

Mapleton City Planning Commission Staff Report

Meeting Date: August 28, 2014

Item: 2

Applicant: Bryan and Diana McHargue

Location: Approximately 1510 West 1200 North

Prepared by: Brian Tucker, Planner

Public Hearing Item: Yes

Zone: RA-2

REQUEST

Consideration of Preliminary and Final Plat approval of the McHargue Subdivision Plat "A", consisting of three lots located generally at 1510 West 1200 North.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 2.59 acres and is located in the RA-2 zone at approximately 1510 West 1200 North. There is a home on the property located at 1298 North and 1600 West. The applicants have proposed splitting the property into three lots, one lot for the existing home and two additional building lots. The two new building lots are both located on 1200 North. Improvements will be required on 1600 West along the frontage of the existing home.

EVALUATION

General Plan: The General Plan indicates that this property should develop as medium density residential. The proposed lots are compatible with this indication.

Zoning: Lots located within the RA-2 zoning district must comply with the minimum lot size requirement of 14,500 square feet with the minimum width of 100 feet as required by Mapleton City Code (MCC) Chapter 18.36.060. The proposed lots comply with these requirements.

Subdivision Improvements: Improvements are required in accordance with Chapter 17.16 of Mapleton City Code (MCC). Street improvements are required in accordance with Section 17.16.020(MCC)., which reads "all streets shown on the final plat for dedication to the city and any existing street, whether or not shown on the final plat, which is contiguous and provides access to any lot in the subdivision shall be improved in conformance with the applicable cross section and construction standards as adopted by the city council."

The existing irrigation ditches must be improved or treated in accordance with the requirements set forth by Mapleton Irrigation. Section 17.16.100(MCC) requires that "whenever any canal, ditch or similar watercourse, which is owned and/or maintained by an established irrigation water company or receives water therefrom, lies within or is contiguous to a proposed subdivision, the subdivider shall, prior to submission for preliminary approval, consult with irrigation company officials and shall obtain from them recommendations regarding the appropriate means of reducing safety hazards associated with the watercourse, maintaining flows, reducing damage to private property, and otherwise complying with the requirements of Utah Code Annotated 73-1-15."

Water Conveyance Requirements: As a condition of approval the subdivider must convey to the city title to one acre-foot of potable water for each lot that does not have an existing dwelling. This is usually accomplished through the conveyance of all right, title and interest to a certificated natural flow right, well, or irrigation company stock equal to one acre-foot of potable water.

Review Criteria: MCC Chapter 17.04.050.B outlines the review standards that shall be used by the

Planning Commission in making its determination. These standards are shown in attachment “1”. The proposed project complies with these standards.

STAFF RECCOMENDATION

Recommend approval of the Preliminary and Final Plats for the “McHargue Subdivision, Plat A” with the attached findings and condition.

SPECIAL CONDITIONS

1. Any outstanding issues raised in the DRC minutes dated August 14, 2014 shall be addressed prior to plat recording.
2. Subdivision improvements must be installed as directed by the City Engineer and in accordance with Section 17.16.020 of Mapleton City Code (MCC).
3. The existing irrigation ditches must be improved or treated in accordance with the requirements set forth by Mapleton Irrigation.
4. The applicant must convey all right, title and interest to a certificated natural flow right, well, or irrigation company stock equal to one acre-foot of potable water for each lot that does not include an existing dwelling.

ATTACHMENTS

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and street cross sections.
3. DRC Minutes dated 08/14/2014.

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.	✓

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

August 14, 2014 at 8:30am

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

On August 13, 2014 a revised "Utility Model" plans was submitted for the McHargue Plat "A" subdivision consisting of 3 lots located at approximately 1200 North and 1450 West. The comments herein are a reflection of that plan and the preliminary plat submitted on August 11, 2014. 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

Brian Tucker, Planner, Phone: (801) 806-9108

Email: btucker@mapleton.org

Please submit revised drawings and the following corrections:

Application Deficiencies:

1. The applicant must submit evidence of ability to satisfy water rights conveyance requirements with subdivision application. All irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company (1 share per new building lot = 2 shares).
2. The applicant must submit a statement indicating the type of performance guarantee proposed to be offered as security for the construction of the required public improvements. The statement should include an indication of your intent to either install the required improvements prior to recording the subdivision plat (thereby necessitating only a 10% durability bond) or submit a performance guarantee and durability bond prior to recording the plat (thereby allowing for the plat to be recorded prior to the installation of improvements).

Comments for plans submitted August 13, 2014:

1. The Final Plat must include a line for each notary to print their full name, their commission number and the words "A notary public commissioned in Utah" in the notary public signature block. This is a precaution to prevent issues with illegible notary stamps.
2. The existing irrigation ditch must be piped or otherwise improved/abandoned as directed by Mapleton Irrigation. The plans must be submitted to and approved by Mapleton Irrigation.
3. The Utah County Parcel Map shows that there are boundary line gaps and/or overlaps with all of the neighboring parcels except the Thelma Goble property. Boundary line agreements must be reached with the neighboring property owners where boundary line discrepancies exist. Boundary Line Agreements must be recorded and proof of the agreements must be submitted prior to recording the subdivision plat.
4. **The lengths described in the boundary description do not match those located along the perimeter of the plat itself. For instance the first boundary call is listed as "East 10.92'" in the boundary description but is listed as "East 10.29'" on the plat. Most if not all of the subsequent boundary lengths are similarly inconsistent.***

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: Mcharge “A”

Date: 8-14-14

Site Grading:

1. Remove and replace all concrete that does not meet current city standards i.e. broken/cracked sections. (Place note on drawing)

Water System:

1. Show water service to lots #1-2. (Label- as 1” service)
2. Place fire hydrant on 1200 North. Maximum spacing of 500’. (Show on Drawing)
3. Fire hydrant may need to be relocated on 1600 West. (Confirm)

Secondary Water (Pressure Irrigation):

1. Show PI water service to lots #1-2. (Show on drawing- as either two single services or one double service)

Roadway:

1. Roadway: Provide road x-section for 1600 West (50’ R/W).(Show on Drawing - need 2% slope on roadway, asphalt width needs to be 36’, asphalt depth 3.5”, slope of gutter .4% min., etc)

Storm Drain:

1. SWPPP and Land Disturbance Permit will be required. (Required prior to Construction)

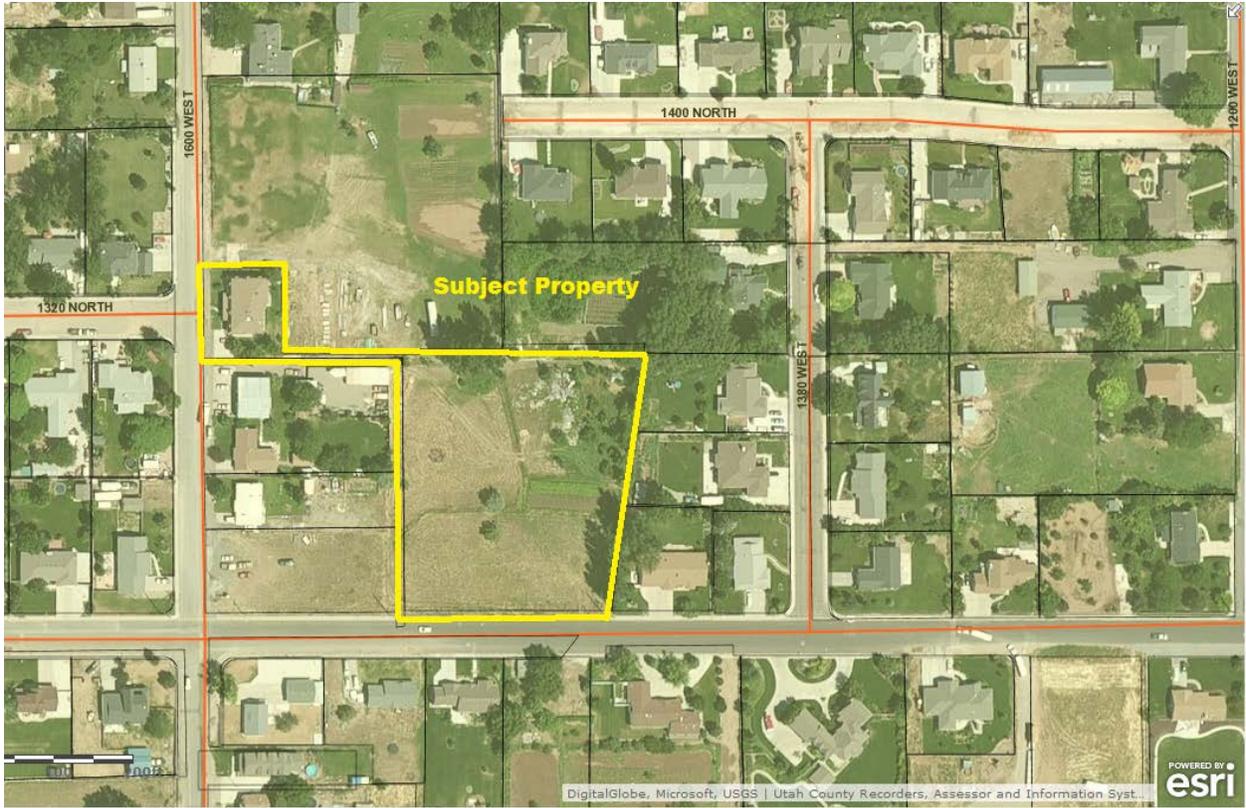
Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches. (Confirm)
2. Show power pole relocation if required.(Not shown on Drawing)
3. Plat shows possible boundary line issues with adjoining neighbors; this will need to be resolved prior to recording the plat with Utah County

Upon final plat approval from the final decision making body (Planning Commission or City Council), the following items will be required:

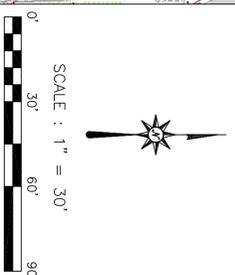
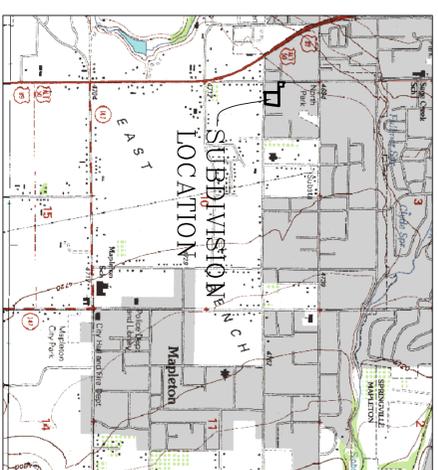
- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (amount to be determined by City Engineer) or 2) to install any required improvements (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 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.
- Submit one water share per lot (Mapleton Irrigation or Hobbles Creek shares).
- Payment of engineering inspection fees (\$170 per lot).
- Payment of street light fee (\$450 per lot).
- Submit a SWPPP and Land Disturbance application and fee (\$500). Contact Scott Bird at Public Works (489-6253) to review this requirement.
- Submit final mylar with all required signatures.

- Submit a check made out to Utah County Recorder (\$30 per page an \$1 per lot).





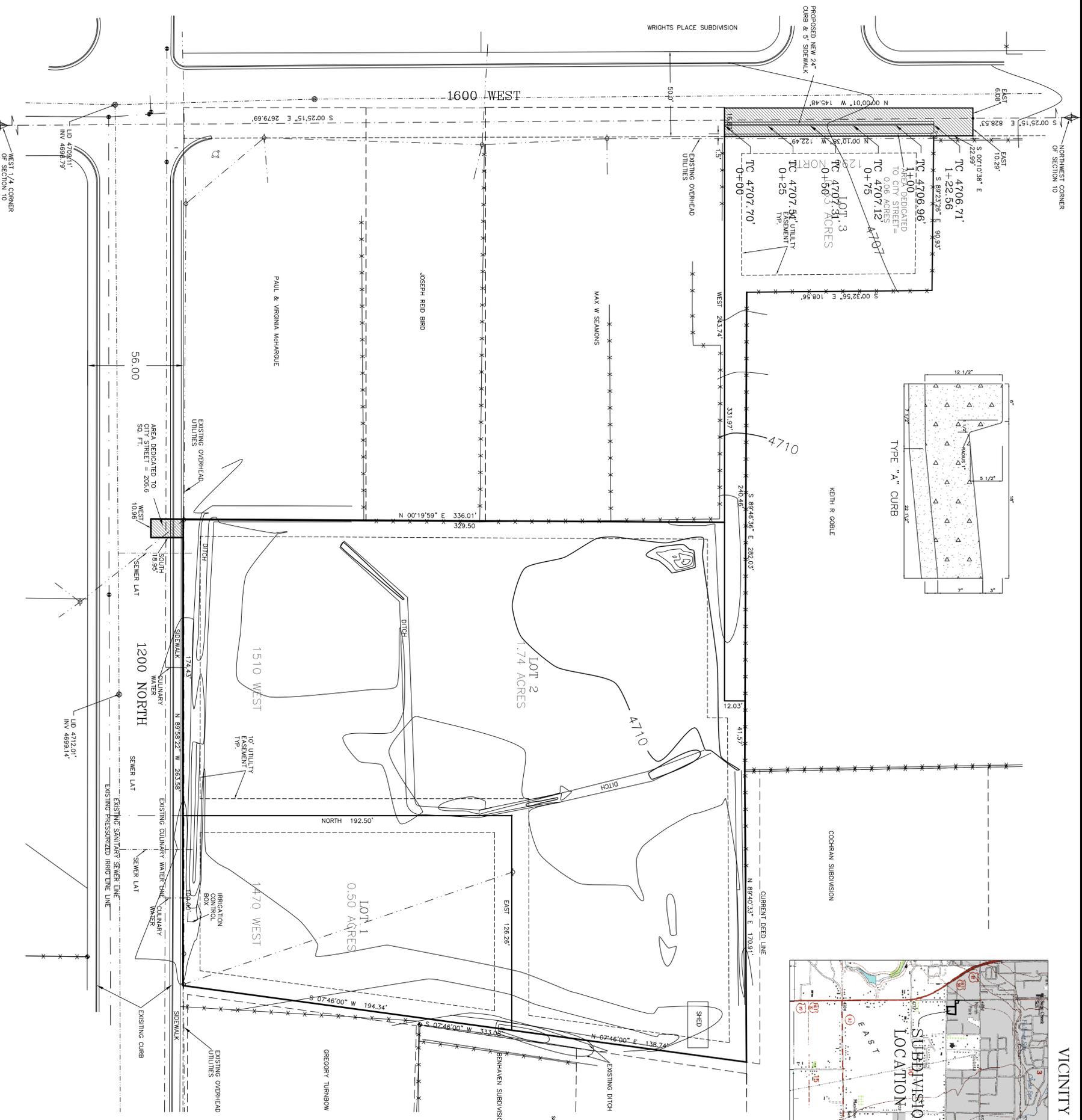
VICINITY MAP



LEGEND

- = SET 5/8" REBAR & CAP
- ◆ = FOUND EXISTING REBAR & CAP
- x— = FENCE LINE
- - - = DESCRIBED BOUNDARY
- - - = NEIGHBORING DEED LINE
- ⊙ = EXISTING SEWER LINE
- ⊙ = SECTION CORNER
- ⊙ = WATER VALVE
- ⊙ = UTILITY POLE
- ⊙ = FIRE HYDRANT
- ⊙ = SANITARY SEWER MANHOLE

- GENERAL NOTES**
- 1) ALL CONSTRUCTION TO MEET MAPLETON CITY STANDARD SPECIFICATIONS AND DRAWINGS ADOPTED JULY, 2010 (as amended)
 - 2) 1600 WEST STREET RIGHT OF WAY IS 50'
 - 3) ALL CULINARY WATER SERVICE CONNECTIONS ARE TO MEET MAPLETON CITY STANDARD SPECIFICATIONS AND DRAWINGS ADOPTED JULY, 2010 (as amended) WATER METERS WILL NOT BE ALLOWED IN DRIVE APPROACHES AND SETTERS.
 - 4) ALL SEWER LATERALS ARE 4" PVC PLACED A MINIMUM OF 10 FEET FROM WATER METERS AT A 2% MINIMUM GRADE.
 - 5) SECONDARY WATER SERVICE CONNECTIONS ARE TO MEET MAPLETON CITY STANDARD SPECIFICATIONS AND DRAWINGS ADOPTED JULY, 2010 (as amended)



TYPICAL TRENCH
NOT TO SCALE

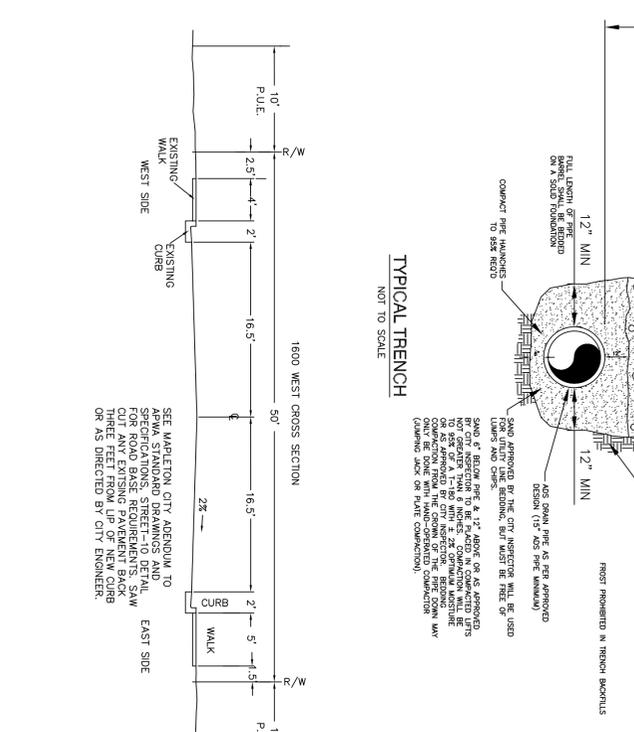
SEE MAPLETON CITY ADDENDUM TO APWA STANDARD DRAWINGS AND SPECIFICATIONS, REFERENCED TO DETAIL FOR ANY EXISTING PAVEMENT BLACK TOP OR AS DIRECTED BY CITY ENGINEER.

BRICKS IN CONTACTS OF LOTS, FREE FROM ORGANIC MATERIALS, AND SHALL BE CONCRETE OR A-1-180 UNDER TRAVELER AREAS, AND PER CONCRETE OR OTHER MATERIALS MAY BE USED IF A-1-180 SPECIFIED WITH ORIGINAL SPECIFICATIONS.

CONCRETE LOW-STRENGTH MATERIAL (CONCRETE FLU) USED IN CONTACTS SHALL BE PLACED IN 28 DAYS, FLOWABLE FILL TO BE USED FOR BACKFILL. IT WILL TAKE THE PLACE OF SAND BEDDING, AS APPROVED BY CITY INSPECTOR.

WATER SERVICE SHALL BE APPROVED BY CITY INSPECTOR. EXISTING SURFACE WITHIN ONE QUARTER INCH PLUS OR MINUS SHALL BE MAINTAINED.

THE PAVEMENT SECTION IN THIS CROSS SECTION APPLIES TO STREETS, DRIVEWAYS, AND SIDEWALKS. ALL OTHER AREAS SHALL BE CONSTRUCTION SPECIFICATION BUCKFILL OUT, OUT AND GRADE ASPHALT 12" THICKNESS (AS SPECIFIED).



DEVELOPER
BRYAN MCHARGUE
SPANISH FORK, UT 84660
1-801-357-1660

ENGINEER/SURVEYOR
LUDLOW ENGINEERING
645 NORTH MAIN STREET
SPRINGVILLE, UT 84771
1-435-523-0997

REVISIONS

1.	5/5 NORTH MAIN - NEPTIC CURB BEARS
2.	
3.	
4.	
5.	
6.	

PROJECT NO.: LE 3059 SURVEYOR/DIRECTOR: D. PERABO
DATE: AUGUST, 2014 FIELD SURVEYOR: C. WILLIAMS
SCALE: 1" = 30' DRAWING: D. PERABO
REVISION: CHECKED: B. LUDLOW

LUDLOW ENGINEERING & LAND SURVEYING

Subdivisions • Boundary Surveys • City Lot Surveys • ALTA Surveys
Claim Surveys • Control Networks • Residential & Commercial Structure
Civil • Sewer & Water Design • Site Plans • Road Design
Subdivision Design

445 North Main, North, Utah 84348 (435) 623-0897 FAX (435) 623-2381

UTILITY EXHIBIT

SURVEY FOR
BRYAN MCHARGUE
SECTION 10, T 8 S, R 3 E, S184M
MAPLETON CITY, UTAH COUNTY, UTAH
AUGUST, 2014

SHEET 1

SHEETS 1