

Mapleton City Planning Commission Staff Report

Meeting Date: January 28, 2010

Item #: 3

Applicant: Ron Beutler

Prepared by: Matt Brady

Zone: A-2

Council Action Required: No

REQUEST:

Ron Beutler, agent for Horizon Heights Subdivision, Plat "C", requests approval of a 3-lot amended subdivision plat, located generally at 2855 South 800 West, 678 West 2925 South, and 602 West 2925 South, in the A-2 Zone.

FINDINGS OF FACT:

1. Horizon Heights Subdivision, Plat "B" was recorded on April 24, 2000 (see Attachment #1).
2. The zone of the subject property is A-2. The minimum side yard setback for a home in the A-2 zone is 10 feet (see Mapleton City Code 18.28.050(D)). The home on the existing Lot 2 of Horizon Heights Subdivision, Plat "B" was built with a setback of less than 10 feet to the west property line, due to a lack of survey stakes on the lot. Also, the owners of Lot 3 have installed landscaping improvements beyond their western property line, on Lot 2. The Applicant, Ron Beutler, owns Lot 2, and is proposing this amended plat in order to correct the above-mentioned problems. Both Lots 1 and 3 are proposed to exchange segments of property with Lot 2 in the amended plat.
3. DRC has reviewed the proposed amended plat and has listed several issues that need to be resolved (see Attachment #3 for DRC Minutes).

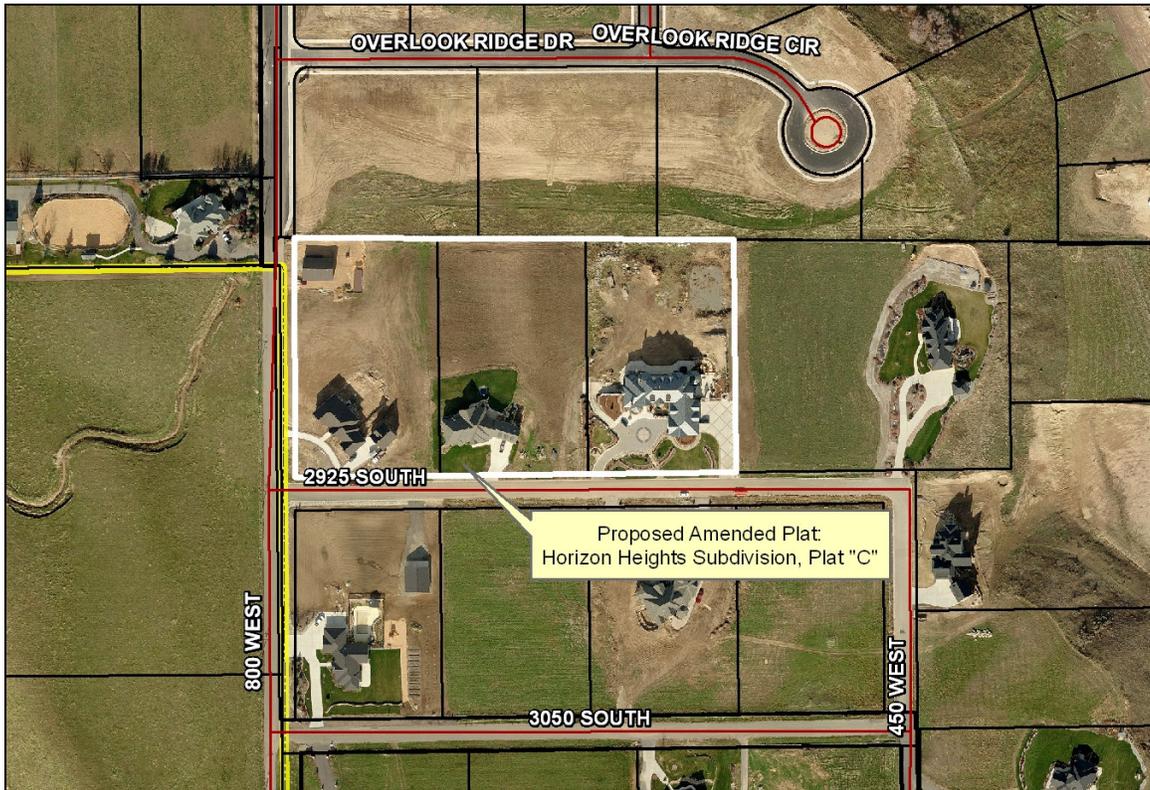
STAFF RECOMMENDATION:

Staff recommends Approval of the proposed amended plat, with the Condition that the Applicant resolve all items listed in the DRC Minutes of January 19, 2010 (see Attachment #3).

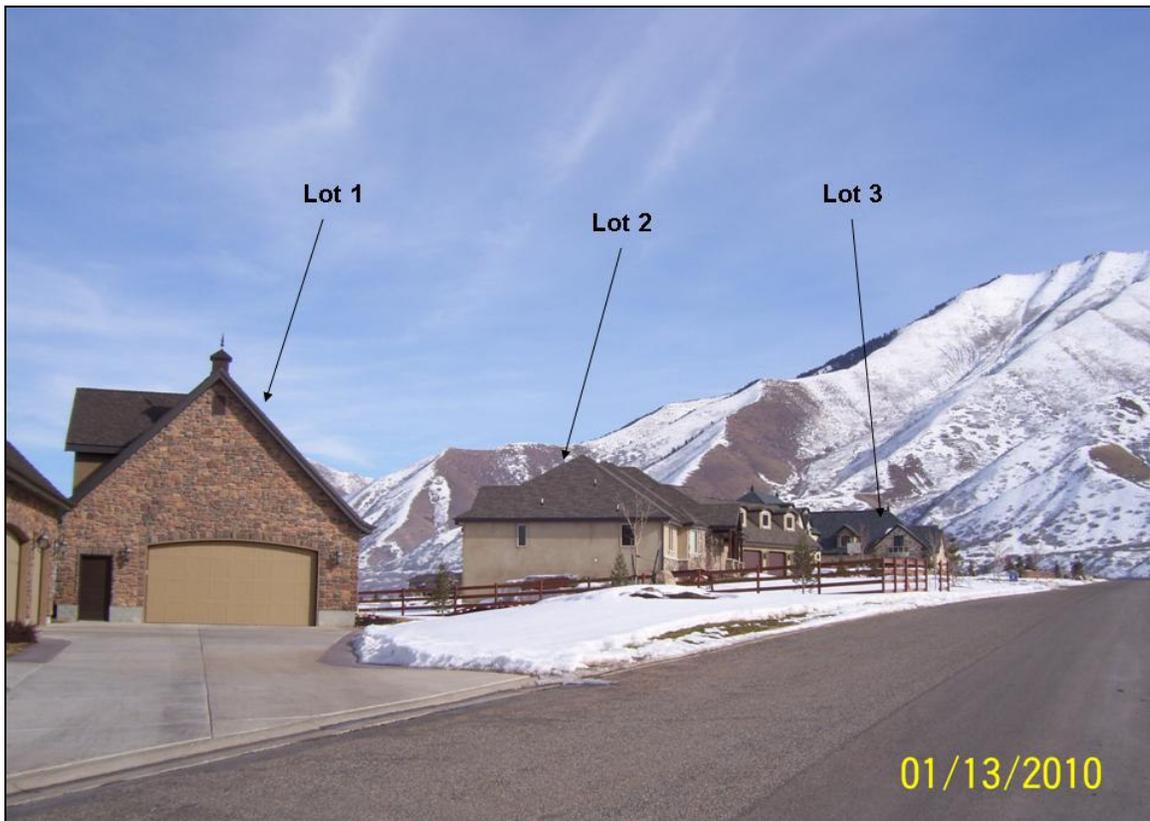
ATTACHMENTS:

1. Recorded Plat – Horizon Heights Subdivision, Plat "B"
2. Proposed Amended Plat – Horizon Heights Subdivision, Plat "C"
3. DRC Minutes – Horizon Heights Subdivision, Plat "C" – January 19, 2010

VICINITY MAP:

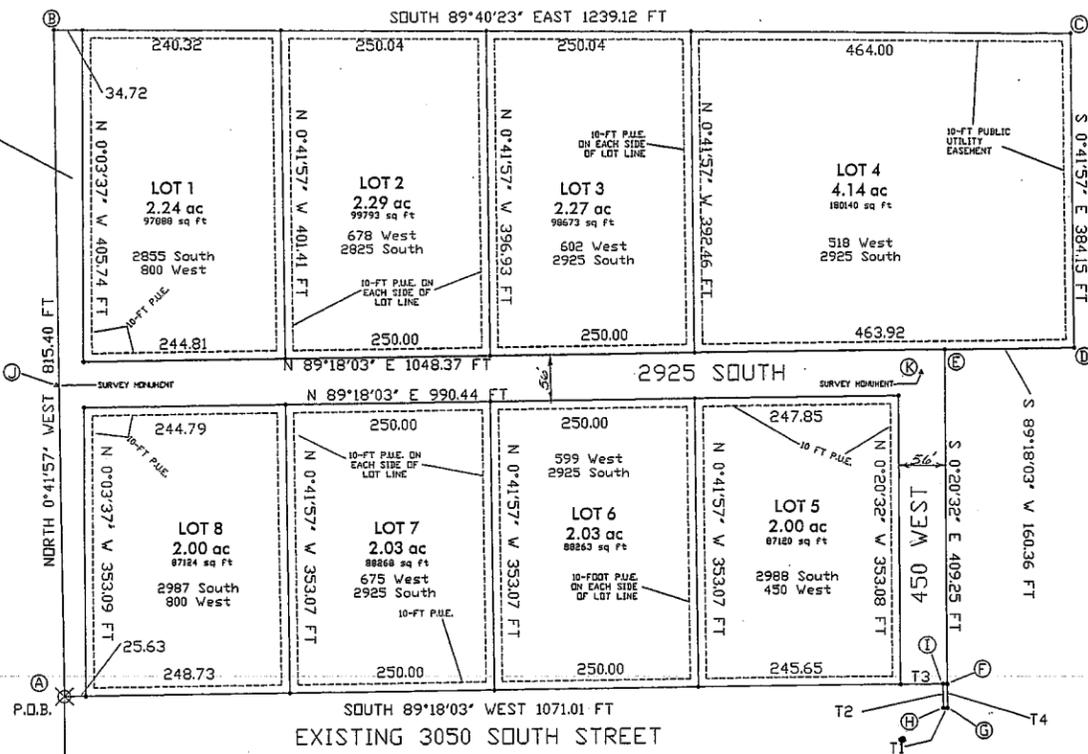


SITE PHOTO:



Looking northeast at the proposed amended plat from 2925 South Street

STREET DEDICATION (800 WEST)



TANGENT TABLE	
T1	SOUTH 89°18'03\"/>
T2	NORTH 0°41'57\"/>
T3	SOUTH 89°18'03\"/>
T4	SOUTH 0°41'57\"/>

NOTE: LOTS 2, 3 & 4 MAY REQUIRE PUMPING FOR SEWAGE FROM THE RESIDENCE TO THE SEWER MAIN

SOUTH 1/4 CORNER, SEC. 22, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M

8518-98



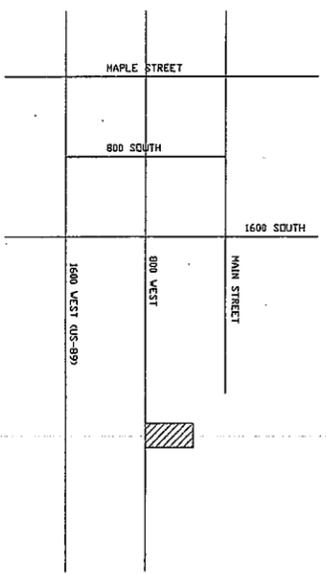
JRC ENGINEERING, INC.
 CIVIL ENGINEERS & SURVEYORS
 SPRINGVILLE, UTAH 84663 489-3736

PROJECT NAME
 DWG TITLE

STATE PLANE COORDINATES		
POINT	NORTH	EAST
A	644417.89	1975580.16
B	645232.98	1975570.22
C	645225.91	1976808.92
D	644841.92	1976813.61
E	644839.96	1976653.31
F	644430.85	1976655.75
G	644401.73	1976656.11
H	644401.67	1976651.11
I	644430.96	1976650.75
J	644798.78	1975572.39
K	644812.03	1976625.48

ALL DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES. GROUND DISTANCES MAY BE CONVERTED TO GRID DISTANCES BY USING A GRID MULTIPLIER OF 0.9968140.

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, JOHN R. CALL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE #141374 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT 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

BEGINNING WEST 6.98 FEET AND NORTH 571.96 FEET FROM THE S. 1/4 CORNER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:
 NORTH 0°41'57\"/>

DATE 2-11-00 SURVEYOR John R. Call (see seal below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, 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 HEREUNTO SET OUR HANDS THIS 11th DAY OF February, 2000.
 Jeanne A. Strong, Trustee; David W. Allan, Trustee; Douglas Strong, Trustee; Dean S. Allan, Trustee

STATE OF UTAH, COUNTY OF UTAH, NOTARY PUBLIC: Heidi O. White (see seal below)

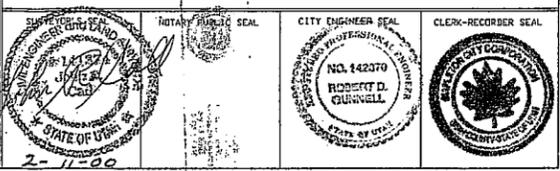
ACCEPTANCE BY LEGISLATIVE BODY: THE CITY OF MAPLETON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OR THE PERPETUAL USE OF THE PUBLIC THIS 11th DAY OF March, 2000.

APPROVED: Richard Hillman, Mayor; Linda Olson, City Engineer; Robert D. Gunnell, City Recorder (see seal below)

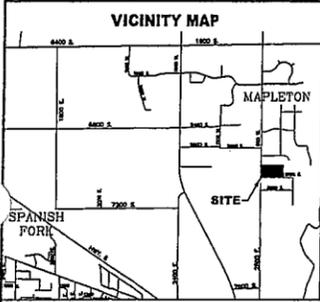
PLANNING COMMISSION APPROVAL: APPROVED THIS 22nd DAY OF February, 2000, BY THE MAPLETON CITY PLANNING COMMISSION.

DIRECTOR/SECRETARY: CONDITIONS OF APPROVAL

PLAT "B"
HORIZON HEIGHTS
 SUBDIVISION
 MAPLETON CITY, UTAH COUNTY, STATE OF UTAH
 SCALE: 1" = 100 FEET

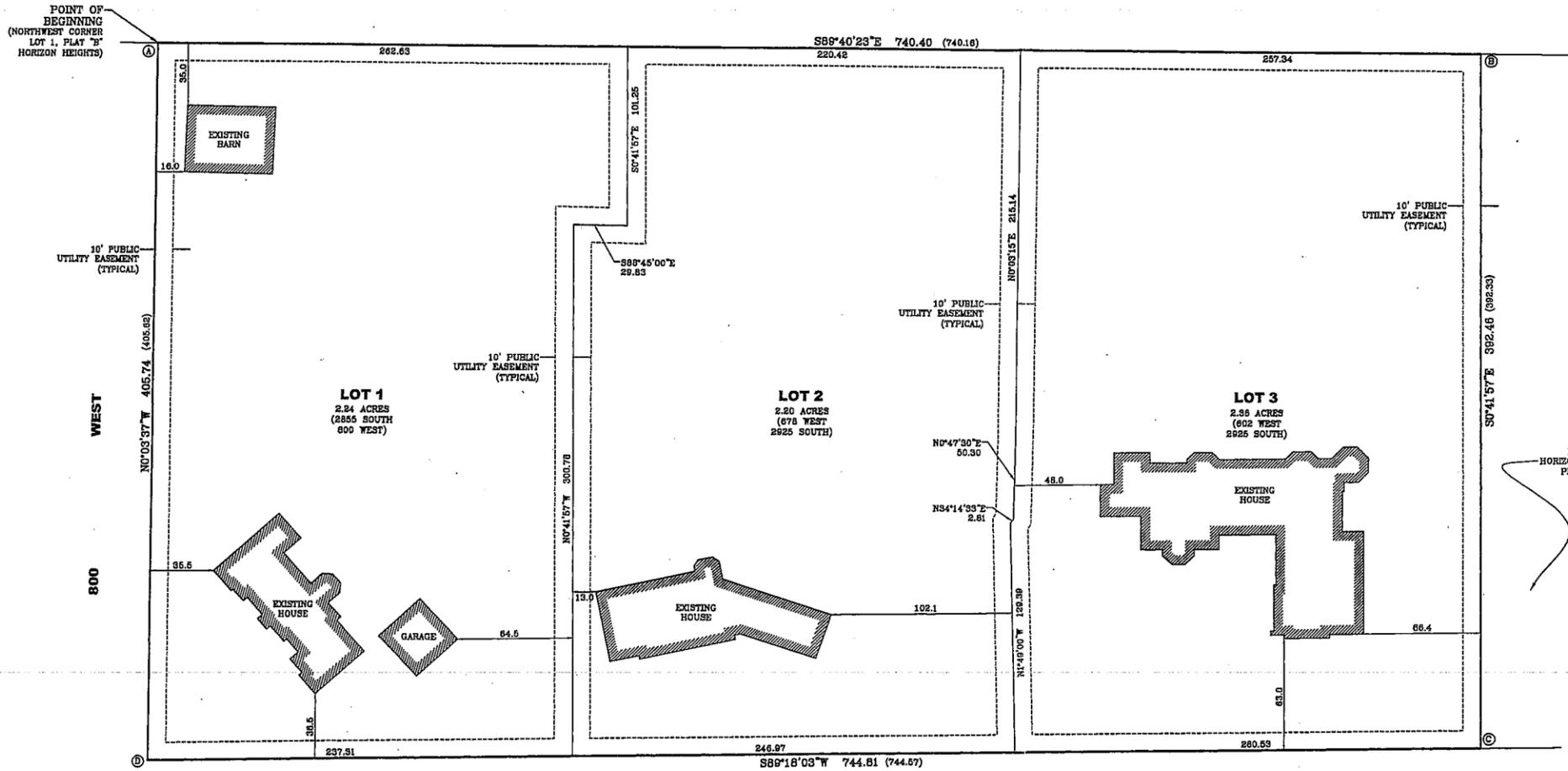
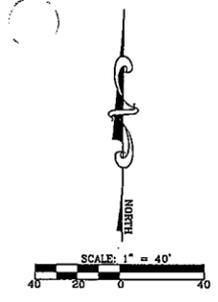


Attachment #1



NOTES
 1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN CURB @ PROJECTION OF SIDE LOT LINES.

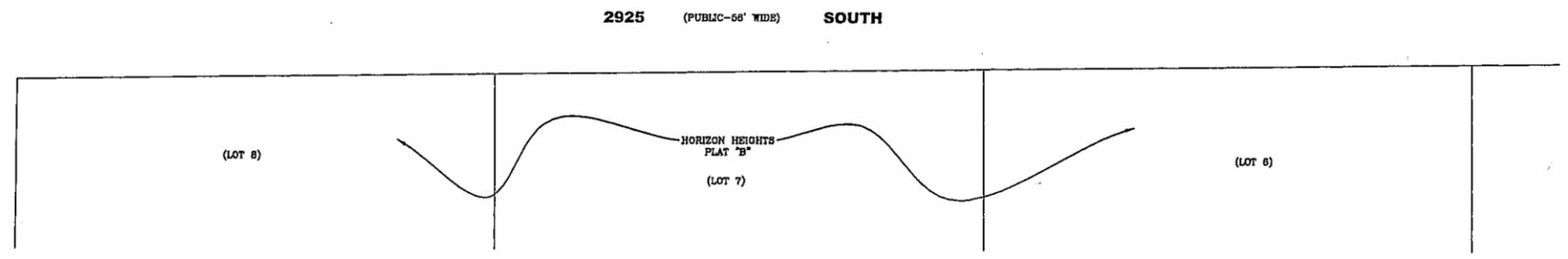
RECEIVED
 MAPLETON CITY



STATE PLANE COORDINATES

A	845,292.78	1,875,804.83
B	845,226.58	1,876,346.08
C	844,836.25	1,876,349.87
D	844,827.17	1,876,805.35

GRID FACTOR: 0.99999



SURVEYOR'S CERTIFICATE
 I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 56, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
 BEGINNING AT POINT LOCATED AT THE NORTHWEST CORNER OF LOT 1, PLAT "B", HORIZON HEIGHTS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, ENTRY NO. 31735:2000, MAP NO. 8518, THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S89°40'28"E	740.40	
S0°41'57"E	392.46	
S89°18'03"W	744.81	
N0°03'37"W	405.74	

TO THE POINT OF BEGINNING CONTAINING 6.80 ACRES
 BASIS OF BEARING: PLAT "B" HORIZON HEIGHTS SUBDIVISION

DATE _____ SURVEYOR _____
 (See Seal Below)

OWNERS DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF 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 HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGMENT
 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.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACKNOWLEDGMENT
 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.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY
 THE _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR _____ ATTEST _____ CLERK-RECORDER
 (See Seal Below)

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

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

PLAT "C"
HORIZON HEIGHTS
 SUBDIVISION
 (INCLUDES THE VACATION OF LOTS 1-3, PLAT "B", HORIZON HEIGHTS SUBDIVISION)

MAPLETON _____ UTAH COUNTY, UTAH
 SCALE: 1" = 40 FEET

QUESTAR APPROVAL
 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 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 1-800-388-8532.

APPROVED THIS _____ DAY OF _____, 20____
 QUESTAR GAS COMPANY

BY: _____
 TITLE: _____

ROCKY MOUNTAIN POWER APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____

ROCKY MOUNTAIN POWER
QWEST APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____

QWEST

COMCAST APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____

COMCAST

MAPLETON IRRIGATION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____

MAPLETON IRRIGATION

ACKNOWLEDGMENT
 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.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____



Attachment #2

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

Tuesday, January 19, 2010 at 8:30am

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

Ron Beutler, agent for the Horizon Heights Subdivision, Plat "C", requests approval of a 3-lot amended subdivision plat, located generally at 2855 South 800 West, 678 West 2925 South, and 602 West 2925 South, in the A-2 Zone.

Applicant Phone Number: (801) 921-3721
Applicant E-mail: beutler@cascadespinal.com
Application Submitted: December 22, 2009
Drawing Submittal: 2nd Submittal
Drawing Date: January 15, 2010

Community Development Department

Cory Branch, Planning Director, Phone: (801) 806-9101, Fax: (801) 489-5657
Email: cbranch@mapleton.org
Matt Brady, Planner I, Phone: (801) 806-9108, Fax: (801) 489-5657
Email: mbrady@mapleton.org

1. Please submit a completed/signed utility notification form.
2. Applicant needs to have the Surveyor and Title Company prepare Warranty Deeds for the actual sale of parts of each lot. To avoid title problems, the Warranty Deeds should be recorded after Mapleton City Planning Commission approval of the amended plat, but just prior to the recording of the subdivision plat by the City at Utah County Recorder's Office. Please submit Warranty Deeds to Staff for review.

Engineering and Public Works Division

Gary Calder, City Engineer, Phone (801) 489-6253, Fax (801) 489-5179
E-mail: gcalder@mapleton.org
Scott Bird, Public Works Operations Director, Phone: (801) 489-6253, Fax: (801) 489-5179
Email: sbird@mapleton.org

Address the following concerns in revised drawings:

Miscellaneous:

1. Remove buildings from recordable plat sheet (keep the buildings on the boundary survey sheet).
2. Please submit revised drawings to include: 4 - 11x17 drawings, 4 - 24x36 drawings, and 1 CD containing CAD and PDF files for the project.