

Mapleton City Planning Commission Staff Report

Meeting Date: April 23, 2009

Item #: 8

Applicant: Ryan Livingston

Prepared by: Cory Branch

Parcel ID #: 49:649:0028;
0030

Current Zone: GC-1

General Plan Designation:
General Commercial and Low
Density Residential

Total Acreage: Approximately
3.92 acres

REQUEST

Ryan Livingston requests Preliminary and Final Plat approval of Pheasant View Subdivision, Plat "B" (2 lot proposed), on property located generally at 1483 West 800 South. The subject property is located in the GC-1 (General Commercial) Zone.

FINDINGS OF FACT:

1. Pheasant View Subdivision, Plat "B" (1 lot proposed) was approved by the Planning Commission on January 8, 2009. The approval of the subdivision plat also included a retention basin and underground drainage system. As of today's date the basin and drainage system is not being modified. The 1 lot subdivision was never recorded and the applicant is now requesting a 2 lot subdivision. (see Attachment 1 – Proposed Pheasant View Subdivision, Plat "B")
2. On January 8, 2009 the Planning Commission granted project plan approval for the construction of a 48,441 square foot, two (2) story assisted living facility on Lot 1 of the proposed Pheasant View Subdivision, Plat "B". The facility will consist of 66 beds. (see Attachment 2 – Approved Project Plan)
3. As can be seen from attachment 2, the proposed lot 2 has the ability in the future to construct retail and office sites.
4. This proposed 2 lot subdivision will allow the possibility of separate ownership of the lots.
5. Mapleton City Code, Section 18.64.050, Lots, Buildings, Yards, and Open Spaces, states "There is no minimum lot area requirement in the GC-1 zone except as may be dictated by off street parking requirements, adequate circulation, and property site utilization. There will be a minimum of a seventy five foot (75') frontage on a public street."

OVERALL IMPACT TO ADJACENT PROPERTY:

The surrounding zoning to the north is GC-1 and RA-1, to the south is A-2, to the east is PRC-3 (Pheasant View Subdivision), and to the west is GC-1. It is the opinion of Staff that this request is in line with the future goals and visions of the City and is consistent with the general plan map and written polices.

DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATIONS:

It is the opinion of DRC that this request promotes the purpose of the GC-1 Zone. Staff recommends the Planning Commission approve this request subject to the applicant meeting the following conditions:

1. Applicant must submit updated CC&R's addressing ownership and maintenance of the retention basin, underground drainage system, and parking easements for the subject lots.
2. All utilities are to be privately maintained – water meters will be maintained by Mapleton City.
3. The proposed subdivision plat must be revised to show shared parking easements for both lots 1 and 2.
4. The signature blocks shown on the proposed subdivision plat for Planning Commission, Planning Director, Mapleton Irrigation, Rocky Mountain Power, Comcast, Qwest, and Questar show approval from Utah Power & Light Company. Revisions must be made to the subdivision plat showing proper signature blocks.
5. Bonding will be required upon final approval of site plan.

	<p><u>ATTACHMENTS:</u></p> <ol style="list-style-type: none">1. Proposed Pheasant View Subdivision, Plat “B”2. January 8, 2009 – Planning Commission – Approved Project Plan
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Attachment 2

RECEIVED

APR 06 2009

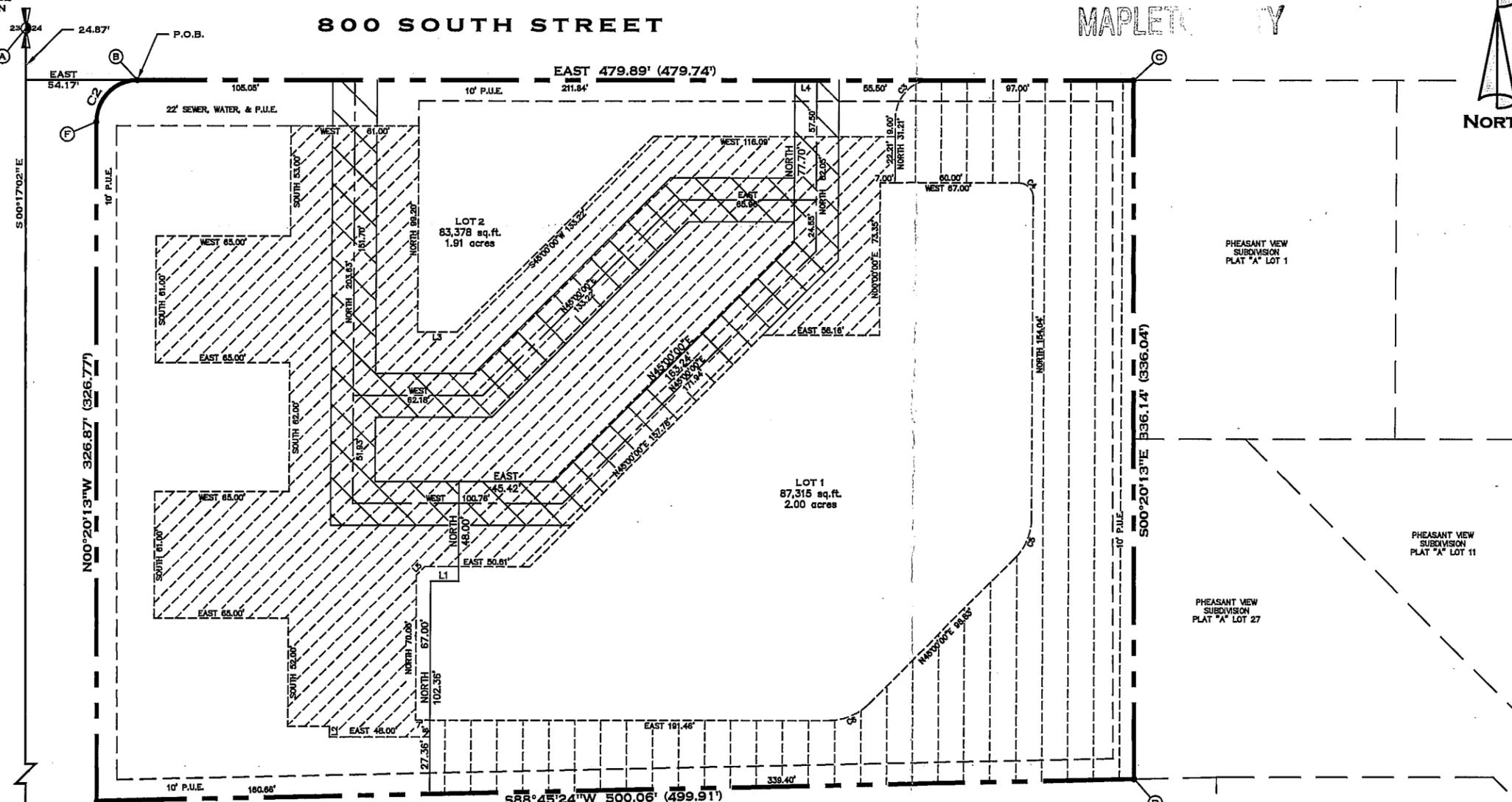
MAPLETON, UTAH



WEST 1/4 CORNER SECTION 15 TOWNSHIP 8 SOUTH RANGE 3 EAST SALT LAKE BASE AND MERIDIAN

800 SOUTH STREET

1600 WEST STREET (STATE HIGHWAY 89)



SURVEYOR'S CERTIFICATE

I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6854112 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

BEGINNING AT A POINT LOCATED SOUTH 00°17'02" EAST 24.87 FEET AND EAST 54.17 FEET FROM THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, S.L.B. & M. THENCE

BEARING	DISTANCE	REMARKS
EAST	479.89'	
S 00°20'13" E	326.14'	
S 88°48'24" W	500.06'	
N 00°20'13" W	326.87'	
ALONG AN ARC	31.83'	TO THE RIGHT (CHORD BEARS N 44°48'53" E 28.37') RADIUS 20.00' TO THE POINT OF BEGINNING
AREA = 0.85 ACRES		

BASIS OF BEARING IS THE RECORDED BEARING BETWEEN THE WEST 1/4 AND THE SOUTHWEST CORNER OF SECTION 15, T8S, R3E, S.L.B.&M. (BASED ON NAD 27 COORDINATES)

SURVEYOR - TROY L. TAYLOR DATE

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL 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 AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 2009
 William D. Livingston: _____ Linda P. Livingston: _____

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF UTAH } S.S.
 ON THIS _____ DAY OF _____, A.D. 2009, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF MAPLETON, COUNTY OF UTAH, 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 OF THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2009.
 MAYOR: _____ ATTEST CITY RECORDER: _____

MAPLETON ENGINEER APPROVAL

I, _____ OF THE CITY OF MAPLETON HAS REVIEWED THE FOREGOING PLAT AND LEGAL DESCRIPTION AND FOUND THEM TO BE CORRECT AND DO HEREBY GIVE APPROVAL OF SAID PLAT ON THIS _____ DAY OF _____, A.D. 2009.
 MAPLETON ENGINEER: _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2009, BY UTAH POWER & LIGHT COMPANY
 CHAIRPERSON, PLANNING COMMISSION: _____

PLANNING DIRECTOR APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2009, BY UTAH POWER & LIGHT COMPANY
 PLANNING DIRECTOR: _____

MAPLETON IRRIGATION COMPANY

APPROVED THIS _____ DAY OF _____, A.D. 2009, BY UTAH POWER & LIGHT COMPANY
 MAPLETON IRRIGATION COMPANY REPRESENTATIVE: _____

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, A.D. 2009, BY UTAH POWER & LIGHT COMPANY
 ROCKY MOUNTAIN POWER REPRESENTATIVE: _____

COMCAST

APPROVED THIS _____ DAY OF _____, A.D. 2009, BY UTAH POWER & LIGHT COMPANY
 COMCAST REPRESENTATIVE: _____

QWEST

APPROVED THIS _____ DAY OF _____, A.D. 2009, BY UTAH POWER & LIGHT COMPANY
 QWEST REPRESENTATIVE: _____

QUESTAR

APPROVED THIS _____ DAY OF _____, A.D. 2009, BY UTAH POWER & LIGHT COMPANY
 QUESTAR REPRESENTATIVE: _____

PLAT "B"

PHEASANT VIEW
 AN AMENDMENT OF PHEASANT VIEW PLAT A, LOT 28

MAPLETON, _____ SUBDIVISION _____ UTAH COUNTY, UTAH
 SCALE: 1" = 30 FEET

LINE TABLE

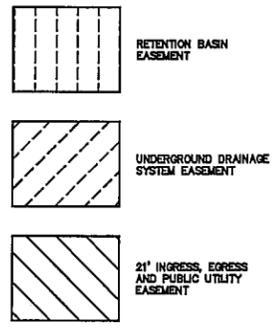
LINE	LENGTH	BEARING
L1	13.50'	EAST
L2	5.13'	SOUTH
L3	19.05'	WEST
L4	10.50'	EAST
L5	5.88'	N45°00'00"E

STATE PLANE COORDINATES

A	N 851831.12 E 1972859.83	D	N 851470.23 E 1973425.83
B	N 851808.28 E 1972844.11	E	N 851459.39 E 1972828.04
C	N 851808.28 E 1973423.85	F	N 851786.15 E 1972924.11

CURVE TABLE

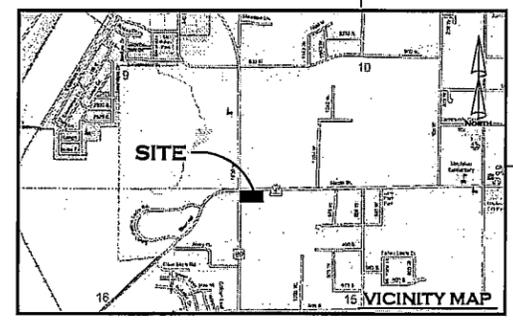
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C2	31.53'	20.00'	20.12'	28.37'	N44°48'53"E	90°20'13"
C3	28.27'	18.00'	18.00'	25.46'	S45°00'00"W	90°00'00"
C4	11.00'	7.00'	7.00'	9.80'	N45°00'00"W	90°00'00"
C5	21.99'	28.00'	11.80'	21.43'	N22°30'00"E	45°00'00"
C6	21.99'	28.00'	11.80'	21.43'	N67°30'00"E	45°00'00"



LOT ADDRESSES

LOT 1	1483 WEST 800 SOUTH
LOT 2	1507 WEST 800 SOUTH

- PLAT NOTES:**
- ALL PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE ON THE DRAWING.
 - OWNER OF LOT 1 IS TO MAINTAIN THE RETENTION BASIN.
 - LOTS 1 AND 2 ARE SUBJECT TO A CROSS PARKING AGREEMENT.



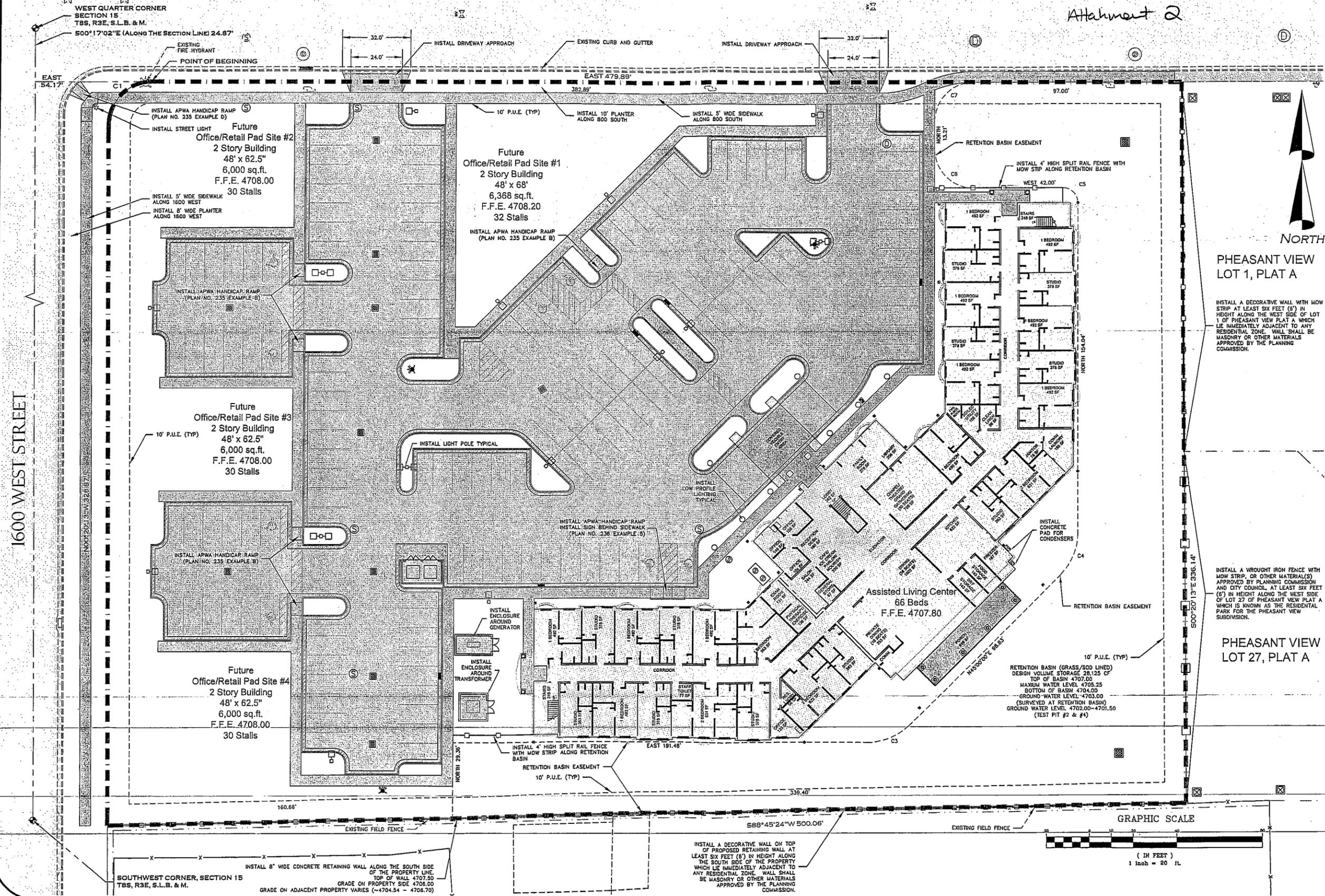
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

S:\2009\PROJ\095-1210\Draw\1210-Title Plat B 12.dwg 3/20/2009

CANYON MEADOWS ASSISTED LIVING - SITE PLAN

800 SOUTH STREET

Attachment 2



A.L.M. & ASSOCIATES, INC.
 ENGINEERING · SURVEYING · DEVELOPMENT · PLANNING
 2230 North University Parkway, Building 6D, Provo, Utah 84604 PH:(801) 374-6262

CANYON MEADOWS ASSISTED LIVING
 LIVINGSTON CONSTRUCTION
 SITE PLAN

NO.	REVISION	DATE

CS101
 OF SHEETS
 PROJ# 695-1219



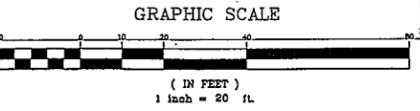
PHEASANT VIEW LOT 1, PLAT A

INSTALL A DECORATIVE WALL WITH MOW STRIP AT LEAST SIX FEET (6') IN HEIGHT ALONG THE WEST SIDE OF LOT 1 OF PHEASANT VIEW PLAT A WHICH LIE IMMEDIATELY ADJACENT TO ANY RESIDENTIAL ZONE. WALL SHALL BE MASONRY OR OTHER MATERIALS APPROVED BY THE PLANNING COMMISSION.

INSTALL A WROUGHT IRON FENCE WITH MOW STRIP, OR OTHER MATERIAL(S) APPROVED BY PLANNING COMMISSION AND CITY COUNCIL, AT LEAST SIX FEET (6') IN HEIGHT ALONG THE WEST SIDE OF LOT 27 OF PHEASANT VIEW PLAT A WHICH IS KNOWN AS THE RESIDENTIAL PARK FOR THE PHEASANT VIEW SUBDIVISION.

PHEASANT VIEW LOT 27, PLAT A

RETENTION BASIN (GRASS/SOD LINED)
 DESIGN VOLUME STORAGE 28,125 CF
 TOP OF BASIN 4707.00
 MAXIMUM WATER LEVEL 4705.25
 BOTTOM OF BASIN 4704.00
 GROUND-WATER LEVEL 4703.00
 (SURVEYED AT RETENTION BASIN)
 GROUND WATER LEVEL 4702.00-4701.50
 (TEST PIT #2 & #4)



SOUTHWEST CORNER, SECTION 15 T8S, R3E, S.L.B. & M.
 TOP OF WALL 4707.50
 GRADE ON PROPERTY SIDE 4706.00
 GRADE ON ADJACENT PROPERTY VARIES (~4704.54 - 4706.70)

INSTALL A DECORATIVE WALL ON TOP OF PROPOSED RETAINING WALL AT LEAST SIX FEET (6') IN HEIGHT ALONG THE SOUTH SIDE OF THE PROPERTY WHICH LIE IMMEDIATELY ADJACENT TO ANY RESIDENTIAL ZONE. WALL SHALL BE MASONRY OR OTHER MATERIALS APPROVED BY THE PLANNING COMMISSION.

S:\5054\PROJ\695-1219\dwg\1219-Site Plan 7.dwg, 12/1/2008 10:06:29 AM MST
 CONSULTATION IN ACCORDANCE WITH THESE PLANS, NEITHER THESE ENGINEERS, ARCHITECTS AND CONSULTANTS NOR A.L.M. & ASSOCIATES, INC. SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.