

# Mapleton City Planning Commission Staff Report

Meeting Date: January 28, 2010

**Item #: 5**

**Applicant:** Craig L. Wilson

**Prepared by:** Matt Brady

**Zone:** RA-2

**Council Action Required:** No

**REQUEST:**

Craig L. Wilson, agent for Wilson-Lund-Jones Subdivision, Plat "A", requests approval of a 3-lot amended subdivision plat, located generally at 1248 North 1600 North, 1643 North 1100 West, and 1677 North 1100 West, in the RA-2 Zone.

**FINDINGS OF FACT:**

1. Seals Subdivision, Plat "D" was recorded on February 21, 1995 (see Attachment #1). Sweet Iron Subdivision, Plat "A" was recorded on August 20, 2007 (see Attachment #2).
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)). The owners of Lots 9 and 10 of Seals Subdivision, Plat "D" wish to expand their backyards by purchasing property from the owners of Lot 11 of Sweet Iron Subdivision, Plat "A". In addition, the owners of Lot 10 of Seals Subdivision, Plat "D" wish to do a small addition to their home, but their lot coverage is already over 20% (the building permit for the home was issued at a time when Mapleton City did not have a lot coverage limit for the RA-2 zone).
3. The Applicant is proposing an amended plat to be able to accomplish the above-mentioned objectives.
4. DRC has reviewed the proposed amended plat and has listed several issues that need to be resolved (see Attachment #4 for DRC Minutes).

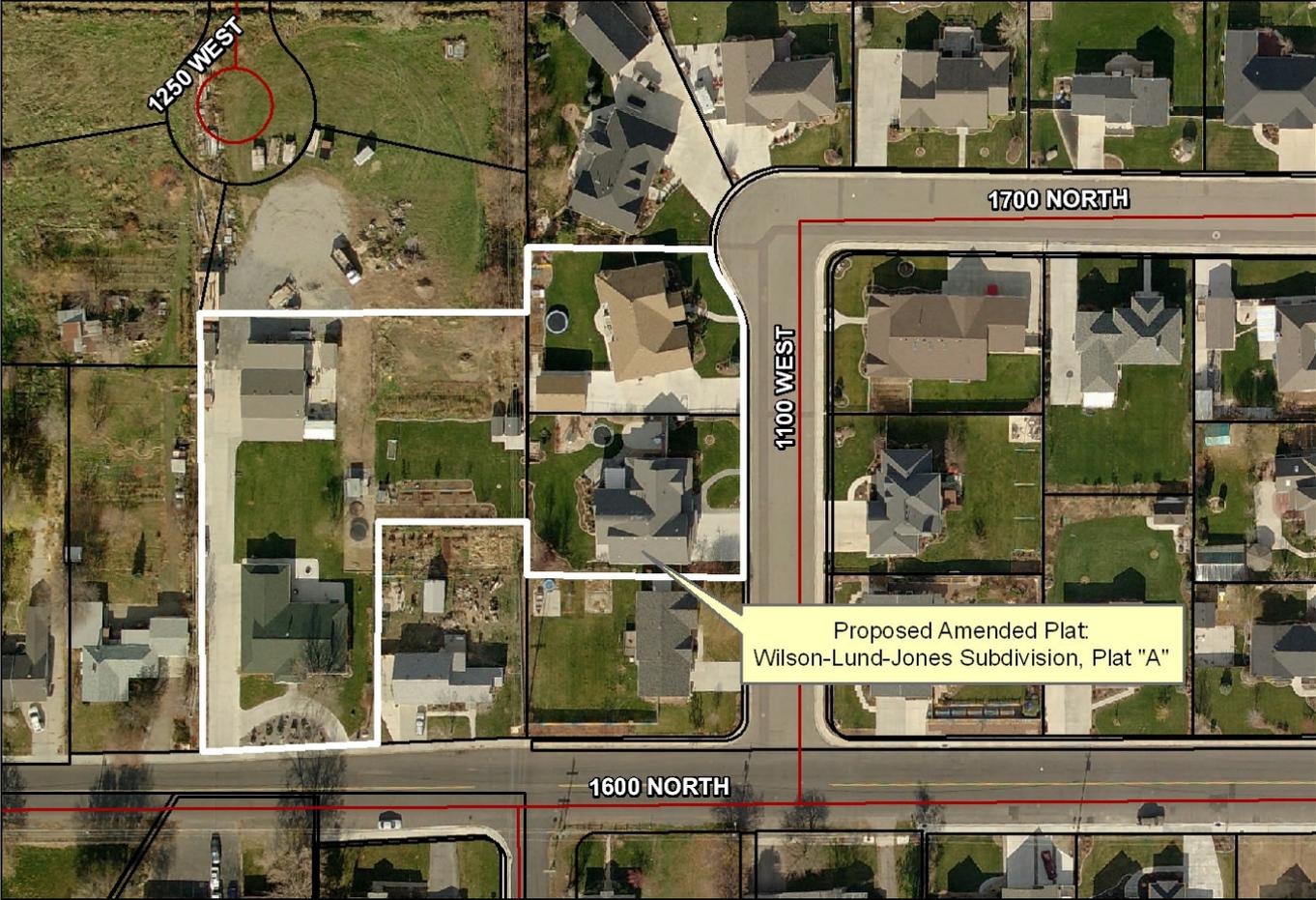
**STAFF RECOMMENDATION:**

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 #4).

**ATTACHMENTS:**

1. Recorded Plat – Seals Subdivision, Plat "D"
2. Recorded Plat – Sweet Iron Subdivision, Plat "A"
3. Proposed Amended Plat – Wilson-Lund-Jones Subdivision, Plat "A"
4. DRC Minutes – Wilson-Lund-Jones Subdivision, Plat "C" – January 19, 2010

**VICINITY MAP:**



**SITE PHOTOS:**



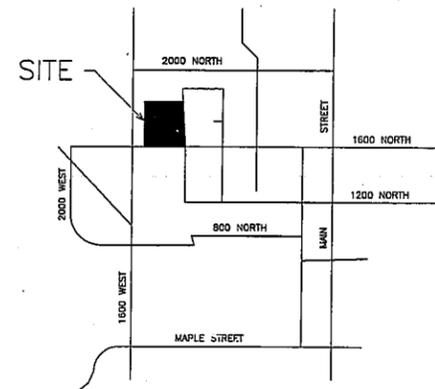
Looking northwest at Lot 10 (left) & Lot 9 (right) of Seals Subdivision, Plat "D"



Looking north at Lot 11 of Sweet Iron Subdivision, Plat "A"

CURVE TABLE						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
A	91°08'44"	13.9603'	15.0000'	22.9307'	20.4385'	N43°33'38"E
B	85°53'16"	16.1171'	15.0000'	24.1599'	21.9606'	N46°24'32"W
C	93°18'11"	10.0000'	10.5938'	16.2845'	14.5438'	S43°11'22"W
D	80°16'22"	14.8288'	15.0000'	21.8211'	21.1827'	S45°01'22"E
E	89°43'38"	15.0718'	15.0000'	23.8027'	21.2637'	S44°58'38"W
F	38°55'39"	50.0000'	17.6703'	33.9707'	33.3210'	N19°21'01"W
G	32°34'24"	50.0000'	14.8084'	28.4256'	28.0443'	N22°31'38"W
H	52°36'27"	50.0000'	24.7158'	45.8087'	44.3130'	N20°03'48"E
I	44°18'59"	50.0000'	20.3451'	38.8443'	37.8886'	N68°30'31"E
J	90°32'11"	14.8602'	15.0000'	23.4815'	21.1130'	S45°22'54"W

VICINITY MAP  
NO SCALE



**SURVEYOR'S CERTIFICATE**  
I, D. ECCLES CAMERON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 1133, 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 PLAN 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 PLAN AND THAT THIS PLAN IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**  
COMMENCING AT A POINT NORTH 18.88 FEET AND WEST 727.00 FEET FROM THE SOUTH ONE QUARTER (1/4) CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S89°55'06"W	626.17'	ALONG 1600 NORTH STREET.
N00°06'49"E	335.51'	
N00°25'28"W	181.51'	
S89°21'00"E	596.07'	
S03°27'44"E	510.30'	TO THE POINT OF BEGINNING.

AREA = 7.192 ACRES  
BASIS OF BEARING = STATE PLANE COORDINATES  
DATE 11-16-94 SURVEYOR D. Eccles Cameron  
(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, 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 9th DAY OF JANUARY, A.D. 19 95.  
Julie S. Goble Julia T. Sem  
Julie S. Goble Keith P. Roylance

**STATE PLANE COORDINATE TABLE**

NO.	NORTHING	EASTING
1	359,860.87	1,974,773.85
2	359,859.98	1,974,147.88
3	660,195.39	1,974,148.54
4	660,376.84	1,974,147.20
5	660,370.08	1,974,743.04
6	660,216.80	1,974,729.28
7	659,866.73	1,974,320.84
8	660,221.42	1,974,321.54

GRID/GROUND CONVERSION FACTOR = .99968645

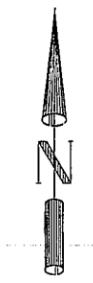
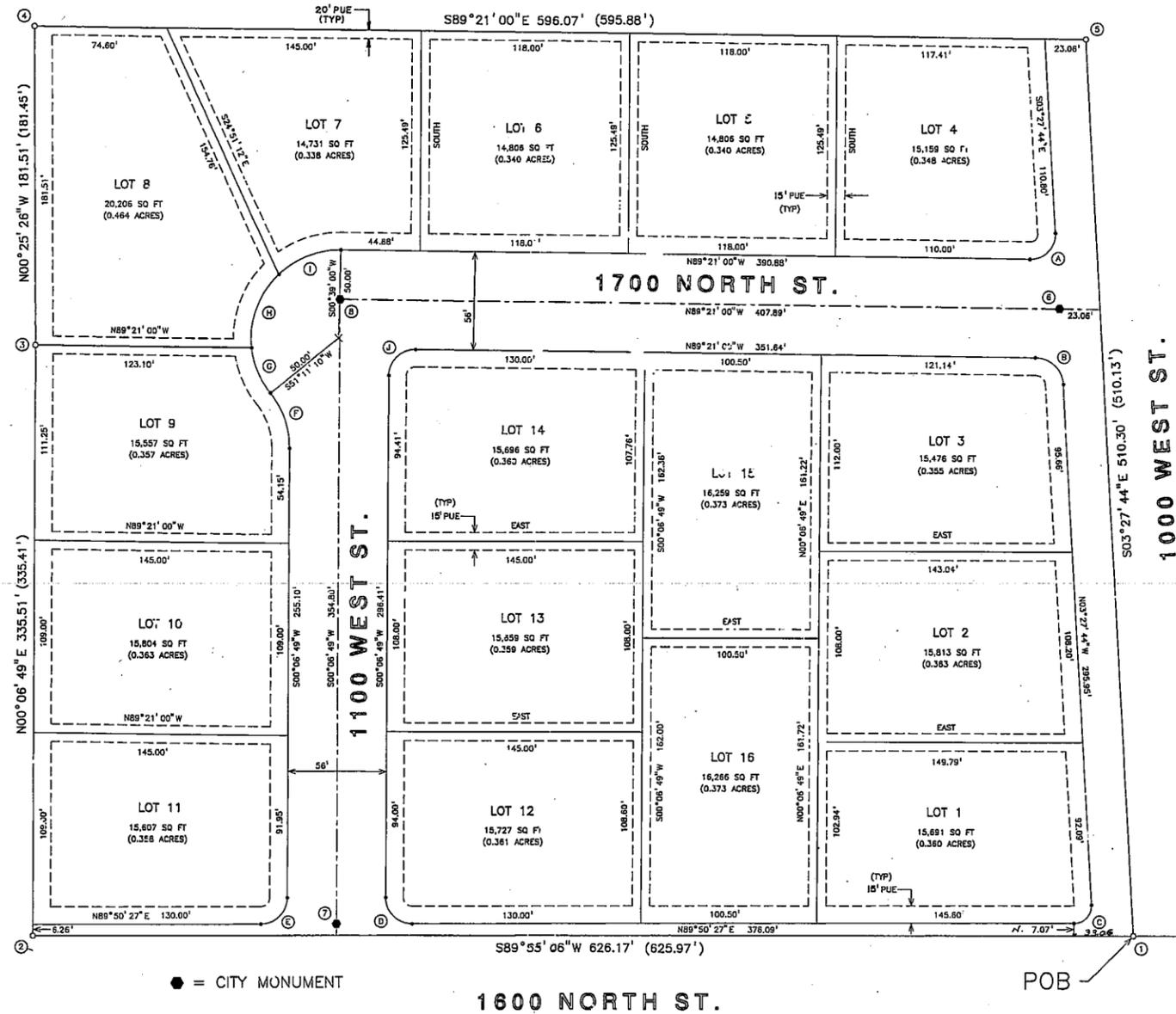
**ACKNOWLEDGEMENT**  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE 9th DAY OF JANUARY, A.D. 19 95 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES 2-2-95 James M. Anderson  
NOTARY PUBLIC  
(SEE SEAL BELOW)

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE MAPLETON CITY 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 PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC ON THIS 9th DAY OF JANUARY, A.D. 19 95.  
Richard L. Maxfield Mayor - Richard L. Maxfield  
Chatter Walker Attest  
David L. Peterson City Engineer  
C. Hyman Smith City Recorder  
APPROVED (SEE SEAL BELOW) ATTEST (SEE SEAL BELOW)

**BOARD OF HEALTH**  
APPROVED SUBJECT TO THE FOLLOWING CONDITIONS 11-22-94  
CITY-COUNTY HEALTH DEPARTMENT  
**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 5th DAY OF JANUARY, A.D. 19 95 BY THE Boyd M. Adams PLANNING COMMISSION CHAIRMAN  
CHAIRMAN, PLANNING COMMISSION

PLAT "D"  
**SEALS**  
SUBDIVISION  
MAPLETON CITY UTAH COUNTY, UTAH  
SCALE 1" = 40 FEET  
ENT 10223 MP # 5944  
RANDAL A. COVINGTON  
UTAH COUNTY RECORDER  
1995 FEB 21 9:56 AM FEE 46.00 BY 10  
RECORDED FOR MAPLETON CITY

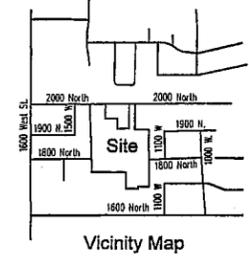
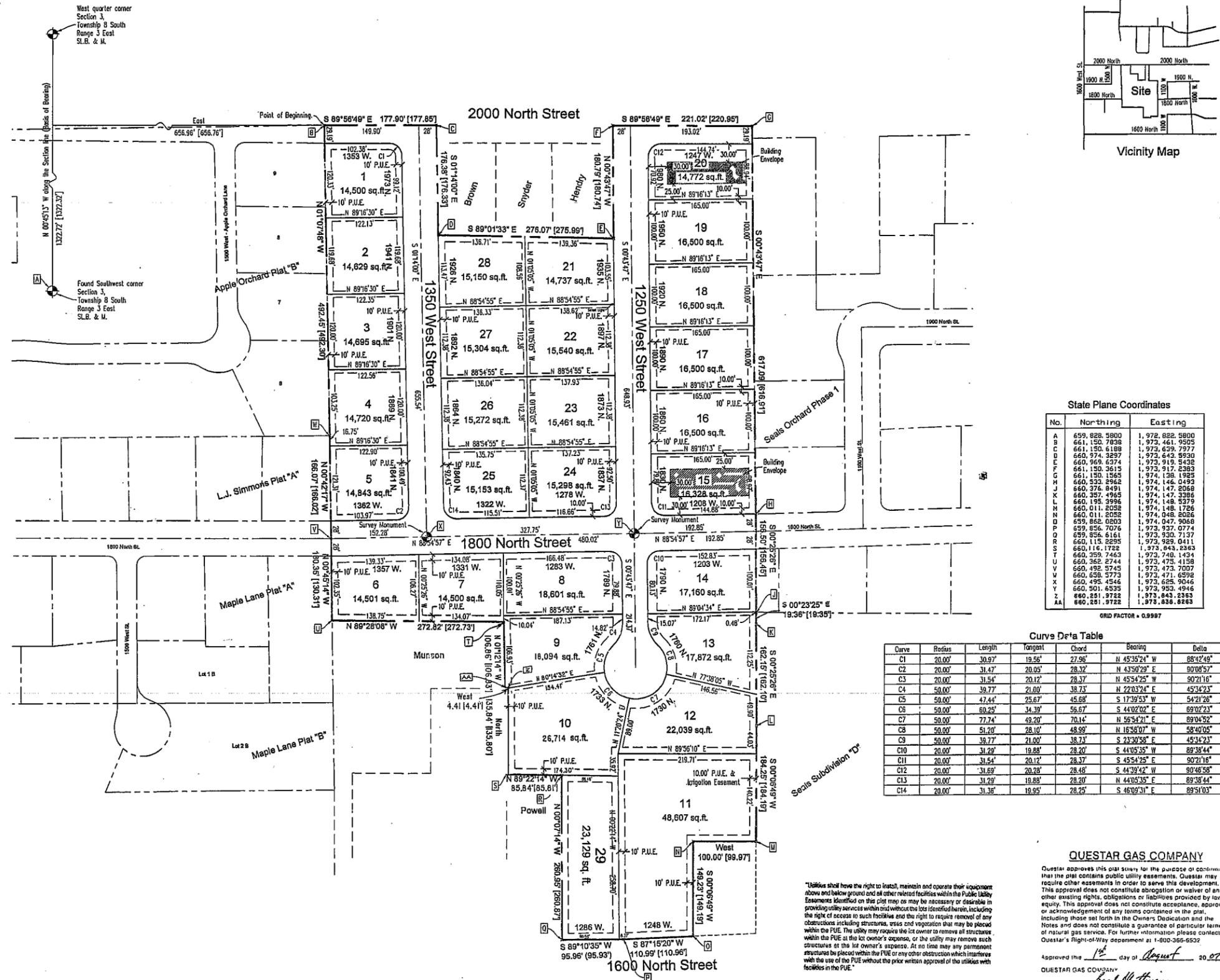
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL  
NO. 142870  
ROBERT D. GUNNELL  
STATE OF UTAH



SCALE 1" = 40'

5941-72

Attachment #1



State Plane Coordinates

No.	Northing	Easting
A	659,828.5800	1,972,822.5800
B	661,150.7898	1,973,461.9505
C	661,150.6188	1,973,629.7977
D	660,974.3297	1,973,643.5930
E	660,969.6374	1,973,919.5438
F	661,150.3615	1,973,917.2383
G	661,150.1565	1,974,126.1925
H	660,532.2962	1,974,146.0493
I	660,376.8491	1,974,147.2058
J	660,337.4965	1,974,147.3386
K	660,195.3996	1,974,148.5279
L	660,011.6038	1,974,148.1726
M	660,011.2032	1,974,048.2026
N	659,862.0203	1,974,047.9068
O	659,856.7076	1,973,937.0774
P	659,856.6161	1,973,930.7137
Q	660,115.2295	1,973,929.0411
R	660,116.1722	1,973,843.2383
S	660,359.7463	1,973,748.1434
T	660,362.2744	1,973,475.4158
U	660,492.5745	1,973,473.7037
V	660,638.5773	1,973,471.6592
W	660,495.4546	1,973,625.9046
X	660,500.9533	1,973,953.4966
Y	660,251.9722	1,973,843.2383
Z	660,251.9722	1,973,836.8263
AA		

GRID FACTOR = 0.9997

Curve Data Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	20.00'	30.97'	19.56'	27.95'	N 45°35'24" W	88°42'49"
C2	20.00'	31.47'	20.95'	28.32'	N 43°52'20" E	90°08'57"
C3	20.00'	31.54'	20.12'	28.37'	N 45°42'25" W	90°21'16"
C4	50.00'	39.77'	21.89'	38.73'	N 23°32'24" E	45°34'23"
C5	50.00'	47.44'	25.67'	45.89'	S 17°39'33" W	54°21'26"
C6	50.00'	60.25'	34.39'	59.67'	S 44°02'02" E	89°07'23"
C7	50.00'	77.74'	49.20'	78.14'	N 35°34'21" E	89°04'52"
C8	50.00'	51.20'	28.10'	49.99'	N 16°58'07" W	58°40'05"
C9	50.00'	39.77'	21.00'	38.73'	S 23°30'58" E	45°34'23"
C10	20.00'	31.29'	19.88'	28.20'	S 44°05'55" W	89°38'44"
C11	20.00'	31.54'	20.12'	28.37'	S 45°42'25" W	90°21'16"
C12	20.00'	31.69'	20.28'	28.48'	S 44°39'42" W	90°46'58"
C13	20.00'	31.29'	19.88'	28.20'	N 44°05'35" E	89°38'44"
C14	20.00'	31.36'	19.95'	28.25'	S 46°09'31" E	89°51'03"

**Surveyor's Certificate**  
I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147803 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 at a point located North 00°45'13" West along the Section line 1322.72 feet and East 656.96 feet from the Southwest corner of Section 3, Township 8 South, Range 3 East, Salt Lake Base and Meridian; South 89°56'49" East 177.89 feet; thence South 01°14'00" East 178.36 feet; thence South 89°01'33" East 276.07 feet; thence North 00°43'47" West 180.79 feet; thence South 89°56'49" East 221.02 feet; thence South 00°43'47" East along Phase 1, Seals Orchard Subdivision 617.09 feet; thence South 00°23'25" East along Phase 1, Seals Orchard Subdivision 156.50 feet; thence South 00°23'25" East along Plat "D", Seals Subdivision 18.35 feet; thence South 00°25'28" East along Plat "D", Seals Subdivision 182.15 feet; thence South 00°06'49" West along the Easement boundary line of Plat "A", Craig Wilson Subdivision 184.25 feet; thence South 00°05'49" West 149.23 feet to the Northern boundary line of 1600 North Street; thence South 87°15'20" West along the Northern boundary line of 1600 North Street 110.99 feet; thence South 89°10'35" West along the Northern boundary line of 1600 North Street 95.96 feet; thence North 00°07'14" West 260.95 feet; thence North 89°22'14" West 85.84 feet; thence North 135.84 feet; thence West 4.41 feet; thence N 01°21'41" W 106.86 feet; thence N 89°28'08" W 272.82 feet; thence North 00°45'13" West partially along Plat "A", Maple Lane Subdivision 130.35 feet; thence North 00°42'17" West along Plat "A", L.J. Simmons Subdivision 166.07 feet; thence North 01°07'48" West along Plat "B", Apple Orchard Subdivision 492.45 feet to the point of beginning.  
Area: 644,226 sq.ft. 14.79 acres

BASIS OF BEARING = North 00°45'13" West along the Section line from the Southwest corner to the West quarter corner of said Section-5.  
DATE: August 1, 2007  
SURVEYOR: Roger D. Dudley

**Owner's 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 hereof we have hereunto set our hands this 1st day of August, A.D. 2007.  
Margaret M. Reed, Sweet Iron Development, LLC  
David E. Gashler  
Michael D. Parry - Manager  
Lance A. Smythe

**Acceptance by the City of Mapleton**  
Approved this 1st day of August, 2007, by the City of Mapleton, Utah, the undersigned City Engineer, in and to the effect that the dedication of all Streets, Easements, and other Public areas of land intended for public purposes for the perpetual use of the public. The City recognizes that this plat certifies ownership of property with the dedication shown hereon this 1st day of August, A.D. 2007.  
Approved: [Signature] Mayor  
Approved: [Signature] City Engineer  
Approved: [Signature] Clerk/Recorder

**Utility Company Approvals**  
Approved: [Signature] Rocky Mountain Power  
Approved: [Signature] Questar  
Approved: [Signature] Comcast  
Approved: [Signature] Mapleton Irrigation Company  
Approved: [Signature] West

**Planning Commission Approval**  
Approved this 9th day of April, 2007, by the Mapleton City Planning Commission.  
Approved: [Signature] Deputy Planning Director  
Approved: [Signature] Chairman, Planning Commission

**Conditions of Approval**  
[Blank lines for conditions]

Plat "A"  
Sweet Iron  
Including a Vacation of Lot 1, Plat "A"  
Craig Wilson Subdivision  
Mapleton Subdivision Utah County, Utah  
Scale: 1" = 80 Feet

Prepared By  
Dudley and Associates, Inc.

**Occupancy Restriction Notice**  
Ordinance No. \_\_\_\_\_ of \_\_\_\_\_ Utah County, Utah, Restricts the occupancy of Buildings within this Subdivision. Accordingly, it is unlawful to occupy any building located within this Subdivision without first having obtained a certified of Occupancy issued by the City of Mapleton.

**Acknowledgement (Personal)**  
STATE OF UTAH )  
COUNTY OF UTAH ) S.S.  
The foregoing instrument was acknowledged before me this 1st day of August, 2007, by Michael D. Parry, who represented that he is the owner of the above-described property and has the authority to execute this instrument.  
My Commission Expires 3-1-2008  
Notary Public

**Acknowledgement (Corporate)**  
STATE OF UTAH )  
COUNTY OF UTAH ) S.S.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID \_\_\_\_\_ IS THE PRESIDENT AND HE THE SAID \_\_\_\_\_ IS THE SECRETARY OF \_\_\_\_\_ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID \_\_\_\_\_ AND \_\_\_\_\_ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAID AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC  
RESIDING AT \_\_\_\_\_

CORPORATE SEAL  
NOTARY PUBLIC SEAL  
CITY COUNTY ENGINEER SEAL  
CLERK/RECORDER SEAL  
[Seals and stamps]

Attachment #2

12438

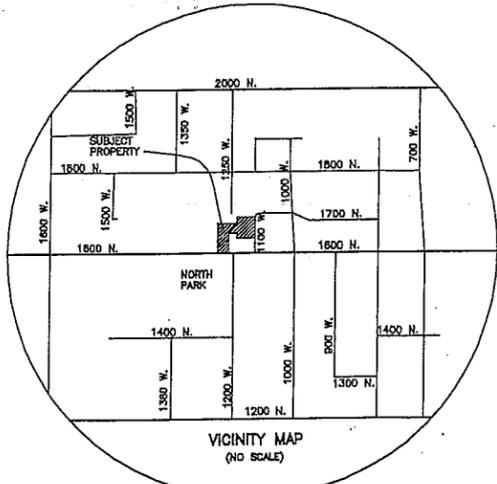
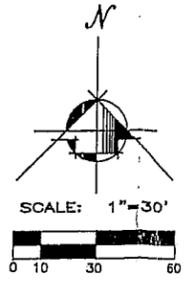
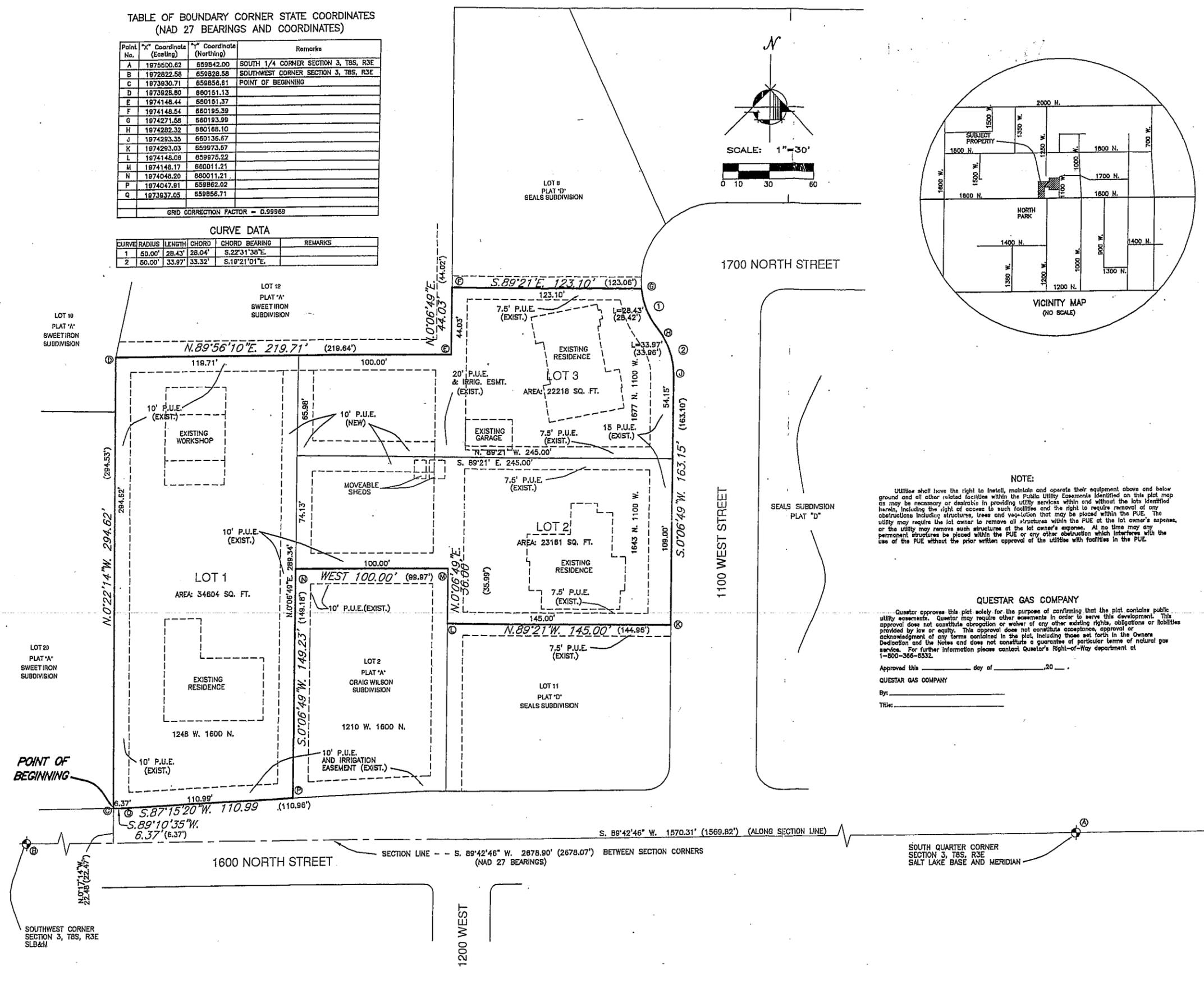
TABLE OF BOUNDARY CORNER STATE COORDINATES (NAD 27 BEARINGS AND COORDINATES)

Point No.	X Coordinate (Easting)	Y Coordinate (Northing)	Remarks
A	1975600.62	659842.00	SOUTH 1/4 CORNER SECTION 3, T8S, R3E
B	1972822.58	659828.58	SOUTHWEST CORNER SECTION 3, T8S, R3E
C	1973930.71	659856.81	POINT OF BEGINNING
D	1973928.80	660151.13	
E	1974148.44	660151.37	
F	1974148.54	660195.39	
G	1974271.58	660193.99	
H	1974282.32	660168.10	
J	1974293.35	660136.67	
K	1974293.03	659973.67	
L	1974148.08	659976.22	
M	1974148.17	660011.21	
N	1974048.20	660011.21	
P	1974047.91	659862.02	
Q	1973937.05	659856.71	

GRID CORRECTION FACTOR = 0.99969

CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	REMARKS
1	50.00'	28.43'	28.04'	S.22°31'38"E.	
2	50.00'	33.97'	33.32'	S.18°21'01"E.	



SURVEYOR'S OATH  
 I, ARTHUR F. JUESCHKE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145812 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 SUBSCRIBED 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 of a point on the northerly right-of-way line of 1600 North Street, Mapleton, Utah, which beginning point is also the Southwest Corner of Lot 28, Plat "A", Sweet Iron Subdivision, Mapleton, Utah, according to the official plat thereof, which beginning point is also described as being South 89° 42' 46" West along the Section line 1570.31 ft. and North 0° 17' 14" West perpendicular to said section line 22.48 ft. from the South Quarter Corner of Section 3, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 0° 22' 14" West along the East line of Lot 29 and Lot 10, Plat "A", Sweet Iron Subdivision, 294.02 ft. to the South line of Lot 12 of said Sweet Iron Subdivision; thence along said Lot line, North 89° 56' 10" East 219.71 ft. to the West line of Plat "D", Seale Subdivision; thence along the West line of said Seale Subdivision, North 08° 40' East 44.03 ft. thence South 89° 21' East along the South line of Lot 8, Plat "D" of said Seale Subdivision, 123.10 ft. to the West right-of-way line of 1100 West Street, Mapleton; thence along said street line 28.43 ft. along the arc of a 50 ft. radius curve to the left, the chord of which curve bears South 22° 31' 38" East 28.04 ft. thence continuing along said street line 33.97 ft. along the arc of a 50.00 ft. radius curve to the right, the chord of which curve bears South 18° 21' 01" East 33.32 ft.; thence continuing along said street line South 08° 40' East 35.00 ft. thence leaving said street line and going North 89° 21' West 145.00 ft. along the North line of Lot 11, Plat "D" of said Seale Subdivision; thence North 08° 40' East 35.00 ft. along the West line of said Seale Subdivision; thence West 100.00 ft. along the North line of Lot 2, Plat "A", Craig Wilson Subdivision; thence along the West line of said Lot 2, South 08° 40' West 140.23 ft. to the North line of 1600 North Street, Mapleton; thence along said street line South 87° 10' 20" West 110.99 ft. thence continuing along said street line South 89° 10' 35" West 6.37 ft. to the point of beginning. Area: 1.836 acres.

BASIS OF BEARING = SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST IS SOUTH 89° 42' 46" WEST. (Based upon the Utah State Plane Coordinate System, Central Zone, Bearings of Section lines (NAD 27))

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 THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

ACKNOWLEDGMENT  
 STATE OF UTAH } S.S.  
 COUNTY OF UTAH }  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED 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 MAPLETON CITY  
 THE CITY OF MAPLETON, 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. \_\_\_\_\_

APPROVED: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CLERK-RECORDER (See first page)

PLANNING COMMISSION APPROVAL  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, BY THE MAPLETON CITY PLANNING COMMISSION.  
 DIRECTOR CHAIRMAN, PLANNING COMMISSION

UTILITY COMPANY APPROVALS  
 APPROVED: \_\_\_\_\_ ROCKY MOUNTAIN POWER APPROVED: \_\_\_\_\_ QUEST  
 APPROVED: \_\_\_\_\_ COMCAST APPROVED: \_\_\_\_\_ MAPLETON IRRIGATION COMPANY

PLAT "A"  
**WILSON-LUND-JONES**  
 SUBDIVISION  
 (WHICH IS A VACATION AND AMENDMENT OF LOT 11, PLAT "A", SWEET IRON SUBDIVISION AND LOTS 9 AND 10, PLAT "D", SEALS SUBDIVISION)  
 MAPLETON CITY UTAH COUNTY, UTAH  
 SCALE: 1" = 30 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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Attachment #3

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MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

Tuesday, January 19, 2010 at 8:30am

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

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Craig L. Wilson, agent for the Wilson-Lund-Jones Subdivision, Plat "A", requests approval of a 3-lot amended subdivision plat, located generally at 1248 North 1600 North, 1643 North 1100 West, and 1677 North 1100 West, in the RA-2 Zone.

Applicant Phone Number: (801) 361-7387  
Applicant E-mail: clsmwilson@gmail.com  
Application Submitted: November 13, 2009  
Drawing Submittal: 2<sup>nd</sup> Submittal  
Drawing Date: January 7, 2010

**Community Development Department / Engineering and Public Works Division**

Cory Branch, Planning Director, Phone: (801) 806-9101, Fax: (801) 489-5657

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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:**

1. Please remove buildings from the recordable plat sheet (show them on a separate sheet, titled Exhibit "A").
2. Several accessory buildings are shown encroaching in the PUEs. The Applicant can either change the location of the PUEs (in consultation with the Utility Companies), or Mapleton City will provide a PUE Encroachment Form for the Applicant to take to the Utility Companies for sign-off on the encroachments (the above-mentioned Exhibit "A" will need to be attached to the PUE Encroachment Form). This can be done simultaneously with the signing of the mylar to save time if needed.
3. Applicant needs to have Surveyor and Title Company prepare Warranty Deeds for the actual sale of parts of the Sweet Iron Subdivision lot. To avoid title problems, the 2 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.
4. As per Mapleton City Code 17.08.030(F), please submit *"A title report, covering the property within the final plat area, to identify all interests in the property which have an effect on the title, and to establish that the land proposed for subdivision is free of boundary conflicts. The purpose of this requirement shall be to ensure that purchasers of lots will have a clear and marketable title."*
5. Please submit revised drawings to include: 4 - 11x17 drawings, 4 - 24x26 drawings, and 1 CD containing CAD and PDF files for the project.