

Mapleton City Planning Commission Staff Report

Meeting Date: March 11, 2010

Item #: 3

Applicant: Stan Sorensen

Prepared by: Matt Brady

Zone: RA-2

Council Action Required: No

REQUEST:

Stan Sorensen, agent for the Sorensen Homestead Subdivision, Plat "D", requests approval of a 3-lot amended subdivision plat, located generally at 1967 North 700 West, 1915 North 700 West, and 1873 North 700 West, in the RA-2 Zone.

FINDINGS OF FACT:

1. Sorensen Homestead Subdivision, Plat "A" was recorded on July 9, 2004 (see Attachment #1).
2. Sorensen Homestead Subdivision, Plat "C" was recorded on August 21, 2007 (see Attachment #2).
3. The proposed amended plat will move the southern property line of Lot 6 further to the south, and Lot 6 will gain approximately 3,228 square feet. Also, a minor boundary adjustment is proposed between Lot 7 of Plat "C" and Lot 1 of Plat "A", which will move their common lot line slightly to the north, adding approximately 210 square feet to Lot 1. Staff can discuss the specifics of the proposed amended plat in detail on the night Planning Commission meeting.
4. The Applicant is proposing the amended plat to clean up the boundary issues mentioned above. See attachment #3 for the proposed amended plat.
5. Development Review Committee (DRC) has reviewed the proposed amended plat (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 February 16, 2010 (see Attachment #4).

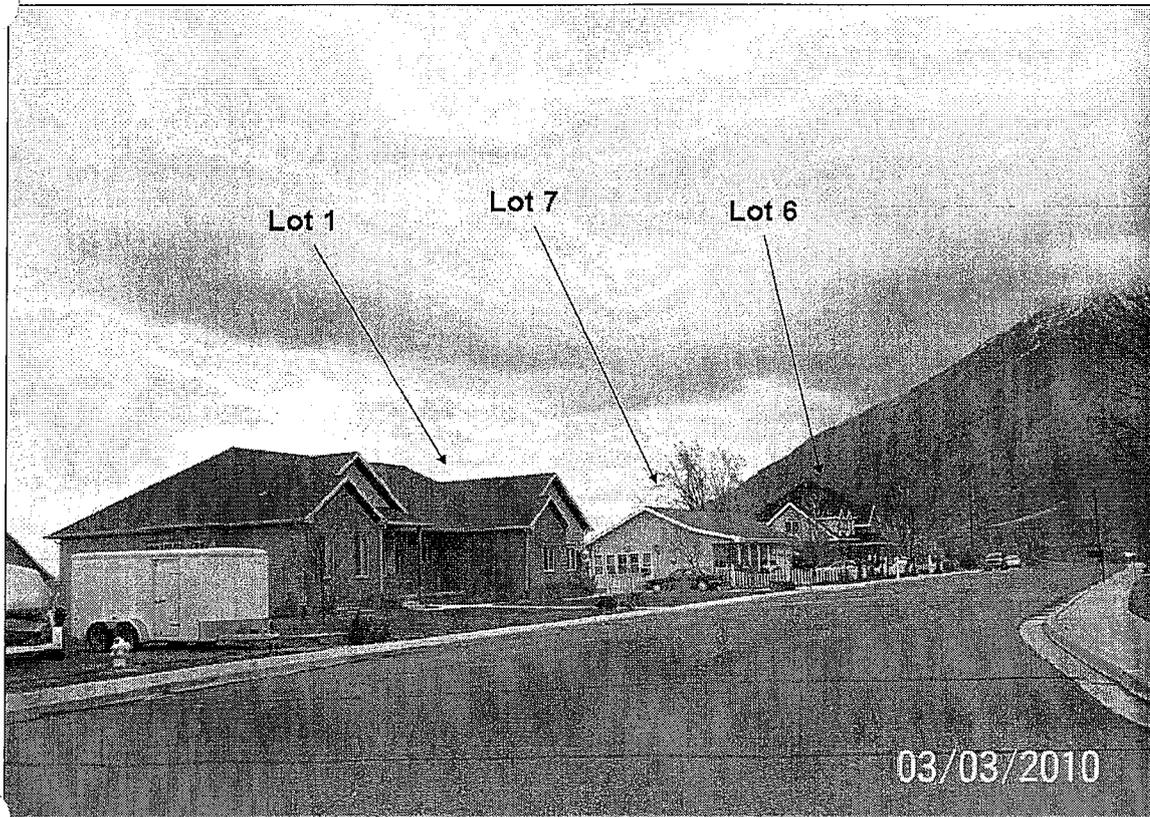
ATTACHMENTS:

1. Recorded Plat – Sorensen Homestead, Plat "A"
2. Recorded Plat – Sorensen Homestead, Plat "C"
3. Proposed Amended Plat – Sorensen Homestead Subdivision, Plat "D"
4. DRC Minutes – Sorensen Homestead Subdivision, Plat "D" – February 16, 2010

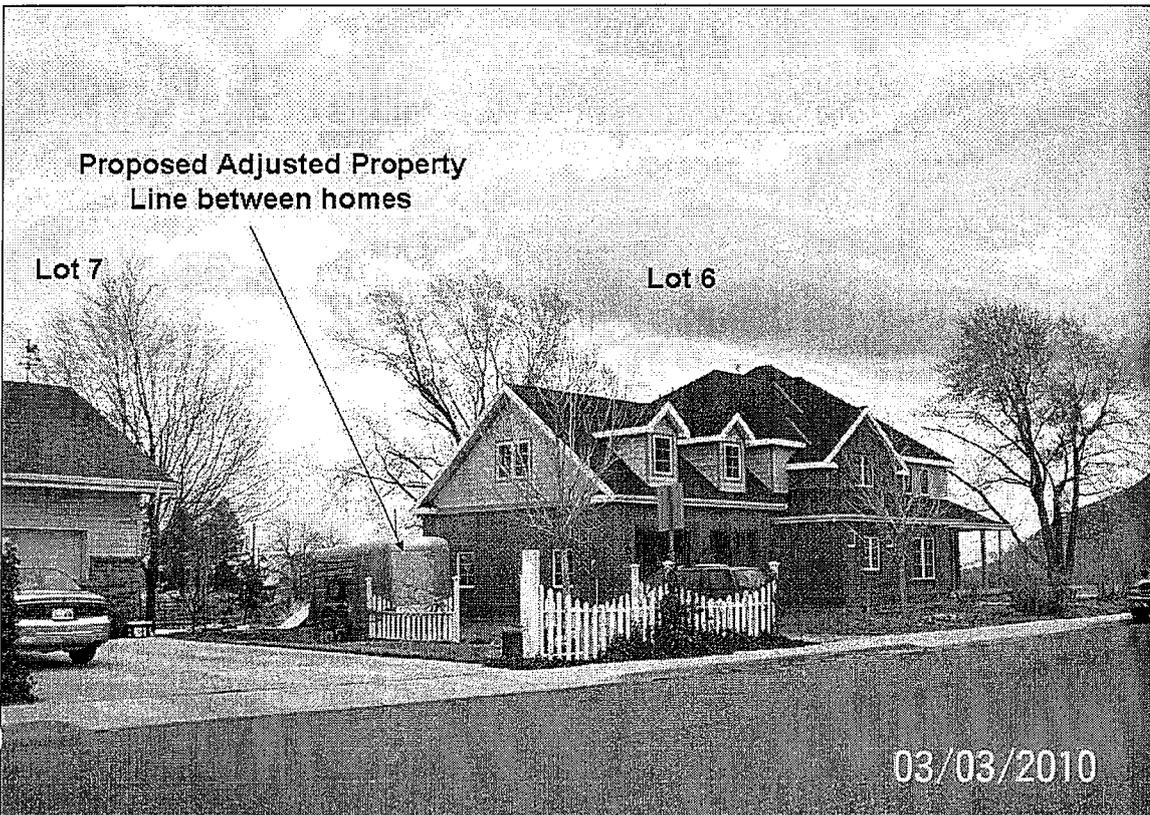
VICINITY MAP:



SITE PHOTOS:

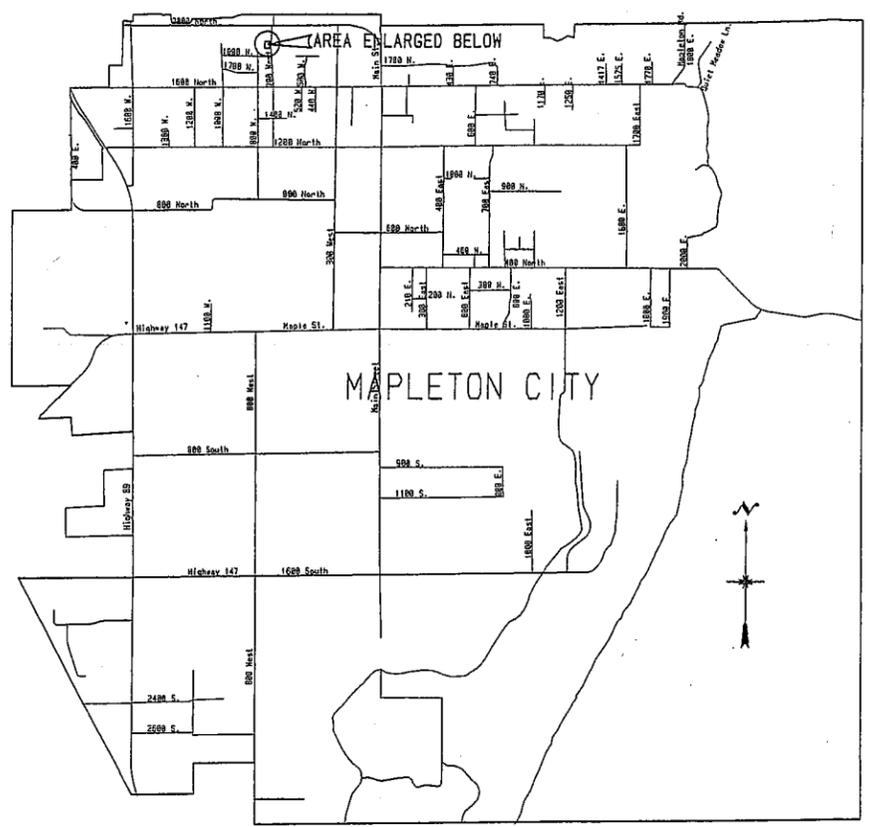


Looking northwest at the proposed Amended Plat from 700 West Street



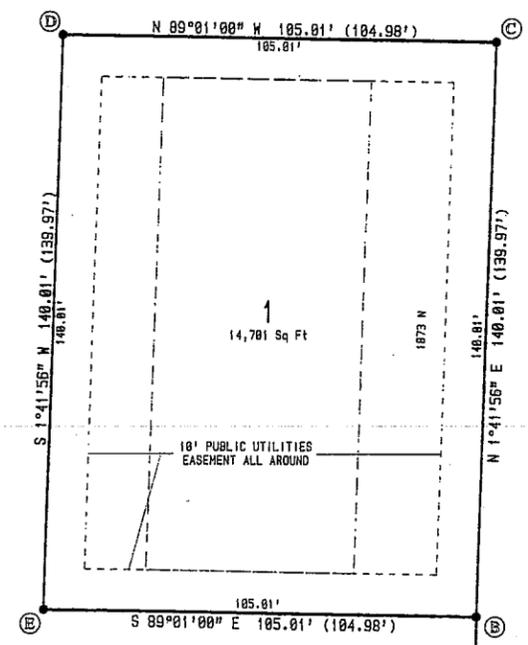
Looking northwest at the proposed Amended Plat from 700 West Street

Attachment #1

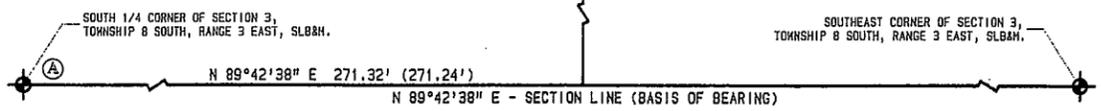
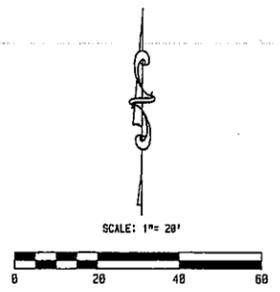


VICINITY MAP

SETBACKS
 FRONT SETBACK = 30 FEET
 REAR SETBACK = 25 FEET
 SIDE SETBACK = 10 FEET



700 WEST STREET
 (PREVIOUSLY DEDICATED TO MAPLETON CITY)



POINT #	NORTHING	EASTING
A	659,842.0000	1,975,500.6200
B	660,681.0000	1,975,771.0557
C	660,820.9064	1,975,776.0053
D	660,822.7879	1,975,671.0455
E	660,682.0024	1,975,666.8959

GRID FACTOR = 0.999665

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166486 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°42'38" EAST 271.32 FEET ALONG THE SECTION LINE AND NORTH 837.63 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 1°41'56" E	140.81'	ALONG THE WEST LINE OF 700 WEST STREET
N 89°01'00" W	105.01'	
S 1°41'56" W	140.81'	TO THE NORTH LINE OF SEALS SUBDIVISION PLAT "A"
S 89°01'00" E	105.01'	ALONG THE NORTH LINE OF SEALS SUBDIVISION PLAT "A" TO THE POINT OF BEGINNING.

AREA = 0.338 ACRES

BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE, N 89°42'38" E BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&H.

DATE June 23, 2004 SURVEYOR Danny R. Doherty
(See Seal Below)

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 8th DAY OF July, A.D. 2004.

Travis J. Sorensen Nancy J. Sorensen
(See Seal Below) (See Seal Below)

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 8th DAY OF July, A.D. 2004 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 4-1-06 NOTARY PUBLIC Dianne B. Wittman
(See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE City of Mapleton, 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 23 DAY OF June, A.D. 2004.

Alex S. Orlan Mayor

APPROVED Tobias Samuel ATTEST Debbie Wilson
(See Seal Below) (See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____

CITY-COUNTY HEALTH DEPARTMENT

APPROVED THIS 10th DAY OF June, A.D. 2004, BY THE PLANNING COMMISSION

Maura Scott
(See Seal Below) (See Seal Below)
 CHAIRMAN, PLANNING COMMISSION

PLAT "A"

SORENSEN HOMESTEAD

SUBDIVISION
 MAPLETON, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL: BARRY L. PRETTYMAN #166408
 CITY-COUNTY ENGINEER SEAL: ROBERT D. GUNNELL NO. 142870
 CLERK-RECORDER SEAL: DEBBIE WILSON

10583

Sec. 785 R.T.E. T4 H40

QUESTAR APPROVAL

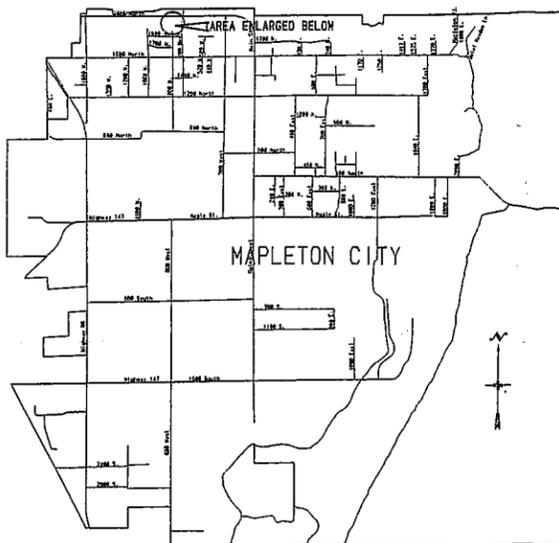
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THE APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED 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 15th DAY OF May, 2007

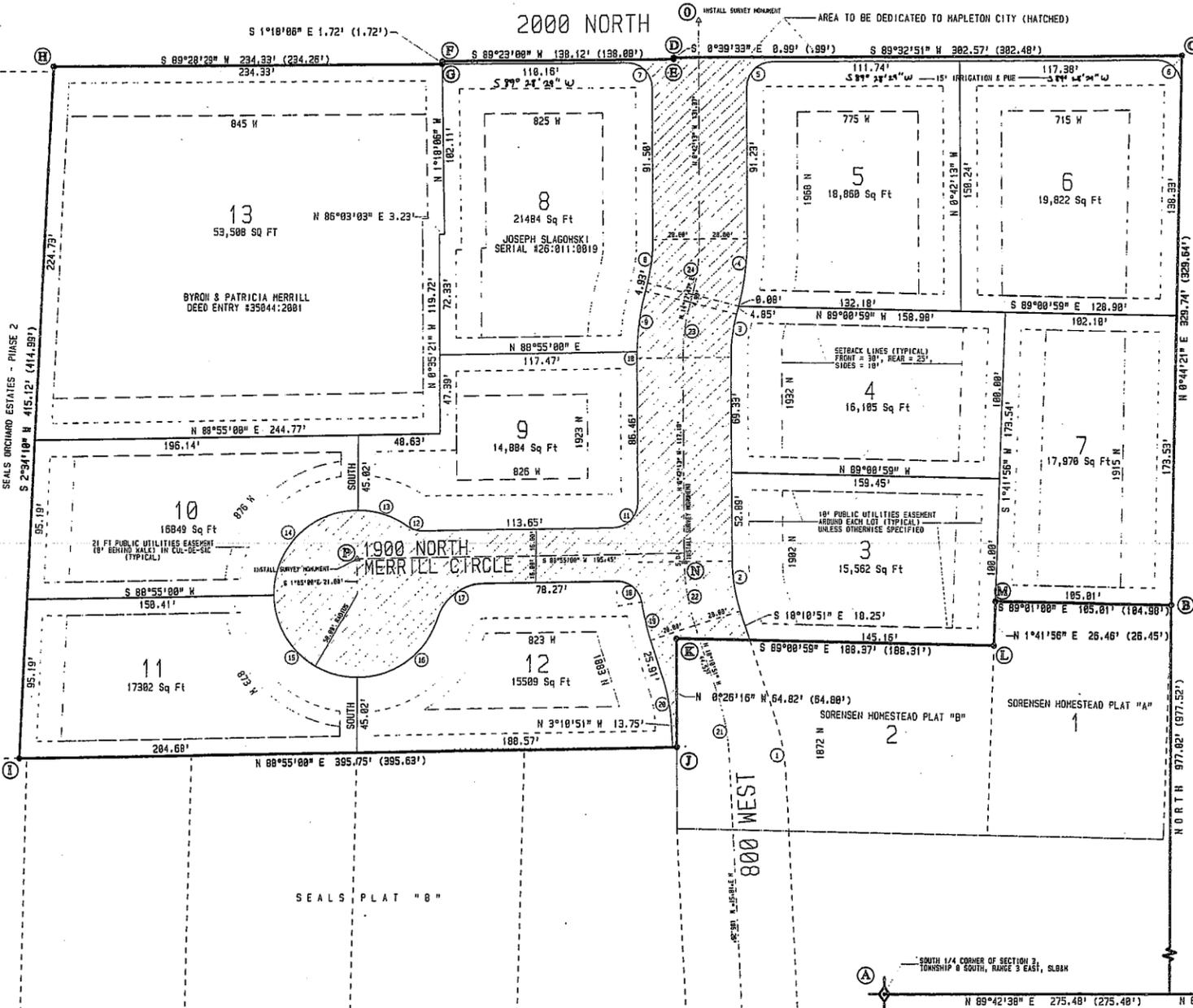
QUESTAR GAS COMPANY

BY Beard Whitman

TITLE As-Const.



VICINITY MAP



700 WEST STREET

CURVE TABLE

CURVE NO.	RADIUS	DELTA	ARC LENGTH	BEARING	CHORD DISTANCE
C1	128.00'	15°00'00"	33.51'	S 10°40'51" E	33.41'
C2	100.00'	17°20'38"	30.50'	S 9°26'32" E	30.39'
C3	100.00'	15°00'00"	26.18'	S 6°47'47" N	26.11'
C4	156.00'	15°00'00"	40.84'	S 6°47'47" N	40.72'
C5	15.00'	90°10'42"	23.61'	S 44°23'00" W	21.25'
C6	15.00'	91°15'52"	23.89'	N 44°53'35" W	21.45'
C7	15.00'	89°49'18"	23.52'	N 45°36'52" W	21.18'
C8	100.00'	15°00'00"	26.18'	N 6°47'47" E	26.11'
C9	156.00'	13°31'10"	36.81'	N 7°32'12" E	36.72'
C10	156.00'	1°20'50"	4.83'	N 0°02'11" E	4.83'
C11	15.00'	89°37'13"	23.46'	N 44°06'24" E	21.14'
C12	15.00'	36°52'31"	9.65'	S 72°38'44" E	9.49'
C13	50.00'	35°47'32"	31.23'	S 72°06'14" E	30.73'
C14	50.00'	91°05'00"	79.49'	N 44°27'38" E	71.38'
C15	50.00'	88°55'00"	77.59'	N 45°32'30" N	70.84'
C16	50.00'	72°52'14"	63.59'	S 53°39'53" N	59.39'
C17	30.00'	71°47'14"	37.59'	S 53°01'23" N	35.18'
C18	15.00'	81°33'22"	21.35'	N 50°18'19" N	19.59'
C19	156.00'	8°39'12"	23.56'	N 13°51'15" W	23.54'
C20	100.00'	15°00'00"	26.18'	N 10°40'51" W	26.11'
C21	133.00'	15°00'00"	34.82'	N 10°40'51" N	34.72'
C22	128.00'	17°20'38"	30.84'	N 9°26'32" N	30.89'
C23	128.00'	15°00'00"	33.51'	N 6°47'47" E	33.41'
C24	128.00'	15°00'00"	33.51'	N 6°47'47" E	33.41'

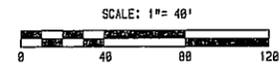
STATE PLANE COORDINATES

POINT #	NORTHING	EASTING
A	659,842.0000	1,975,508.6208
B	668,820.9864	1,975,776.0853
C	661,150.5192	1,975,786.2579
D	661,148.1384	1,975,477.7811
E	661,147.1414	1,975,477.8825
F	661,145.6552	1,975,339.7280
G	661,143.9368	1,975,339.7680
H	661,141.7892	1,975,185.5191
I	668,727.2213	1,975,886.9152
J	668,734.7813	1,975,482.4728
K	668,799.5827	1,975,481.9777
L	668,786.2781	1,975,678.2614
M	668,822.7879	1,975,671.8455

SURVEY MONUMENTS

N	668,845.7174	1,975,486.5844
O	661,178.3881	1,975,482.5151
P	668,847.3782	1,975,291.8273

GRID FACTOR = 0.9996865



SURVEYOR'S CERTIFICATE
 I, BARRY L. PRETTYMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 188488 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°42'38" EAST 275.48 FT ALONG THE SECTION LINE AND NORTH 977.82 FT FROM THE SOUTH 1/4 CORNER OF SECTION 3, T 8 S, R 3 E, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 0°44'21" E	329.74'	ALONG THE WEST LINE OF 700 WEST STREET
S 89°32'51" W	382.57'	
S 0°59'33" E	8.99'	
S 89°23'00" W	138.12'	
S 1°18'06" E	1.72'	
S 89°28'29" W	234.33'	
S 2°34'10" W	415.12'	ALONG SEALS ORCHARD ESTATES PHASE 2
N 88°55'00" E	395.75'	ALONG SEALS PLAT "B"
N 0°26'16" W	64.82'	ALONG SORENSEN PLAT "B"
S 89°00'59" E	188.37'	ALONG SORENSEN PLAT "B"
N 1°41'56" E	26.46'	ALONG SORENSEN PLAT "A"
S 89°01'00" E	185.81'	ALONG SORENSEN PLAT "B" TO THE POINT OF BEGINNING

AREA = 5.993 ACRES

BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE, N 89°42'38" E BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST, S.L.B.&M.
 DATE April 14, 2007
 SURVEYOR Barry L. Prettyman
 (See Seal Below)

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 22nd DAY OF June, A.D. 2007

Nancy D. Sorenson Meredith R. Loughton
Byron R. Merrill Shiloh H. Sorenson
Patricia L. Merrill Thomas S. Hawks
Michael A. Randall Jonathan David Sorenson

STATE OF UTAH } s.s.
 COUNTY OF UTAH } s.s.

ON THE 22 DAY OF June, A.D. 2007 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES 12/26/2007
Michael A. Randall
 NOTARY PUBLIC (See Seal Below)

ACCEPTANCE BY MAYOR
 THE HAYOR 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 THIS 7th DAY OF August, A.D. 2007.

James D. Proctor
 MAYOR
 ATTEST: Christine Proctor
 CLERK-RECORDER (See Seal Below)

APPROVED Barry L. Prettyman
 ENGINEER (See Seal Below)

BY Barry L. Prettyman
 UTAH COUNTY RECORDER
 2007 Aug 15 11:11 AM PLS 42-80 BY CE
 RECORDER FOR MAPLETON CITY CORPORATION

UTILITIES APPROVAL
 UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES MAY BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTIONS WHICH INTERFERE WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

ROCKY MOUNTAIN POWER & LIGHT Mapleton City
 QUESTAR GAS Mapleton City
 HAPLETON IRRIGATION Mapleton City

PLANNING COMMISSION APPROVAL
 APPROVED THIS 19th DAY OF October, A.D. 2006, BY THE Mapleton City PLANNING COMMISSION
Barbara K. Proctor
 CHAIRMAN, PLANNING COMMISSION

PLAT "C"
SORENSEN HOMESTEAD
 SUBDIVISION
 MAPLETON, UTAH COUNTY, UTAH
 SCALE: 1" = 40 FEET

SURVEYOR'S SEAL: Barry L. Prettyman, 1188488, STATE OF UTAH

NOTARY PUBLIC SEAL: Michael A. Randall, 1188488, STATE OF UTAH

CITY-COUNTY ENGINEER SEAL: Barry L. Prettyman, 1188488, STATE OF UTAH

CLERK-RECORDER SEAL: Christine Proctor, 1188488, STATE OF UTAH

12443

Attachment #2

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

Tuesday, February 16, 2010 at 8:30am

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

Stan Sorensen, agent for the Sorensen Homestead Subdivision, Plat "D", requests approval of a 3-lot amended subdivision plat, located generally at 1967 North 700 West, 1915 North 700 West, and 1873 North 700 West, in the RA-2 Zone.

Applicant Phone Number: (801) 489-9371
Applicant E-mail: sorensenstan@yahoo.com
Application Submitted:
Drawing Submittal: 2nd Submittal
Drawing Date: February 8, 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

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:

1. As mentioned in the DRC Minutes of 12-23-09, 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."*
2. As mentioned in the DRC Minutes of 12-23-09, on a separate sheet, please show existing building footprints and driveways for verification of setbacks. Please include footprint and driveways associated with Lot 1.
3. As mentioned in the DRC Minutes of 12-23-09, Applicant needs to have the Surveyor and Title Company prepare Warranty Deeds for the actual sale/transfer 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 for Staff review.
4. Please submit revised drawings to include: 2 - 11x17 drawings, 2 - 24x36 drawings, and 1 CD containing CAD and PDF files for the project.