

Mapleton City Planning Commission Staff Report

Meeting Date: January 28, 2010

Item #: 2

Applicant: Brian Murray

Prepared by: Matt Brady

Zone: RA-2

Council Action Required: No

REQUEST:

Brian Murray requests approval of Murray Farms Subdivision, Plat "E" a 1-lot amended subdivision plat, located generally at 77 South 1000 East, in the RA-2 Zone.

FINDINGS OF FACT:

1. Murray Farms Subdivision, Plat "D" was approved by the Planning Commission on July 10, 2008, and was recorded December 8, 2009 (see Attachment #1).
2. The zone of the subject property is RA-2. The maximum lot coverage for the RA-2 zone is 20% (see Mapleton City Code 18.36.060(I)). After Plat "D" was recorded, the Applicant submitted a building permit application that would have been over the 20% lot coverage maximum.
3. The Applicant is proposing a 1-lot amended subdivision, in order to increase the lot size of the existing Lot 16 of Murray Farms Subdivision, Plat "D" from 16,114 square feet to 18,634 square feet (the backyard of the lot is being expanded 21 feet to the east). This will allow a larger lot coverage for the lot. See Attachment #2 for the proposed amended plat.
4. Mapleton City has issued a building permit for a home on Lot 16 of Plat "D", with the condition that the front and back porch areas cannot be covered with roofing unless the proposed Plat "E" is recorded, to ensure that the lot coverage does not exceed 20%.
5. The roadway improvements for 1000 East Street have not yet been installed. The improvements have been bonded for by the Applicant with the City. The Applicant is currently waiting for warmer weather to begin construction of the roadway.
6. The Applicant owns additional metes and bounds property to the south, southwest, and east totaling approximately 14.07 acres (see Vicinity Map). This area is planned for future development.
7. Staff has reviewed the proposed amended plat, and does not have any concerns.

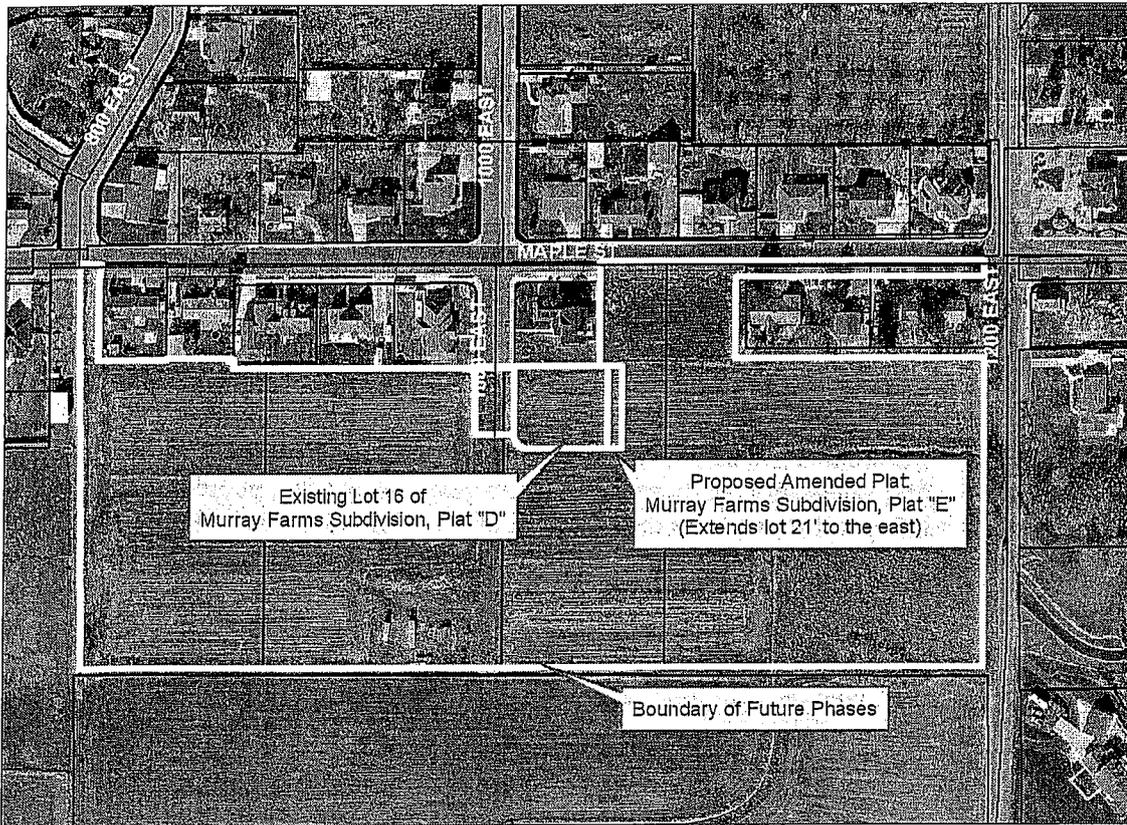
STAFF RECOMMENDATION:

Staff recommends Approval of the proposed amended plat.

ATTACHMENTS:

1. Recorded Plat – Murray Farms Subdivision, Plat "D"
2. Proposed Amended Plat – Murray Farms Subdivision, Plat "E"

VICINITY MAP:



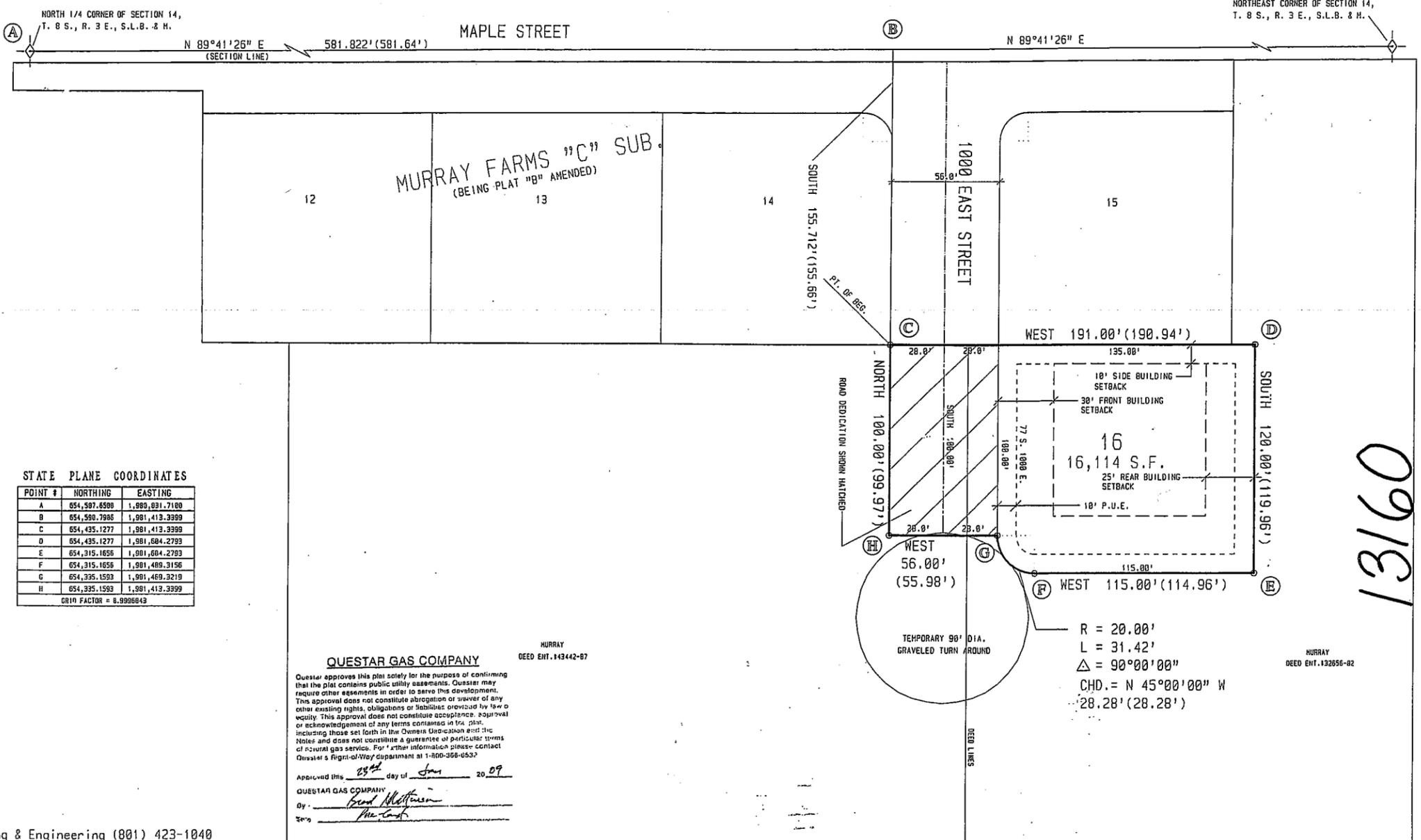
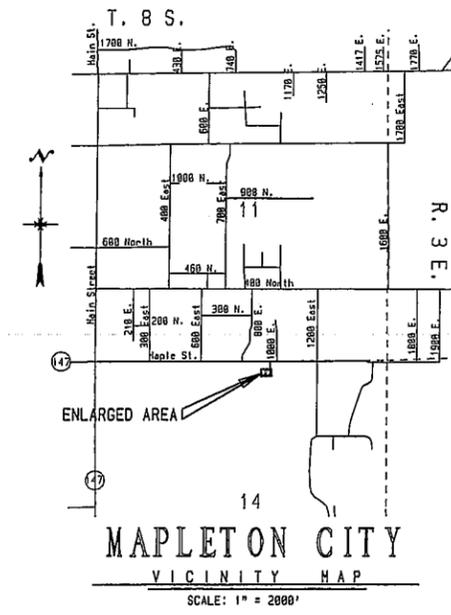
SITE PHOTO:



Looking southeast at the proposed amended plat from 1000 East Street



SCALE: 1" = 38'



STATE PLANE COORDINATES

POINT #	NORTHING	EASTING
A	854,597.6590	1,890,031.7100
B	854,590.7905	1,901,413.3399
C	854,435.1277	1,901,413.3399
D	854,435.1277	1,901,684.2793
E	854,315.1656	1,901,684.2793
F	854,315.1656	1,901,489.3156
G	854,335.1593	1,901,469.3219
H	854,335.1593	1,901,413.3399

GRID FACTOR = 0.9996043

QUESTAR GAS COMPANY
 DEED ENT. 143442-07

QUESTAR approves this plat solely for the purpose of confirming that the plat contains public utility easements. QUESTAR may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners' Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact QUESTAR's Right-of-Way Department at 1-800-366-6532.

Approved this 25th day of Jan, 2009
 By: Brad Mattison
 Title: President

R = 20.00'
 L = 31.42'
 $\Delta = 90^{\circ}00'00''$
 CHD. = N 45 $^{\circ}00'00''$ W
 28.28' (28.28')

SURVEYOR'S CERTIFICATE
 I, BARRY L. PRETTYMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
 COMMENCING NORTH 89 $^{\circ}41'26''$ EAST 581.822 FEET ALONG THE SECTION LINE AND SOUTH 155.712 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
EAST	191.00'	ALONG THE SOUTH LINE OF PLAT "C", MURRAY FARMS SUBDIVISION TO
SOUTH	120.00'	
WEST	115.00'	
NORTHWESTERLY	ARC: 31.42'	ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS
WEST	56.00'	NORTH 45 $^{\circ}00'00''$ WEST 28.28'
NORTH	100.00'	THE POINT OF BEGINNING.
		AREA = 6.37 ACRES.

BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE. N 89 $^{\circ}41'26''$ E BETWEEN THE NORTH QUARTER CORNER & THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 EAST, S.L.B. & M.

DATE: July 30, 2005 SURVEYOR: Barry L. Prettyman
 (See Seal Below)

OWNERS' DEDICATION
 I, Brian Lewis Murray and Karen Peay Murray KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 23 DAY OF December, A.D. 2008

Brian Lewis Murray Karen Peay Murray
 Brian Lewis Murray } s.s. ACKNOWLEDGEMENT
 Karen Peay Murray }

ON THE 23 DAY OF December, A.D. 2008 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES 11-20-11 NOTARY PUBLIC (See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF MAPLETON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS 10th DAY OF July, A.D. 2008.

MAYOR: Jim Pross ATTEST: Jim Pross
 APPROVED: Jim Pross ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

PUBLIC UTILITY APPROVALS
 QUESTAR GAS COMPANY: Brad Mattison SIGN DATE 1/23/09
 ROCKY MOUNTAIN POWER & LIGHT: Bob Peterson SIGN DATE 01/23/09
 QUESTAR: Brad Mattison SIGN DATE 1/23/09
 CONCAST CABLE: Mike Miller SIGN DATE 1/23/09
 MAPLETON IRRIGATION CO.: Mike Miller SIGN DATE 2/2/09

PLANNING COMMISSION APPROVAL
 APPROVED THIS 10th DAY OF July, A.D. 2008, BY THE MAPLETON CITY PLANNING COMMISSION
Ray Branch PLANNING DIRECTOR Ray Branch CHAIRMAN, PLANNING COMMISSION

PLAT "D"

MURRAY FARMS
 SUBDIVISION
 MAPLETON CITY, UTAH COUNTY, UTAH
 SCALE: 1" = 38 FEET

SURVEYOR'S SEAL: Barry L. Prettyman
 NOTARY PUBLIC SEAL: Jim Pross
 CITY-COUNTY ENGINEER SEAL: Brad Mattison
 CLERK-RECORDER SEAL: Jim Pross

This form approved by Utah County and the municipalities therein.

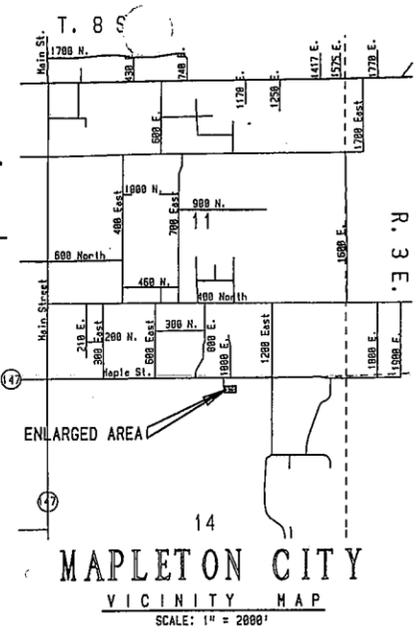
Attachment #1



SCALE: 1" = 30'

RECEIVED

MAPLETON CITY



14
MAPLETON CITY
VICINITY MAP
SCALE: 1" = 2000'

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN 5486, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5486 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING NORTH 89°41'26" EAST 637.823 FEET ALONG THE SECTION LINE AND SOUTH 156.814 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
EAST	156.80'	ALONG THE SOUTH LINE OF PLAT "C", MURRAY FARMS SUBDIVISION
SOUTH	128.80'	
WEST	136.80'	
NORTHWESTERLY	ARC: 31.42"	ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS NORTH 45°00'00" WEST 28.28'
NORTH	186.80'	ALONG THE EAST LINE OF 1800 EAST STREET TO THE POINT OF BEGINNING.

AREA = 8.43 ACRES.

BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE, N 89°41'26" E BETWEEN THE NORTH QUARTER CORNER & THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 EAST, S.L.B. & M.

DATE: Jan 7, 2010 SURVEYOR: Barry L. Prettyman

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

BY COMMISSION EXPIRES _____ NOTARY PUBLIC (See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ CITY COUNCIL OF _____ MAPLETON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

HAYOR _____ APPROVED _____ ENGINEER (See Seal Below) ATTEST _____ CLERK-RECORDER (See Seal Below)

PUBLIC UTILITY APPROVALS

QUESTAR GAS COMPANY _____ SIGN _____
ROCKY MOUNTAIN POWER & LIGHT _____ SIGN _____
QUESTAR _____ SIGN _____
CONCAST CABLE _____ SIGN _____
MAPLETON IRRIGATION CO. _____ SIGN _____

QUESTAR GAS COMPANY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OF EITHER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-336-6532. DATE _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ PLANNING COMMISSION

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

PLAT "E"

MURRAY FARMS

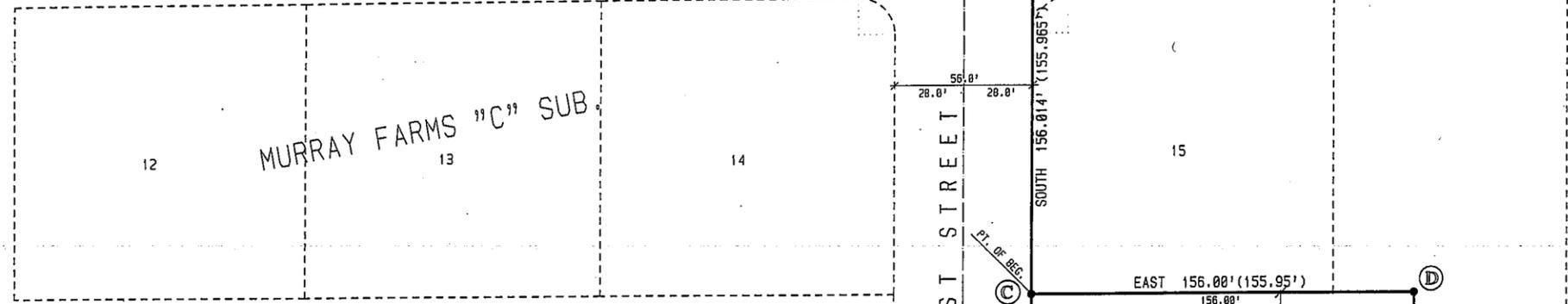
BEING A VACATION OF LOT 16, MURRAY FARMS PLAT "D"

SUBDIVISION
MAPLETON CITY, UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

REGISTERS LAND SURVEYOR
BARRY L. PRETTYMAN
#188406
STATE OF UTAH

NOTARY PUBLIC SEAL
CITY-COUNTY ENGINEER SEAL
CLERK-RECORDER SEAL



STATE PLANE COORDINATES

POINT #	NORTHING	EASTING
A	554,597.6500	1,988,031.7100
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D	554,435.1277	1,981,625.2726
E	554,315.1656	1,981,625.2726
F	554,315.1656	1,981,489.3156
G	554,335.1593	1,981,489.3219

GRID FACTOR = 0.9995943

MURRAY DEED ENT. 143442-07

MURRAY DEED ENT. 132656-02

R = 20.00'
L = 31.42"
Δ = 90°00'00"
C = 28.28' (28.28')
CHD = N 45°00'00" W

Attachment #2