
MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

Thursday, December 3, 2009

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

Name of Subdivision: Freedom Vista Subdivision

Applicant Name: Wendell A. Gibby

Applicant Phone Number: 801-921-3288

Applicant E-mail: wgibby@novarad.net

Drawings Submitted: November 9, 2009

Community Development Department and Engineering and Public Works Department

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Mapleton City Council met on May 22, 2008 and motioned to Conditionally Approve the Preliminary Plat for Freedom Vista Subdivision. The DRC has reviewed the motion made by the Council to determine if the conditions have been met. The below information has been compiled:

1. **City Council Condition #1: A stub street be provided to the Roundy property located to the north.**
 - Plat "A" sheet 2 of 2 shows an existing 56' right of way easement at the north end of Troy Street that extends to the north property line. This easement is located between Lots 13 and 17. This easement should remain and not be vacated. This easement needs to be shown on Plat "A" sheet 1 of 2 and Plat "C" sheet 1 of 2.
 - The applicant has informed staff that he will not provide access to the Roundy property located to the north.

2. **City Council Condition #2: The location of the trail easement through the Gibby property shall be consistent with Paragraph 3 of the Memorandum of Understanding and the City will pay for the construction and maintenance of the trail.**
 - A detailed drawing regarding the trail on the north and south boundaries has not been submitted. The trail may not exceed a maximum slope of 12%. A wider easement in 12% or greater slope areas will be required. This request still has not been received. The applicant is showing a trail in a 70% slope area. This location is unacceptable.
 - The trial easement for both the North and South locations needs to be recorded with the first plat that is recorded.

3. **City Council Condition #3: Existing easements for power lines on the plat until moved.**
 - Plat "C" sheet 1 of 2 needs to show the existing Rocky Mountain Power transmission line easements and related access roads, prior to plat recording.

4. **City Council Condition #4: Landscaping on overall site plan to be approved by the DRC.**
 - No concerns.

5. **City Council Condition #5: Verification of retaining wall specifications and certifications by their engineers that they will hold and meet their specifications.**
 - The applicant is currently proposing to modify the retaining walls which were approved at the time of preliminary plat approval. None of the Retaining wall drawings have been stamped by a structural engineer.
 - Retaining wall profiles need to include top back of curb elevations on the profile sheets. Retaining wall #4 needs to be raised to be higher than TBC or a jersey barrier needs to be placed in this location.
 - Retaining wall #2 is lacking detail regarding the two boxes and 6" pipe. This needs to be shown in greater detail.

6. **City Council Condition #6: All retaining walls on private property with applicable PUE for access to the city.**
 - DRC is concerned with Lots 11, 12, 25, 26, 28, 35, 37, 45, and 46 as it relates to retaining walls and access to the buildable areas shown on the lots. How does the applicant intend to gain access to these lots?
 - The plats must show the precise location of where the proposed 20' access easement will be provided.

7. **City Council Condition #7: Some kind of HOA to make all home owners a party to detention and other water diversion and detention.**
 - The City has not received an HOA agreement to review.

8. **City Council Condition #8: All lot owners to be branded to sign off on possible geological hazards, faults and notices of foundation inspections with a possible geotechnical study.**
 - Plats "A", "B", "C" & "D" do not show building setbacks from faults. A report from the applicants geotechnical engineer Earthtec of April 8, 2008 states that these setbacks will be shown. Earthtec report Nov. 23, 2005 states setback should be 50' on the main fault and 5' on secondary faults. The report shows both main and secondary faults. As per the Earthtec report and Mapleton City the fault setback lines must be shown on the plats.
 - It is the opinion of the DRC that a note should be added to each plat stating that a Geological Hazard report be required prior to a building permit being issued to each lot.

9. **City Council Condition #9: Retention basins to be recalculated based on and negotiated with the applicants' engineer.**
 - The debris basins east of the development have changed from the typical earthen filled basin to a steel structural debris fence. These debris fence basins have been approved by the applicant's structural engineer and geotechnical engineer. These revised drawings need both the geo-tech engineer stamp and the structural engineer stamp, on pages D1-1 to D1-3.

10. **City Council Condition #10: The durability retention on retaining walls should be extended.**
 - This needs to be discussed by the City Council.

11. **City Council Condition #11: The cul-de-sac on the south end to have city participation by providing property.**
 - This proposed cul-de-sac easement will be recorded simultaneously with the recording of Plat "C".
12. **City Council Condition #12: The road width to be no more than 36 ft. of asphalt with sidewalk, curb and gutter on one side.**
 - The applicant requested to amend the Mapleton City Street Cross Sections in order to add two new standard cross section drawings for hillside areas. The first standard would allow for a 56' right-of-way having 32' of asphalt with a 2' curb on both sides of the street and a 5' sidewalk on one side of the street. The second standard would allow for a 29' right-of-way having 24' of asphalt with a 2' curb on both sides of the street along the entrance to the proposed subdivision off of Maple Street. On November 18, 2009 the two proposed standard cross section drawings for hillside areas was heard by the City Council. The Council approved the proposed 56' right-of-way standard and continued the proposed 29' right-of-way standard to the December 16, 2009 Council meeting.
13. **City Council Condition #13: Section 17.08.020 of the Mapleton City Code to be met.**
 - Section 17.08.020 will be met once all of the conditions motioned by the Council on May 22, 2008 have been resolved.
14. **City Council Condition #14: Building envelope within geotechnical study.**
 - In our previous DRC minutes staff was concerned with the buildable areas for Lots 3, 4, 5, 31, 35, 37, and 39. The applicants engineer (Boss Engineering) has informed staff that they have done a manual inspection of these lots and due to previous survey data problems they have been able to resolve this issue. The most recent drawings reflect the changes made to the above lots regarding the buildable area concerns. Staff still has concerns regarding this issue and how it was calculated.
15. **City Council Condition #15: Additional requirements may be added at final plat approval after we receive IGS report.**
 - No concerns.

OTHER ISSUES TO BE RESOLVED:

1. As recommended by the traffic study submitted by Horrocks Engineers dated November 10, 2009 the project plans should include the following:
 - a. Proper signage and paint striping be required.
 - b. Trucks must enter from 1900 East at the northern access.
 - c. Maintain two points of access for residential, emergency and evacuation purposes.
 - d. All street curves should have a minimum centerline radius of 128'.
2. Plats "A" and "B" need to include an easement for the 18" waterline that is shown on Plat "C". This fulfills MOU requirement #4.

3. Plats "A", "B", "C" & "D" have a second page of recorded easements and right-of-ways. These need to be vacated or shown on the respective plats. Any amended deeds need to be shown on the plats.
4. The latest revised drawings the applicant has submitted made changes to the property lines. The property line between Lots #2 and #3 and Lot #30 need to be consistent with the plat and construction drawings.
5. Landscaping details need to be included in the construction drawings, including an irrigation plan.
6. The applicant has informed staff that all of the open spaces and detention areas will be part of the lots and will be owned and maintained by the individual lot owner thus the applicant isn't proposing an HOA. Plat "A" shows the open space on the west side of Krissa Street to be included in Lot 1. Staff is concerned that the drawings show three separate parcels. Plat "B" shows the open space on the south side of Andrew Ave to be included in Lot 38. This open space should be included in Lot 37. Plat "C" shows the open space to be included in Lot 30. The east property line shown on Lot 30 must be removed in order for the open space to be included in Lot 30.