

Mapleton City Planning Commission Staff Report

Meeting Date: August 14, 2014

Applicant: Kathy Zobell
Location: 615 E Maple St.
Prepared by: Sean Conroy, Community Development Director
Public Hearing Item: Yes
Zone: RA-2

REQUEST

Consideration of Preliminary Plat approval for the Canto Subdivision located at 615 East Maple Street consisting of three lots and Final Plat approval for lot 1 of the subdivision.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately two acres in size and has frontage on both Maple Street and 600 East. There is an existing residence at the southwest corner of the property that was constructed in approximately 1947. The applicant is requesting preliminary plat approval for three lots and final plat approval for lot 1 only. Curb, gutter and sidewalk improvements will be installed along Maple Street for lot 1 as part of the final plat approval. Improvements for the other lots will be required when a final plat is approved for lots 2 and 3.

The Development Review Committee has reviewed the proposed project and issued the attached minutes on July 22, 2014. The Planning Commission is the final decision making body on plats of three lots or less, therefore no City Council review is required.

EVALUATION

Zoning Standards: Mapleton City Code Chapter 18.36.060 requires a minimum lot size of 14,500 square feet (.33 acres) and a minimum lot frontage requirement of 100 feet on a public road. The proposed lots comply with these standards.

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

STAFF RECCOMENDATION

Approve the Preliminary Plat of the Canto Subdivision consisting of three lots, and the Final Plat for the Canto Subdivision Plat "A" consisting of one lot with the attached conditions.

SPECIAL CONDITION

1. All outstanding issues raised in the DRC minutes dated July 22, 2014 shall be addressed prior to plat recording.
2. Lots 2 and 3 shall not be eligible for a building permit until a final subdivision plat has been recorded in accordance with Mapleton City Code.

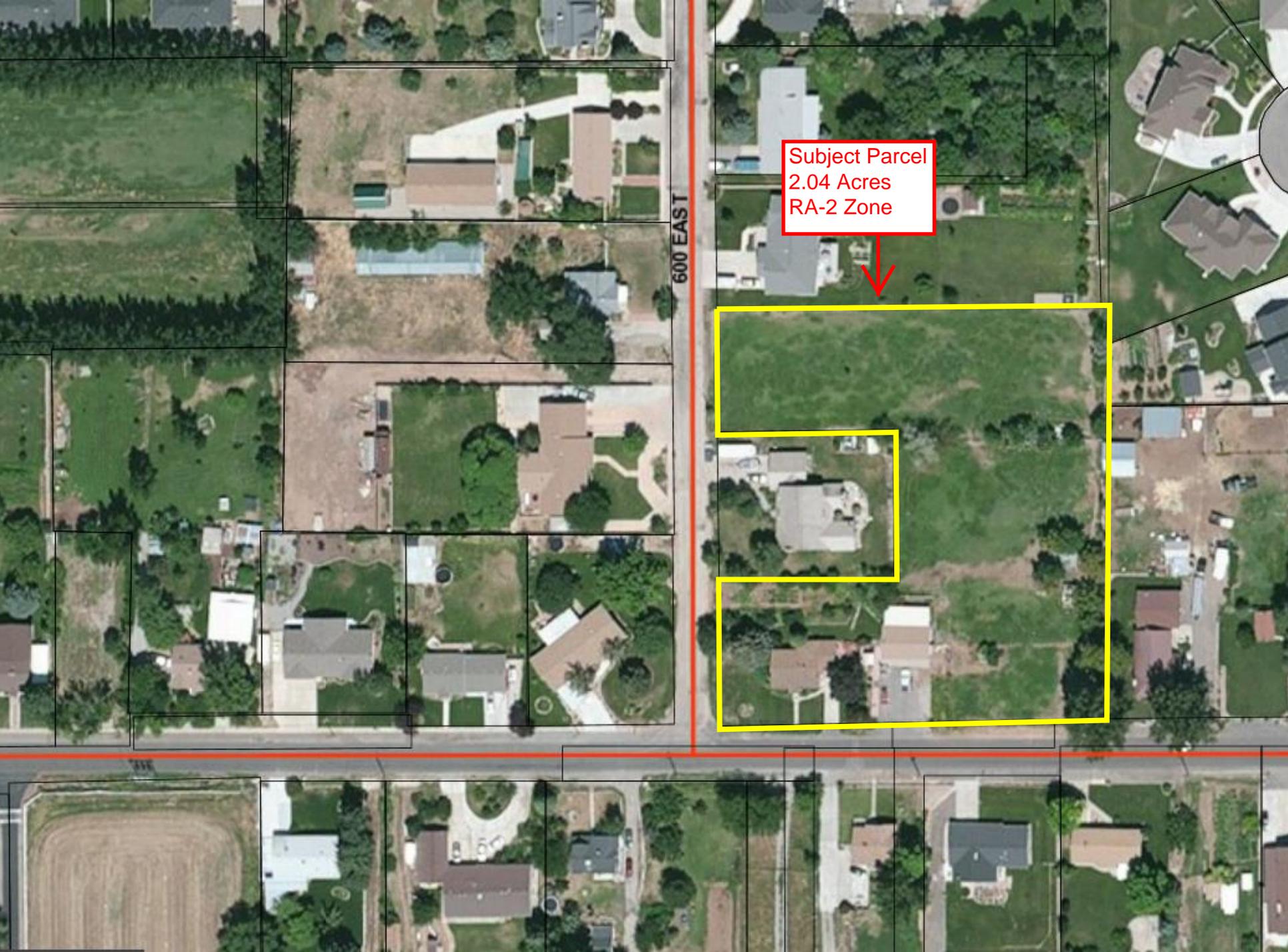
ATTACHMENTS

1. Findings for Decision.
2. Application Materials.
3. DRC Minutes dated 7/22/14.

| 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. | ✓ |

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Subject Parcel
2.04 Acres
RA-2 Zone

600 EAST

CANTO SUBDIVISION

A RESIDENTIAL SUBDIVISION

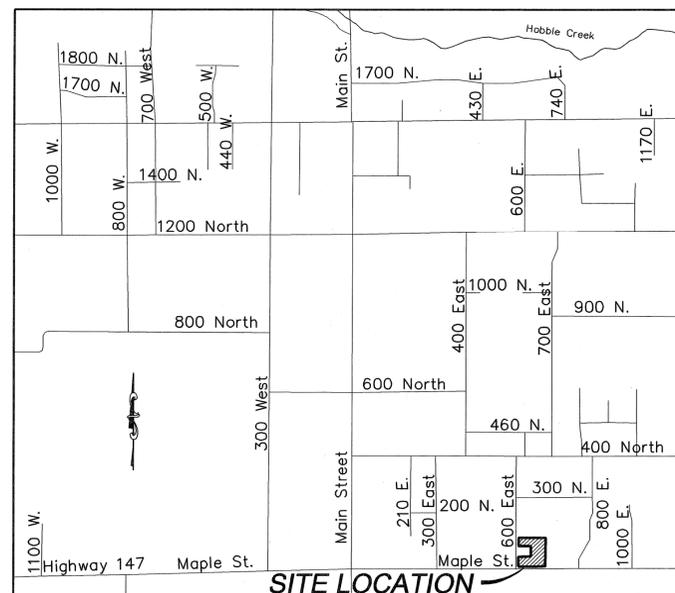
MAPLETON, UTAH

PRELIMINARY PLAN SET

JULY 2014

-SHEET INDEX-

| SHEET | SHEET NAME |
|-------|--------------------------------------|
| 1 | COVER |
| 2 | PRELIMINARY PLAN SHEET |
| 3 | EXISTING TOPOGRAPHY |
| 4 | DETAIL SHEET |
| 5 | RECORD OF SURVEY (BY OTHERS) |
| PP-01 | STREET PLAN & PROFILE - MAPLE STREET |



SITE LOCATION

VICINITY MAP

-NTS-



PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

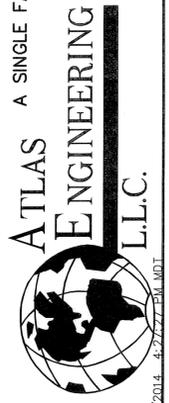
SHEET NO.

2

PRELIMINARY PLAN SHEET
JULY 2014

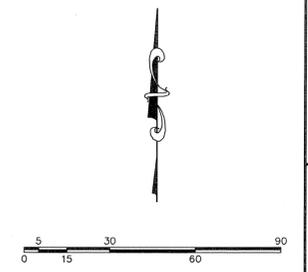
MAPLETON, UTAH
COUNTY, UTAH

CANTO SUBDIVISION
ATLAS A SINGLE FAMILY DEVELOPMENT



PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

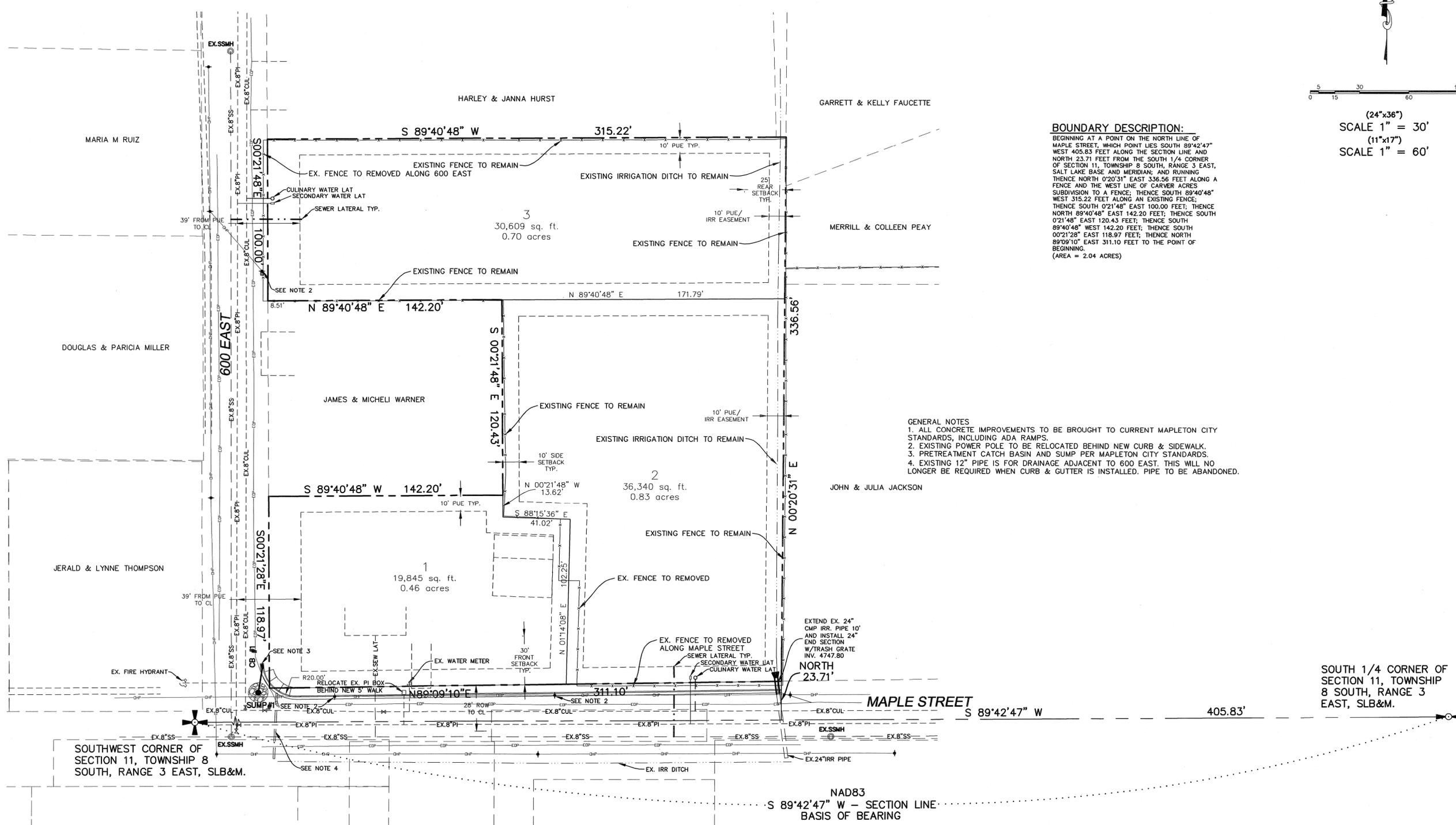
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(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

BOUNDARY DESCRIPTION:
 BEGINNING AT A POINT ON THE NORTH LINE OF MAPLE STREET, WHICH POINT LIES SOUTH 89°42'47" WEST 405.83 FEET ALONG THE SECTION LINE AND NORTH 23.71 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°20'31" EAST 336.56 FEET ALONG A FENCE AND THE WEST LINE OF CARVER ACRES SUBDIVISION TO A FENCE; THENCE SOUTH 89°40'48" WEST 315.22 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 0°21'48" EAST 100.00 FEET; THENCE NORTH 89°40'48" EAST 142.20 FEET; THENCE SOUTH 0°21'48" EAST 120.43 FEET; THENCE SOUTH 89°40'48" WEST 142.20 FEET; THENCE SOUTH 00°21'28" EAST 118.97 FEET; THENCE NORTH 89°09'10" EAST 311.10 FEET TO THE POINT OF BEGINNING.
 (AREA = 2.04 ACRES)

GENERAL NOTES
 1. ALL CONCRETE IMPROVEMENTS TO BE BROUGHT TO CURRENT MAPLETON CITY STANDARDS, INCLUDING ADA RAMPS.
 2. EXISTING POWER POLE TO BE RELOCATED BEHIND NEW CURB & SIDEWALK.
 3. PRETREATMENT CATCH BASIN AND SUMP PER MAPLETON CITY STANDARDS.
 4. EXISTING 12" PIPE IS FOR DRAINAGE ADJACENT TO 600 EAST. THIS WILL NO LONGER BE REQUIRED WHEN CURB & GUTTER IS INSTALLED. PIPE TO BE ABANDONED.

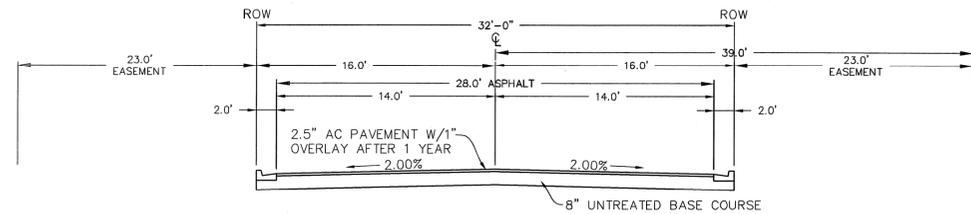


SOUTH 1/4 CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.

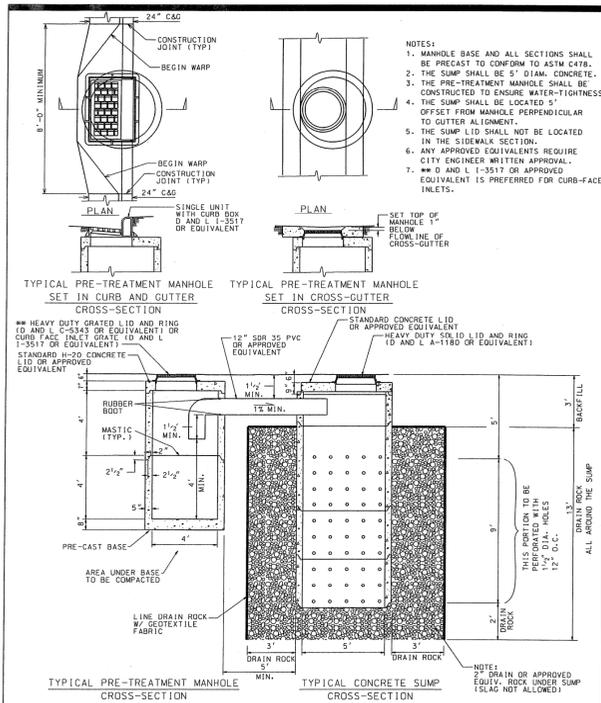
NAD83
S 89°42'47" W - SECTION LINE
BASIS OF BEARING



SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.

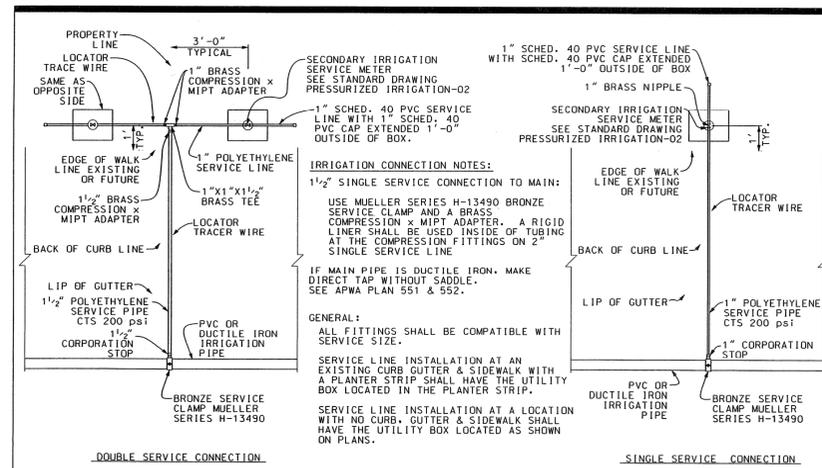


600 EAST STREET
DETAIL - 32' SECTION MINOR LOCAL
-NTS-



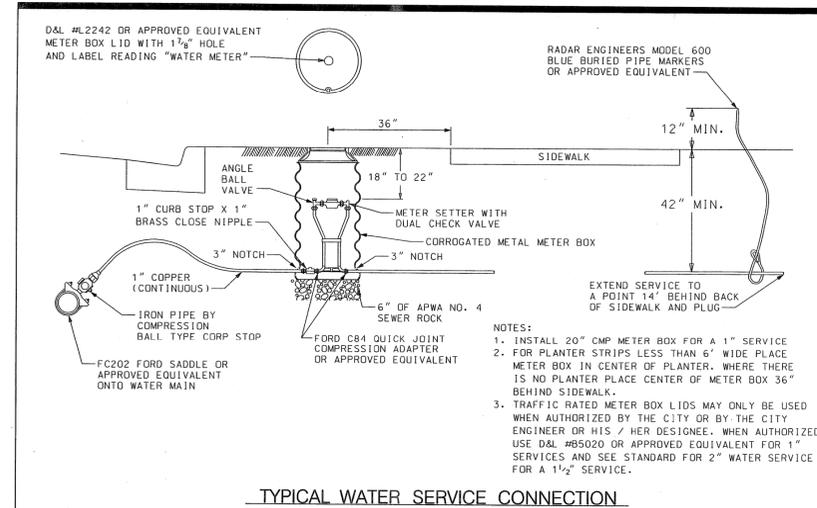
PRE-TREATMENT SUMP
MAPLETON CITY STANDARD

MAPLETON CITY CORPORATION
Standard Drawing Addendum
STORM DRAIN-01
ADOPTED JULY 2010



SECONDARY IRRIGATION SERVICE CONNECTION
MAPLETON CITY STANDARD

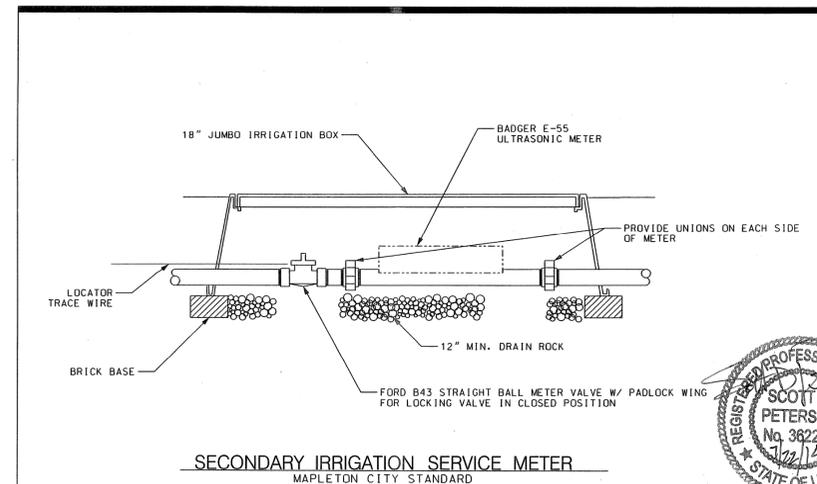
MAPLETON CITY CORPORATION
Standard Drawing Addendum
PRESSURIZED IRRIGATION-01
ADOPTED JULY 2010



TYPICAL WATER SERVICE CONNECTION

MAPLETON CITY CORPORATION

Standard Drawing Addendum
WATER-01
ADOPTED JULY 2010



SECONDARY IRRIGATION SERVICE METER
MAPLETON CITY STANDARD

MAPLETON CITY CORPORATION

Standard Drawing Addendum
PRESSURIZED IRRIGATION-02
ADOPTED MAY 2013



SHEET NO.
4

DETAIL SHEET
JULY 2014
MAPLETON, UTAH
COUNTY, UTAH

CANTO SUBDIVISION
A SINGLE FAMILY DEVELOPMENT
ATLAS ENGINEERING
L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

| NO. | REVISIONS | BY | DATE |
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MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

July 22, 2014 at 8:30am

125 West Community Center Way (400 North), Mapleton, Utah 84664

On June 30, 2014 an application was submitted for the Canto Plat "A" subdivision located at approximately Maple Street and 600 East. The application includes Preliminary Plat Approval for 3 lots and Final Plat approval for 1 lot. 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

Please submit revised drawings and the following corrections:

- The project will require approval by the Planning Commission.

Engineering and Public Works Division

Gary Calder, City Engineer, Email: gcalder@mapleton.org

Scott Bird, Public Works Operation Director, Email: sbird@mapleton.org

Phone (801) 489-6253, Fax (801) 489-5179

Address the following concerns in revised drawings:

Project: Canto Date: July 8, 2014

Site Grading:

1. Clearing and grubbing will be required.

Roadway:

1. Road x-sections:
 - a. Maple Street x-section to match existing improvements on Maple Street, not x-section on sheet #4. Please show cross section on drawing.
2. Bring all concrete improvements to current city standards, including ADA ramps.

Storm Drain:

1. Inlet-box and sump shall be meet city standards.
2. Storm Water Calculations: Design for 100 year storm. Geo-tech report submitted included information of a Haskell Subdivision and 4 sumps, please resubmit needed information.

Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
2. Power pole relocation will be required.

3. Mapleton/APWA standards will apply.

Upon final plat approval of phase 1 from the Planning Commission, the following items will be required:

- 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 (amount to be determined by City Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- Payment of engineering inspection fees (\$170 per lot).
- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder (\$30 per page and \$1 per lot).

Prior to the recording of phase 2, the following items will be required:

- Submit final plat application to be approved by the Planning Commission.
- All of the items listed above for phase 1 as well as the following:
- Payment of impact fees (\$4,528 per lot). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- Satisfy the water conveyance requirements.
- Payment of street light fee (\$450 per lot)
- Submit a SWPPP and Land Disturbance application when phase 2 is recorded (\$500). Contact Scott Bird at Public Works (489-6253) to review this requirement.