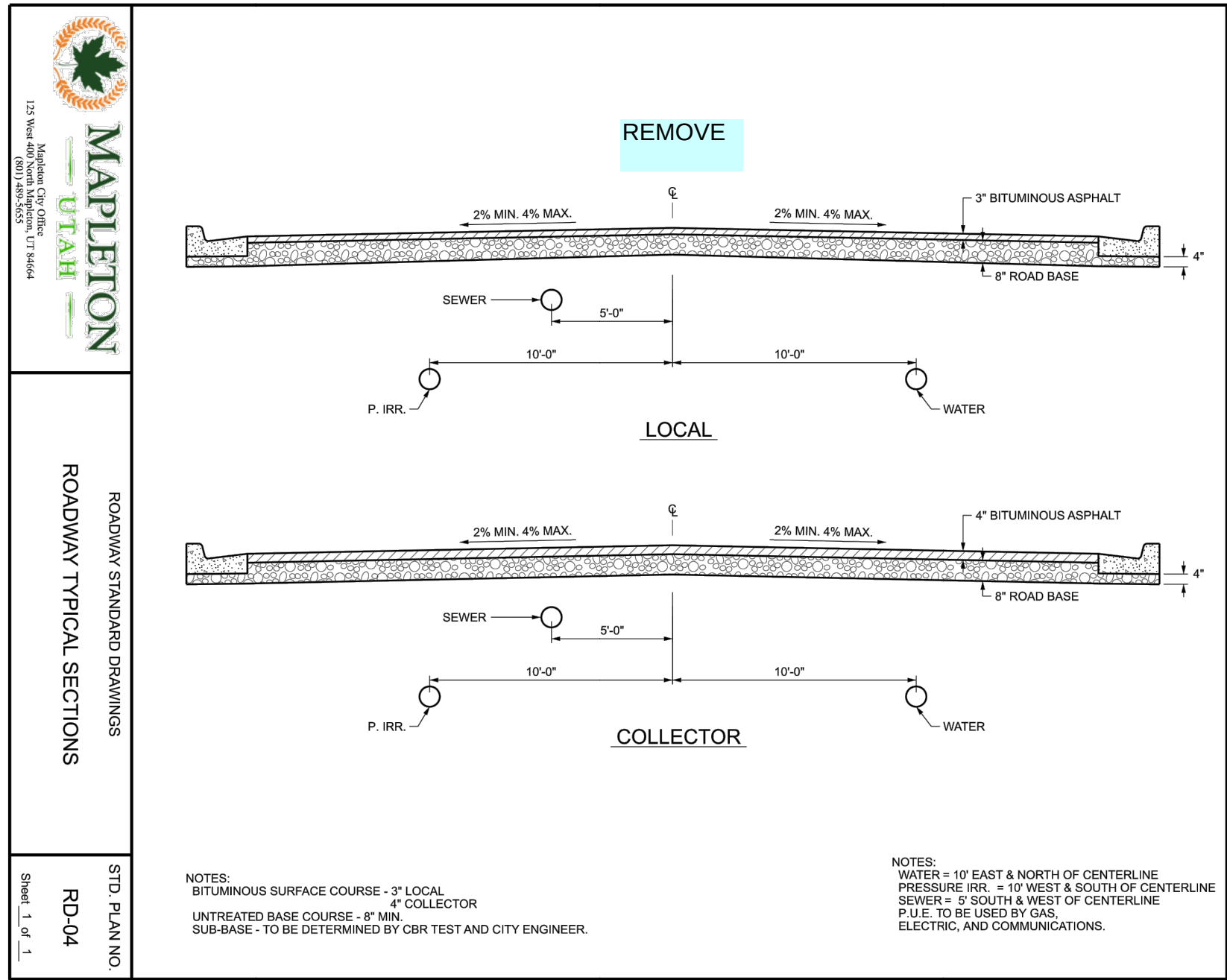
TEL: 801-796-2277
EMAIL: RICHARDH@APEX20.COM
SPENCERM@APEX20.COM
CONTACT: RICHARD HATFIELD, P.E.
CONTACT: SPENCER MCCHUTCHEON, P.L.S.



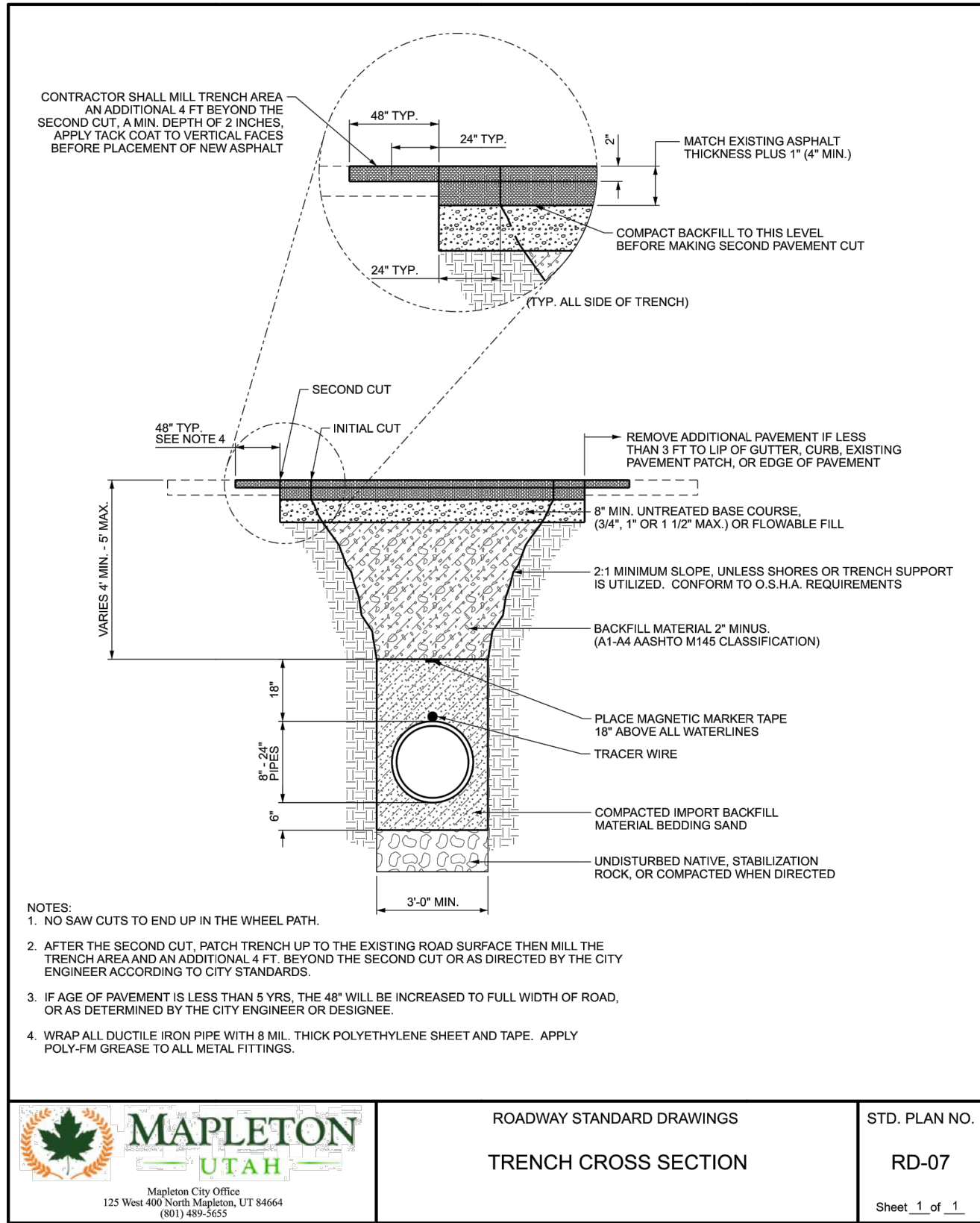
1 SECONDARY IRRIGATION METER



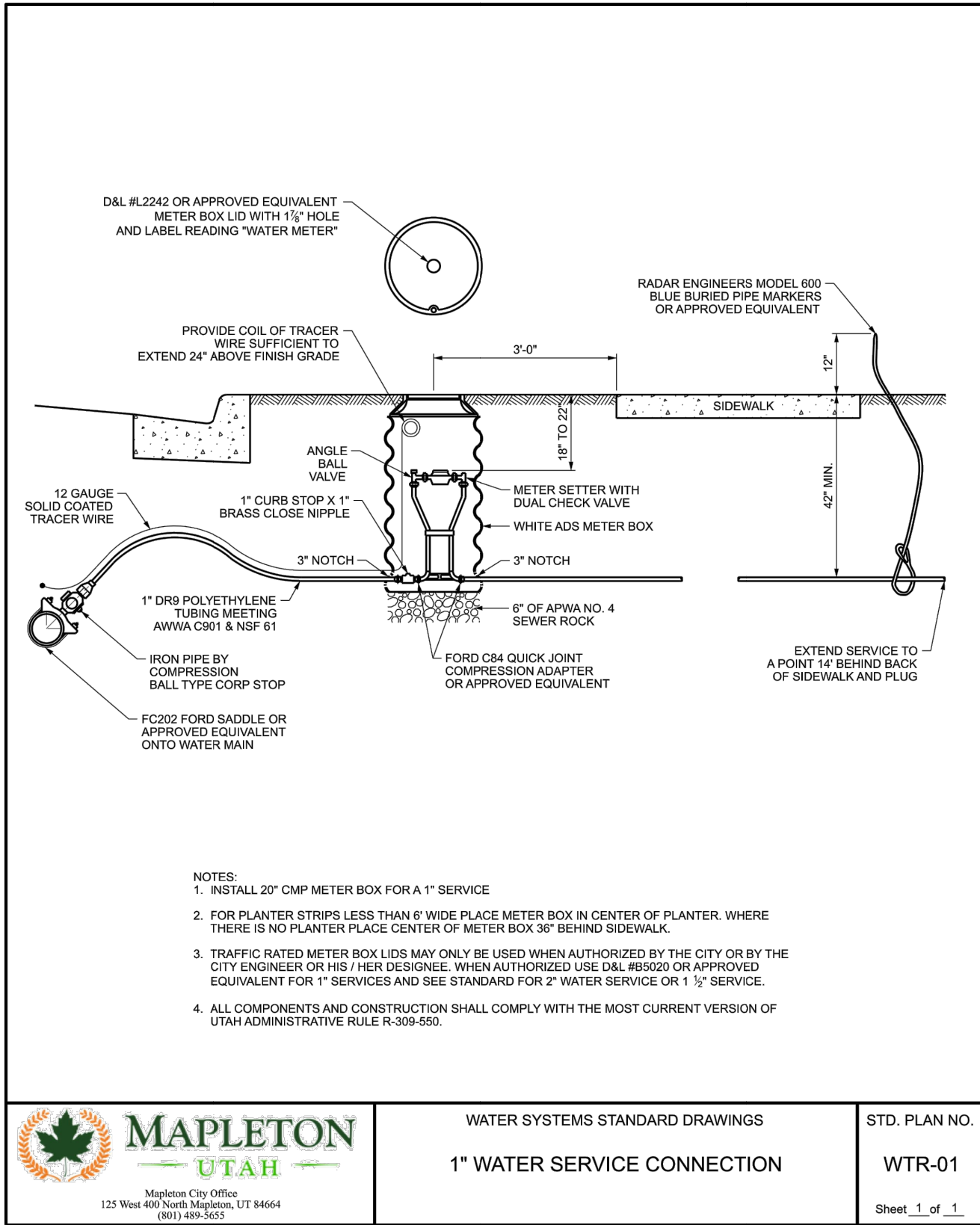
2 SECONDARY IRRIGATION CONNECTION



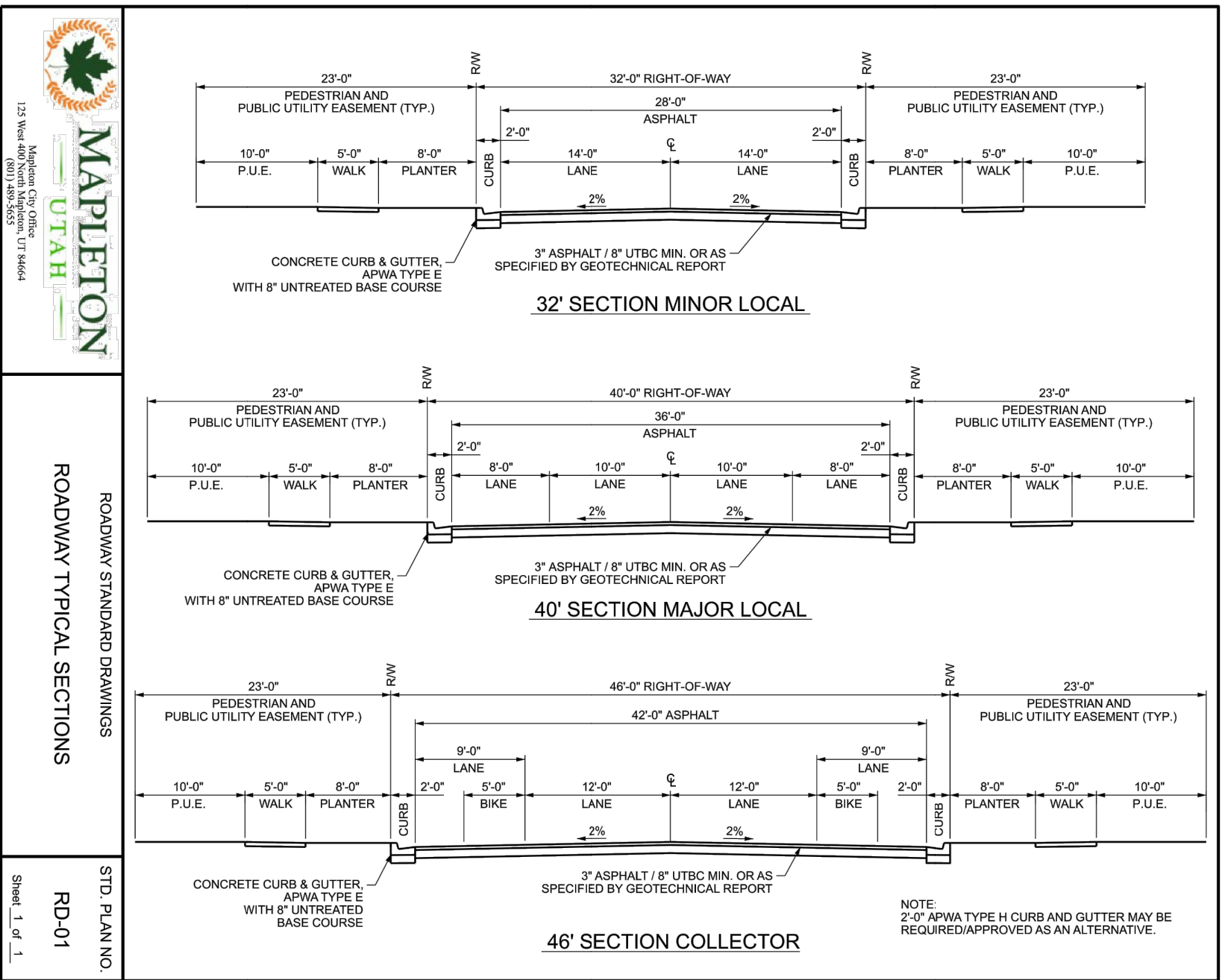
3 ROADWAY TYPICAL SECTIONS



4 TRENCH CROSS SECTION



5 WATER SERVICE CONNECTION



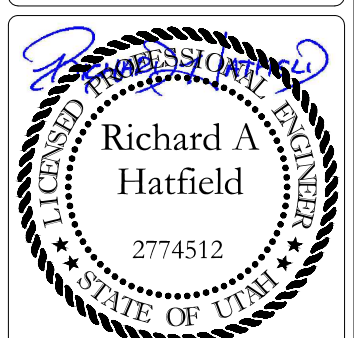
6 ROADWAY TYPICAL SECTIONS

PRELIMINARY PLAN - NOT FOR CONSTRUCTION



661 N. Main St., Spanish Fork, UT

REVISIONS	
DATE	BY



Richard A. Hatfield
2774512
STATE OF UTAH

DRAWING: D-1

FOR: NATHAN HJORTH

LOCATION: MAPLETON, UTAH

DATE: 08-11-2022



Development Review Committee Minutes

August 24, 2022

On August 11, 2022 plans were submitted for the Hjorth subdivision consisting of 8 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

Ryan Robinson, Planner

Phone: (801)806-9108 Email: rrobinson@mapleton.org

1. Show property line as back of curb and then a 23' pedestrian and PUE behind curb along 1400 W and 1000 N. This will reduce the ROW dedication on the plat. The property lines on 800 N for lots 1 & 8 is back of sidewalk with a 10' PUE behind the sidewalk.
2. You can use the combo curb/gutter/sidewalk for lots 1 and 8. Combo should extend for the entire lot and then transition to planter strip on the next lots.
3. Show ROW dedication cross hatched on the plat.
4. There appears to be property overlaps at the southwest corner and north end of the property. All boundary gaps/overlaps will need to be resolved prior to plat recording.
5. Include a note on the plat that lot 1 shall not have driveway access on 800 North.
6. Please change the address of 1000 N to 970 N.
7. Please add addresses to the lots. Parcel addresses can be found at <https://tinyurl.com/4mdrhya>

Engineering and Public Works Division

Steven Lord, P.E. Public Works Director/City Engineer

Phone (801) 489-6253 Email: slord@mapleton.org

Engineering Reports

Please submit the following engineering reports:

1. A culinary water analysis performed by Hansen, Allen & Luce (Katie Jacobsen) 801-566-5599. Please see attached form to be completed and delivered to Hansen, Allen & Luce.
2. A storm drain report certifying that the storm drain design will meet the 100-year (95%) storm requirements.



3. A geotechnical report recommending soil stabilization requirements for structures, pavement etc.
4. A letter from Fransen Civil Engineers either approving the design of irrigation system modifications or certifying that no irrigation facilities exist in the development. Contact Mapleton Irrigation District and Company for more information, 801-491-2985.

Required Modifications to Plans

Please make the following modifications to the submitted plan set:

Streets/Sidewalks

1. Please remove angle points on 1400 West and replace with horizontal curves
2. Please add geometry labeling to street centerlines, including bearings and distances
3. Please include plan and profile sheets showing all utilities

Fiber

1. Please include design of Mapleton City Network including fiber to the home design

Sewer

1. Please include plan and profile sheets showing all utilities

Pressurized Irrigation

1. Connect to 800 N with a tee and 3 valve cluster
2. Please include plan and profile sheets showing all utilities

Storm Drain

1. Please include plan and profile sheets showing all utilities
2. Storm Drain inlets require oil absorbent pillows in addition to pre-treatment snout
3. StormBrixx to be installed under the sidewalk

Culinary Water

1. Connect to 800 N with a tee and 3 valve cluster
2. Please include plan and profile sheets showing all utilities

Streetlights

1. Please include plan and profile sheets showing all utilities

Details

1. Remove non-standard details (3 Roadway Typical Sections)



Informational Items

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.



- ☐ 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 \$36,591.28 (\$4,573.91 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 \$1,600.
- ☐ Payment of slurry seal fees of \$.18 a square foot of asphalt.
- ☐ Submit 9-acre feet of water.
- ☐ Pay all rollback taxes if applicable.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for \$50 per page + \$2 per lot.
- ☐ Contact post office regarding cluster mailbox (see attached letter).

Planning Commission Staff Report



MAPLETON

Date:

9/8/22

Item:

3

Applicant:

Mapleton City

Location:

N/A

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Zone:

N/A

Attachments:

1. Draft ordinance.

REQUEST

Consideration of an amendment to Mapleton City Code (MCC) Section 17.12.050.G regarding cul-de-sac standards.

DESCRIPTION AND EVALUATION

Mapleton City Code Section 17.12.050.G indicates that the maximum cul-de-sac length is 500 feet. Staff is now proposing to eliminate the maximum length requirement. Staff's recommendation is based on the following:

- The current 500 foot restriction, or any length restriction, is somewhat arbitrary. As staff has researched cul-de-sac restrictions throughout the state, it is clear that there isn't a common standard.
- Most codes that do site a reason for the length restriction are based on fire protection.
- City staff met with our Fire Department and the County Fire Marshall regarding fire protection concerns. They were not concerned with the length of a cul-de-sac, but with adequate road width, water pressure and having a proper turnaround at the end of the cul-de-sac.
- The City requires all new subdivisions to be analyzed by our water model. The water model looks at water pressure as well as overall water quality. The longer the deadend road, the harder to maintain adequate water pressure as well as high water quality. Staff would prefer to have the maximum length of a cul-de-sac be based on the water model analysis rather than an arbitrary length requirement.
- The code currently discourages cul-de-sacs in areas where connectivity is necessary or desirable. This section of the code will not be changed.

RECOMMENDATION

Recommend approval of the proposed ordinance to the City Council.

Attachment "1"

Changes Shown in strikeout

G. Cul-De-Sacs: Cul-de-sacs shall be discouraged. Cul-de-sacs may be appropriate in cases where the possibility of future adjacent development does not exist due to topography or existing development, where an additional through street would be unnecessary, or other special circumstances as determined appropriate by the final decision making body. When permitted, permanent cul-de-sacs shall be designed in accordance with adopted standard drawings, each cul-de-sac stem shall meet the standard street requirement including right of way, pavement width, gutter, curb, and sidewalk within residential subdivisions. The minimum back of curb diameter in a cul-de-sac shall be ninety-eight feet (98'). Cul-de-sac returns shall have a minimum back of curb radius of twenty six feet (26'). ~~The maximum length of a cul-de-sac street shall be four hundred feet (400') from the center of the cul-de-sac to the centerline of the intersecting street. The planning commission may allow a five hundred foot (500') maximum cul-de-sac length if the applicant of such can demonstrate one or both of the following requirements:~~

- ~~— 1. That a road cannot be extended through the property to connect to another street elsewhere.~~
- ~~— 2. That development has occurred on at least three (3) sides of the surrounding property.~~

The decision making body may require a sidewalk connection through a cul-de-sac to allow for pedestrian connectivity to existing or future adjacent development and/or public streets.