

Mapleton City Planning Commission Staff Report

Meeting Date: February 28, 2013

Item: 2

Applicant: Chris Colgrove

Location: 340 E Maple Street (parcel # 26:071:0047)

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: RA-1

REQUEST

Consideration of a request to rezone 1.095 acres from A-2 to RA-2 and for Preliminary and Final Plat approval for a one lot subdivision located generally at 340 E Maple Street.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 21.76 acres in size. Approximately 1.4 acres of the site located adjacent to Maple Street is zoned RA-2, while the remainder of the site is zoned A-2. The applicant is proposing to rezone an additional 1.095 acres to RA-2 to accommodate the proposed subdivision.

The proposed subdivision consists of the creation of a one parcel (approximately 1.3 acres) with the remainder of the property being left for future development. The new lot contains approximately 180 feet of frontage on Maple Street. The applicant is currently working with Rocky Mountain Power on the location of the new lot to avoid the need to move or install new power poles. Therefore, the exact location of the new lot may shift slightly to the east from where it is currently shown on the attached plans. An exhibit will be available at the hearing identifying the final location of the lot.

EVALUATION

Re-Zone: Goal #1 of the Land Use Element of the General Plan states that land use decisions should be consistent with the General Plan. The General Plan map envisions an area roughly equal to the proposed rezone boundary as appropriate for medium-density residential. The proposed rezone request is consistent with the General Plan's vision for this property. Rezone requests require City Council approval, therefore, the Planning Commission is only advisory to the Council on this issue.

Subdivision: For subdivisions of three lots or less, the Planning Commission is the final decision making body. Mapleton City Code (MCC) Chapter 17.04.050 outlines several issues the Commission should review. These are outlined in the attached findings. The project, as conditioned, is consistent with the development code requirements.

Zoning: The RA-2 zone allows for a minimum lot size of 14,500 square feet (.33 acres) with a minimum width of 100 feet. The proposed lot complies with these standards.

STAFF RECCOMENDATION

Staff recommends the following two separate motions:

1. Recommend that the City Council approve the rezone request.
2. Approve the Preliminary and Final Plat for the Colgrove Estates Plat "A" subdivision with the attached findings and conditions.

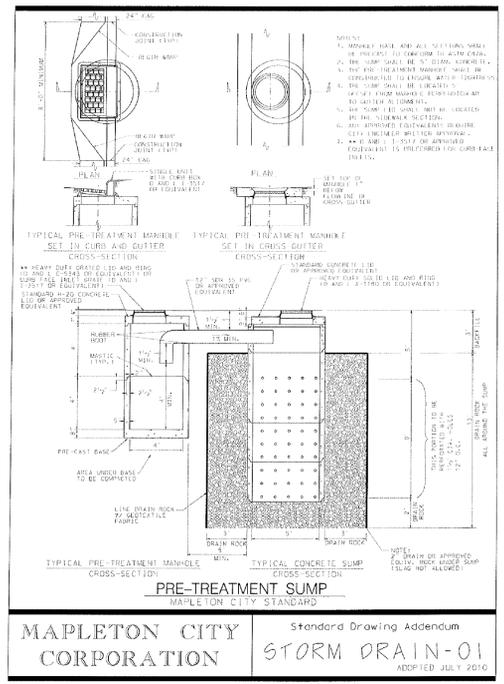
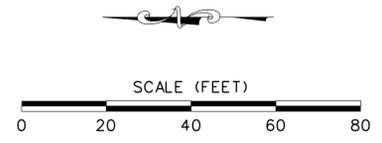
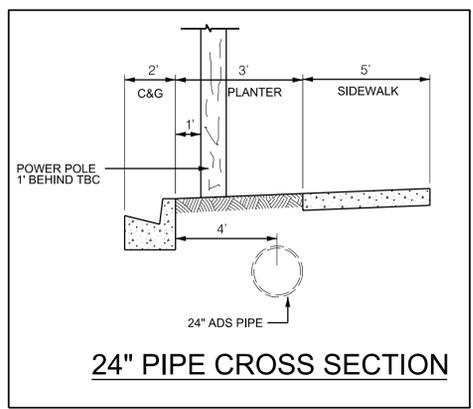
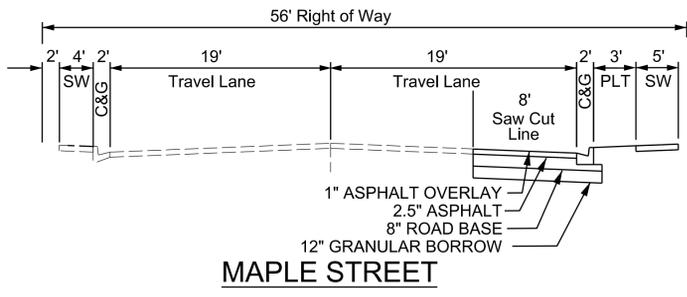
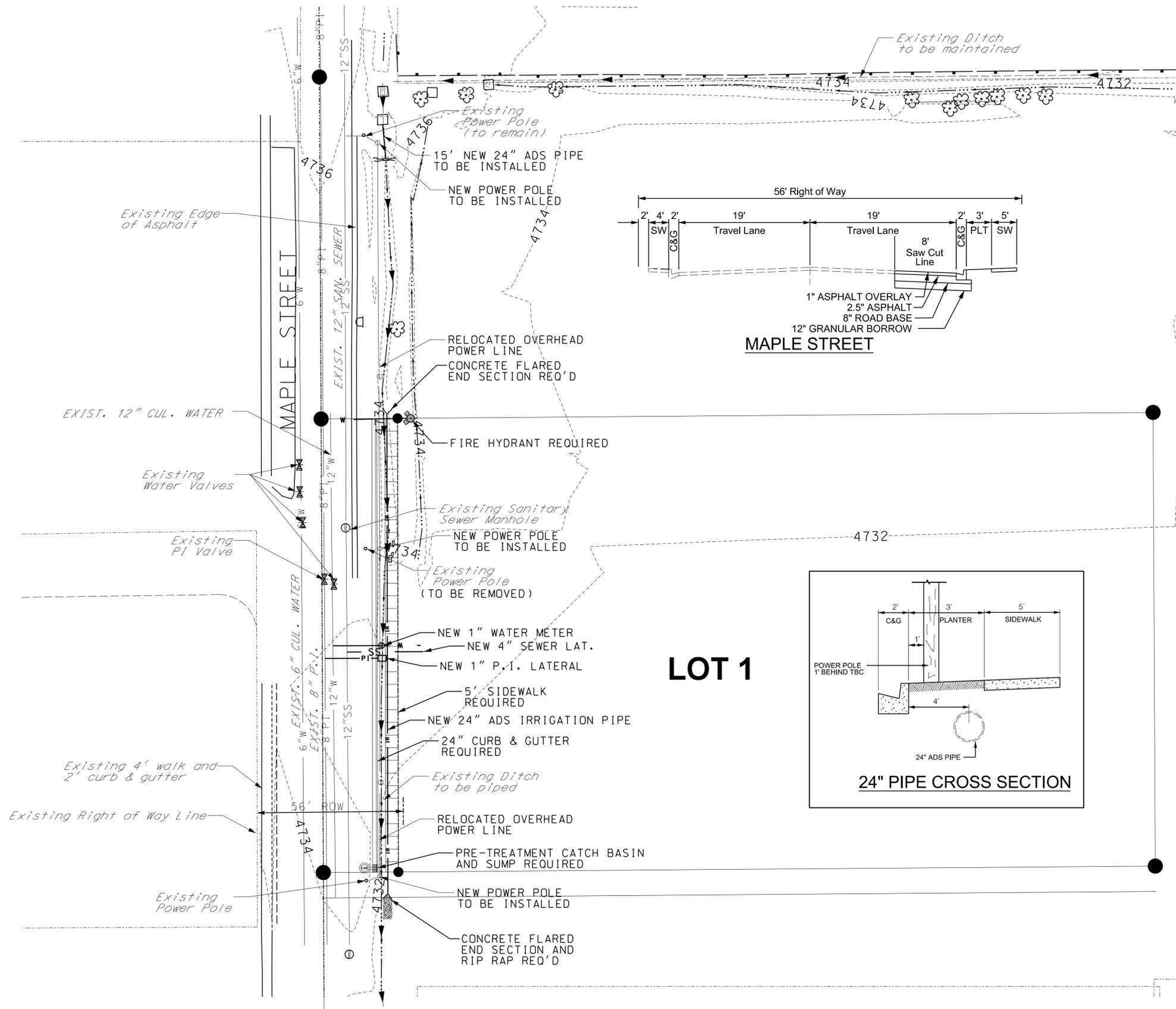
SPECIAL CONDITIONS

1. The Preliminary and Final Plat approvals are contingent upon the City Council approving the rezone request.
2. All outstanding issues raised in the DRC minutes dated February 20, 2013 shall be addressed prior to plat recording.
3. The Final Plat shall be revised to reflect the actual proposed location of the Lot 1 as presented at the hearing.

ATTACHMENTS

1. Findings for Decision.
2. Application Materials.

Attachment "1" Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓



MW BROWN ENGINEERING, INC
 Office: (801) 377-1790 Fax: (801) 377-1789
 578 East 770 North, Orem UT 84097

REGISTERED LAND SURVEYOR
 NO. 166572
 BARRY ANDREASON
 State of Utah

No.	Date	By	Notes

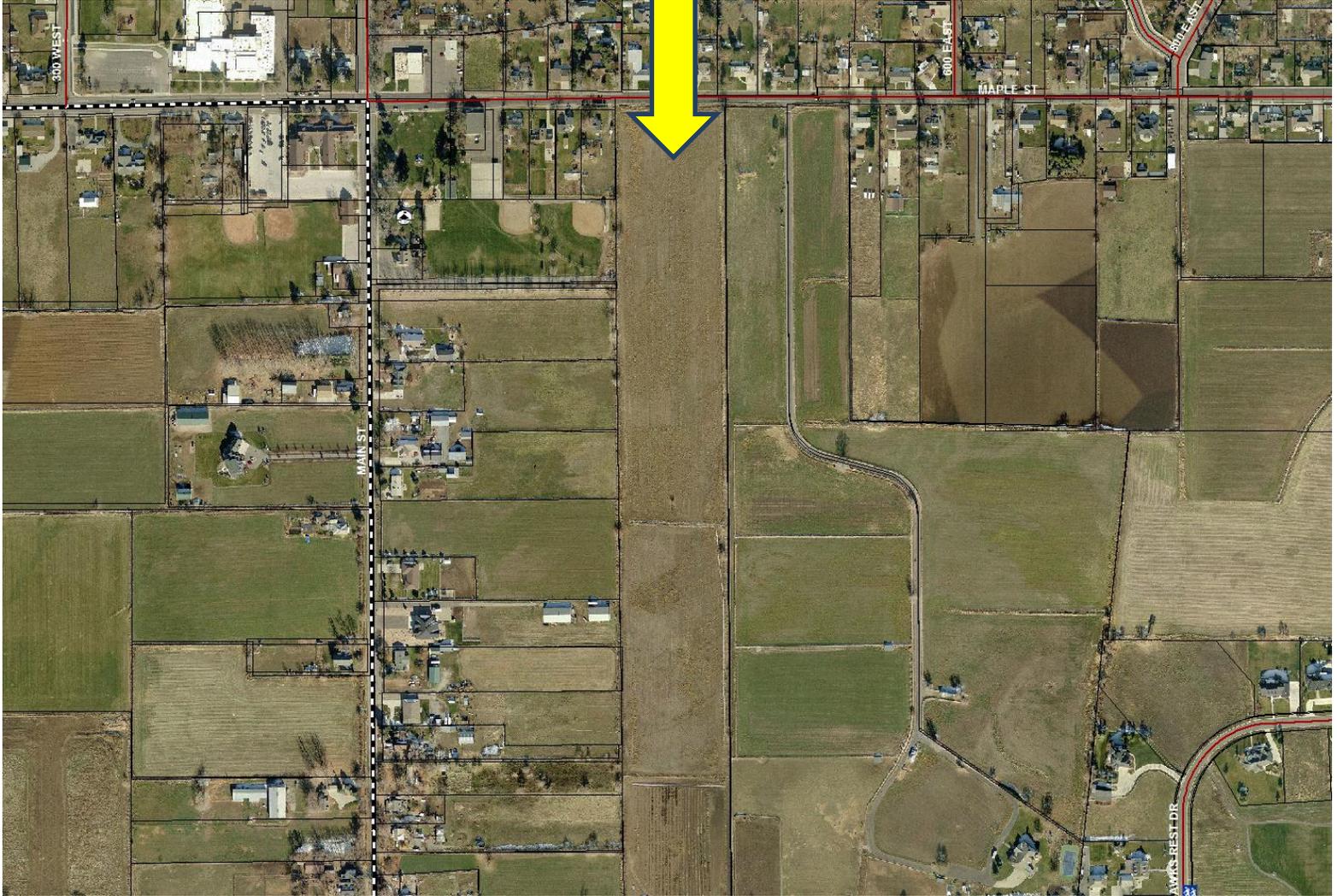
Designed: D. BUFFO
 Drawn: D. BUFFO
 Checked: 8-16-12
 Date: 8-16-12

COLGROVE ESTATES PLAT "A"
 CHRIS COLGROVE
 SITE PLAN



PROJECT NO. 2012.038
 SHEET NO. SP

Subject Parcel



Project Location



EXISTING RA-2 ZONE DESCRIPTION

June 5, 2012

Beginning at a point which is North 89°42'47" East along the Section line 808.50 feet from the Northwest Corner of Section 14, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°42'47" East along said Section line 359.08 feet to the extension of a fence line; thence South 00°27'20" East along said fence line and the extension thereof 167.00 feet; thence South 89°42'47" West 358.79 feet to a fence line remnant; thence North 00°33'16" West along said remnant fence line and the extension thereof 167.00 feet to the point of beginning.

Area = 1.376 Acres

REVISED EXTENSION OF RA-2 ZONE DESCRIPTION

January 16, 2013

Beginning at a point in an existing fence line which point is North 89°42'47" East along the Section line 1167.58 feet and South 00°27'20" East 167.00 feet from the Northwest Corner of Section 14, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 00°27'20" East along fence line 163.00 feet; thence South 89°42'47" West 358.64 feet to a fence line remnant; thence North 00°16'15" East along said fence line 9.30 feet; thence North 00°33'16" West along said remnant fence line and the extension thereof 153.71 feet; thence North 89°42'47" East 358.79 feet to the point of beginning.

Area = 1.342 Acres

OVERALL RA-2 ZONE DESCRIPTION AFTER EXTENSION ADDED

January 16, 2013

Beginning at a point which is North 89°42'47" East along the Section line 808.50 feet from the Northwest Corner of Section 14, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°42'47" East along said Section line 359.08 feet to the extension of a fence line; thence South 00°27'20" East along said fence line and the extension thereof 330.00 feet; thence South 89°42'47" West 358.64 feet to a fence line remnant; thence North 00°16'15" East along said fence line 9.30 feet; thence North 00°33'16" West along said remnant fence line and the extension thereof 320.71 feet to the point of beginning.

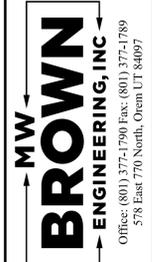
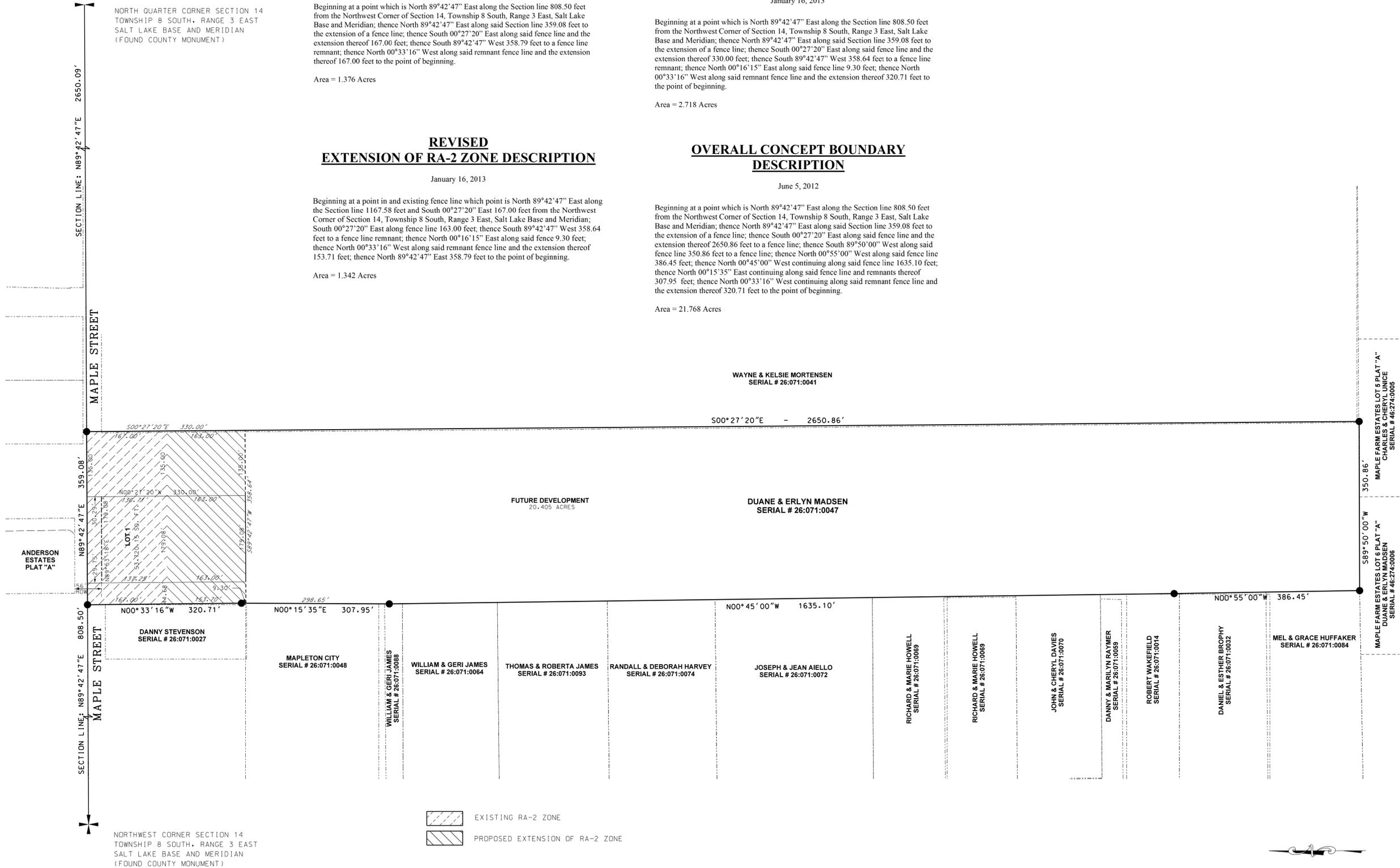
Area = 2.718 Acres

OVERALL CONCEPT BOUNDARY DESCRIPTION

June 5, 2012

Beginning at a point which is North 89°42'47" East along the Section line 808.50 feet from the Northwest Corner of Section 14, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°42'47" East along said Section line 359.08 feet to the extension of a fence line; thence South 00°27'20" East along said fence line and the extension thereof 2650.86 feet to a fence line; thence South 89°50'00" West along said fence line 350.86 feet to a fence line; thence North 00°55'00" West along said fence line 386.45 feet; thence North 00°45'00" West continuing along said fence line 1635.10 feet; thence North 00°15'35" East continuing along said fence line and remnants thereof 307.95 feet; thence North 00°33'16" West continuing along said remnant fence line and the extension thereof 320.71 feet to the point of beginning.

Area = 21.768 Acres

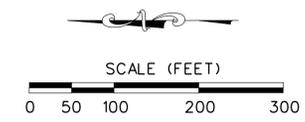


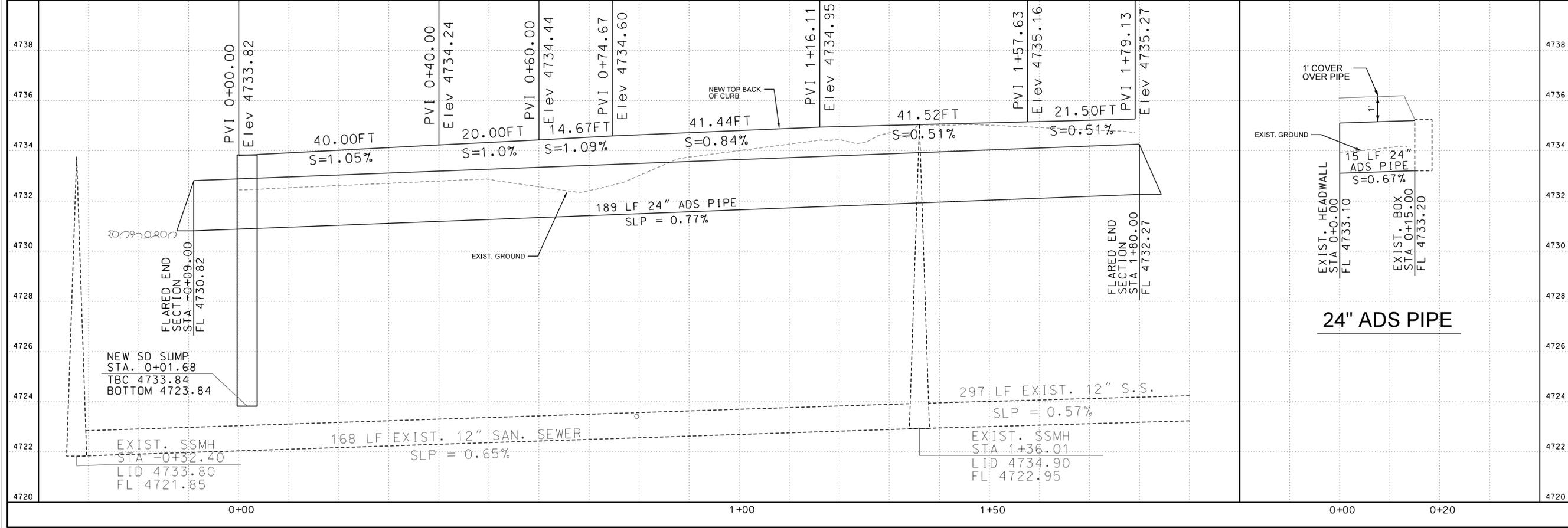
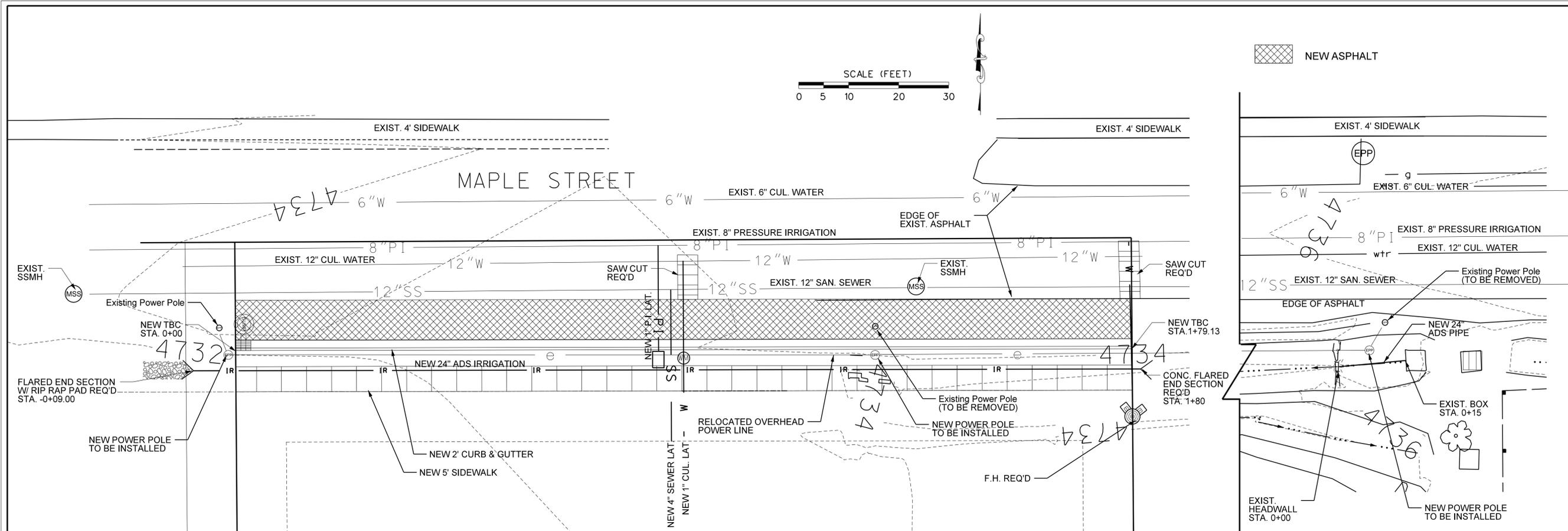
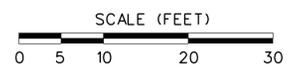
No.	Date	By	Notes
1	6-28-12	BA	REVISE THE PROPOSED LOT LAYOUT AND ROW LINE
2	7-11-12	BA	REVISE THE PROPOSED LOT LAYOUT AND A-2 ZONE

Designed: BARRY ANDREASON
 Drawn: BARRY ANDREASON
 Checked: _____
 Date: JUNE 5, 2012

MADSEN PROPERTY SUBDIVISION
CHRIS COLGROVE
REVISED REZONE PLAT

Title: _____
 Client: _____
 Drawing Name: _____
 PROJECT NO. 2012.038
 SHEET NO. _____





NEW ASPHALT

BROWN
ENGINEERING, INC.
Office: (801) 377-1790 Fax: (801) 377-1789
378 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	Notes

Designed: D. BUFFO
Drawn: D. BUFFO
Checked: JANUARY 16, 2013
Date:

Client: COLGROVE ESTATES PLAT "A"
Client: CHRIS COLGROVE
Drawing Name: MAPLE STREET TBC PLAN & PROFILE

PROJECT NO. 2012.038
SHEET NO. 1

NORTH QUARTER CORNER SECTION 14
TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND 3" COUNTY MONUMENT IN
CONCRETE 4" BELOW SURFACE)
NAD 27 STATE PLANE COORDINATES:
N=654,587.65
E=1,980,831.71

COLGROVE ESTATES PLAT "A"

LOCATED WITHIN THE NORTHWEST QUARTER
OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN

{FUTURE DEVELOPMENT PHASE(S)}
DUANE & ERLYN MADSEN
SERIAL # 26:071:0047
ENTRY 91983:2001

{FUTURE DEVELOPMENT PHASE(S)}
DUANE & ERLYN MADSEN
SERIAL # 26:071:0047
ENTRY 91983:2001

300 E. STREET

ANDERSON
ESTATES
PLAT "A"

P.O.B.

MAPLE STREET

290 EAST MAPLE STREET

LOT 1

AREA = 53,720.15 SQ. FT.

DUANE & ERLYN MADSEN
SERIAL # 26:071:0047
ENTRY 91983:2001

{FUTURE DEVELOPMENT PHASE(S)}
TO BE POTENTIALLY USED AS A MINOR ROAD
ENDING IN A CUL DE SAC TO SERVICE
SEVEN (7) 2 ACRE LOTS

DANNY STEVENSON
SERIAL # 26:071:0027
ENTRY 81330:2011

AREA DEDICATED TO MAPLETON CITY FOR ROADWAY PURPOSES

NAD 27 STATE PLANE COORDINATES		
①	654578.613	1979027.709
②	654579.509	1979206.731
③	654249.624	1979209.354
④	654248.728	1979030.333
GRID FACTOR: 0.999684009		

NOTE: DISTANCES IN PARENTHESIS ARE GRID DISTANCES

MAPLETON CITY
SERIAL # 26:071:0048

NORTHWEST CORNER SECTION 14
TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND 3" COUNTY MONUMENT 10"
BELOW THE SURFACE WITHIN A
RING AND COVER)
NAD 27 STATE PLANE COORDINATES:
N=654,574.34
E=1,978,174.49

SCALE (FEET)



ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
BARRY ANDREASON, P.L.S.
578 EAST 770 NORTH
OREM, UT. 84097

OWNER/DEVELOPER:
CHRIS COLGROVE
279 EAST 900 SOUTH
MAPLETON, UT. 84664



QUESTAR GAS COMPANY

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 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 1-800-366-8532.

APPROVED THIS ___ DAY OF _____, 20__.

QUESTAR GAS COMPANY

BY- _____
TITLE- _____

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 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 which is North 89°42'47" East along the Section line 853.50 feet from the Northwest Corner of Section 14, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°42'47" East along said Section line 179.08 feet; thence South 00°27'20" East 330.00 feet; thence South 89°42'47" West 179.08 feet; thence North 00°27'20" West 330.00 feet to the point of beginning.

Area = 1.357 Acres or 59,096.144 Sq. Ft.

DATE

BARRY ANDREASON
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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 _____, 20__

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

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
(SEE SEAL BELOW)

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20__ BY THE MAPLETON CITY COMMUNITY DEVELOPMENT DIRECTOR.

COMMUNITY DEVELOPMENT DIRECTOR

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MAPLETON CITY, 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__

MAYOR

PLANNING COMMISSION CHAIRMAN

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST CLERK-RECORDER
(SEE SEAL BELOW)

ACCEPTANCE BY UTILITIES

APPROVED _____ APPROVED _____
ROCKY MOUNTAIN POWER CENTURYLINK

APPROVED _____ APPROVED _____
COMCAST MAPLETON IRRIGATION

PLAT "A" COLGROVE ESTATES SUBDIVISION

MAPLETON CITY UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

