

# Mapleton City Planning Commission Staff Report

Meeting Date: March 22, 2012

**Item #: 2**

**Applicant:** Margo Weight and Sheri Reel

**Prepared by:** Cory Branch

**Council Action Required:** No

## **REQUEST**

Margo Weight and Sheri Reel requests preliminary and final plat approval of Diamond Homestead Subdivision, Plat "A", a one (1) lot (phased) subdivision located generally at 195 East 400 North. The subject property is located in the R-2 Zone.

## **FINDINGS OF FACT:**

1. The subject property currently consists of approximately 4.21 acres (see Figure 1), having street frontage on both 400 North and 600 North. The applicants are proposing a phased development. The 1<sup>st</sup> phase (Lot 1) would consist of 10,000 square feet (.23 acres). (see Attachment 1 – Proposed Subdivision Plat)
2. The purpose of this proposal is to subdivide the property in order to sell the existing home (see Figure 2).
3. The applicants are proposing that Phase 2 be discussed at a future date once they have determined what would be the best development use of the remaining property.
4. The applicants are proposing full improvements (curb, gutter, sidewalk, etc.) along the 400 North street frontage of the proposed Lot 1.
5. The applicants are proposing that at time of Phase 2 improvements (curb, gutter, sidewalk, roads, etc.) will be provided along the remaining portion of the property which fronts both 400 North and 600 North.

## **STAFF RECOMMENDATION:**

Staff recommends Approval of the proposed Diamond Homestead Subdivision, Plat "A" subject to the applicant meeting the DRC minutes dated March 13, 2012. (see Attachment 2 – March 13, 2012 – DRC Minutes)

## **ATTACHMENTS:**

1. Proposed Subdivision Plat
2. March 13, 2012 – DRC Minutes

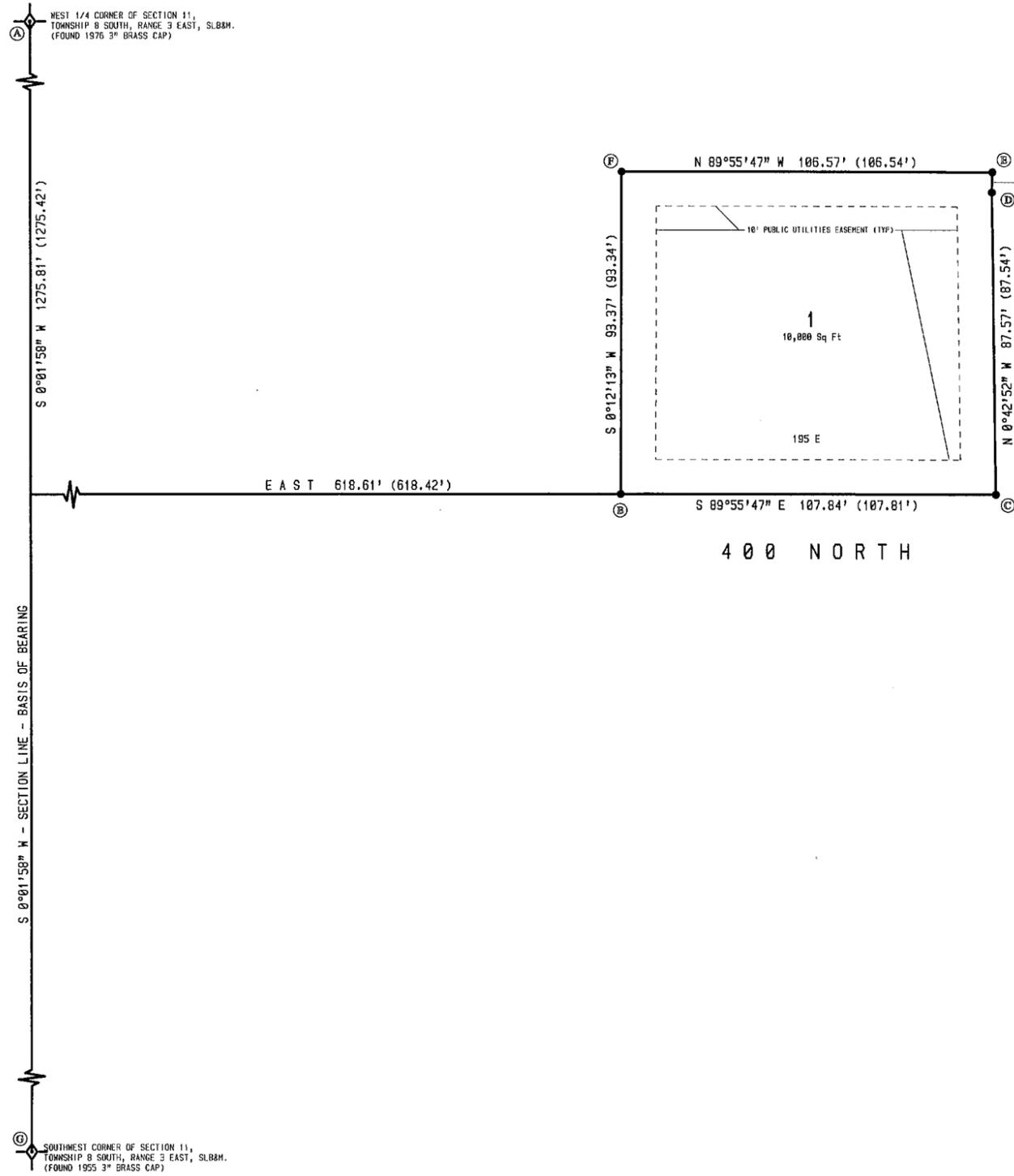


Figure 1 - Existing approximately 4.21 acre property



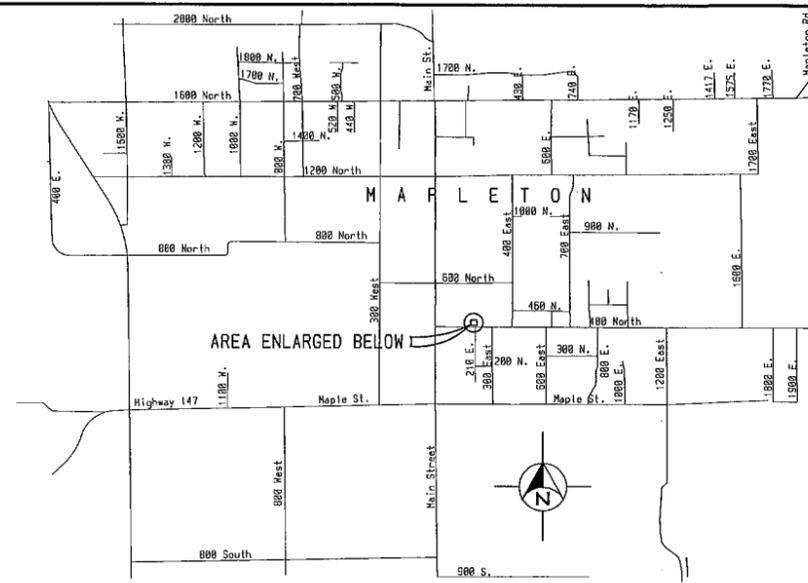
Figure 2 - Proposed subdivision plat (.23 acre property)

WEST 1/4 CORNER OF SECTION 11,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.  
(FOUND 1976 3" BRASS CAP)

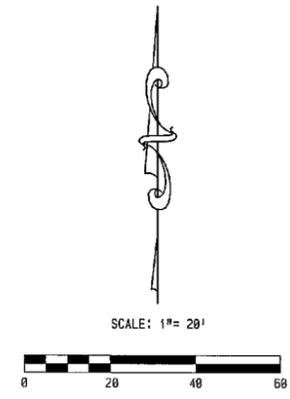


S 0°01'58" W - SECTION LINE - BASIS OF BEARING

SOUTHWEST CORNER OF SECTION 11,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.  
(FOUND 1955 3" BRASS CAP)



VICINITY MAP



STATE PLANE COORDINATES

POINT	NORTHING	EASTING
A	7,218,880.5640	1,618,379.9830
B	7,217,685.1471	1,618,997.5915
C	7,217,685.0148	1,619,105.4007
D	7,217,692.5516	1,619,104.3090
E	7,217,690.3566	1,619,104.4628
F	7,217,698.4873	1,618,997.9232
G	7,216,239.3858	1,618,378.3870

GRID FACTOR = 0.9996914

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 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 ON THE NORTH LINE OF 400 NORTH STREET, MAPLETON, UTAH, WHICH POINT LIES SOUTH 0°01'58" WEST 1275.81 FEET ALONG THE SECTION LINE AND EAST 618.61 FEET FROM THE WEST 1/4 CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 89°55'47" E	107.84'	ALONG THE SAID STREET LINE
N 0°42'52" W	87.57'	ALONG AN EXISTING FENCE
N 1°31'03" E	5.81'	ALONG AN EXISTING FENCE
N 89°55'47" W	106.57'	
S 0°12'13" W	93.37'	TO THE POINT OF BEGINNING.

AREA = 10,000 Sq Ft / 0.23 ACRES

BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE, S 0°01'58" W BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.

DATE March 6, 2018  
 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ACKNOWLEDGEMENT

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 \_\_\_\_\_ NOTARY PUBLIC (See Seal Below)

ACCEPTANCE BY MAYOR

THE MAYOR OF \_\_\_\_\_, 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 \_\_\_\_\_ ENGINEER (See Seal Below)  
 \_\_\_\_\_ ATTEST \_\_\_\_\_ CLERK-RECORDER (See Seal Below)

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 \_\_\_\_\_  
 QUESTAR GAS \_\_\_\_\_ COMCAST \_\_\_\_\_  
 MAPLETON IRRIGATION \_\_\_\_\_ QWEST \_\_\_\_\_

PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE \_\_\_\_\_ PLANNING COMMISSION  
 \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

PLAT "A"

DIAMOND HOMESTEAD

SUBDIVISION

MAPLETON, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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This form approved by Utah County and the municipalities therein.

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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

March 13, 2012

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Margo Weight and Sheri Reel requests approval of Diamond Homestead Subdivision, Plat "A", a one (1) lot (phased) subdivision located generally at 195 East 400 North. The subject property is located in the R-2 Zone.

Drawings Submitted on: March 1, 2012

### **Community Development Division**

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

Email: [cbranch@mapleton.org](mailto:cbranch@mapleton.org)

Matt Brady, Planner I, Phone: (801) 806-9108, Fax: (801) 489-5657, Email: [mbrady@mapleton.org](mailto:mbrady@mapleton.org)

1. Applicant must combined parcel's 26:064:0135 and 26:064:0309.
2. The owners of parcel 26:064:0135, 26:064:0309, and 26:064:0116 must sign an agreement with the City stating that they will provide improvements (curb, gutter, sidewalk, roads, etc.) to their property meeting City standards with any future phases of the subject parcels.

### **Engineering and Public Works Division**

Gary Calder, City Engineer, Phone: (801) 489-6253, Fax: (801)489-5657, Email: [gcalder@mapleton.org](mailto:gcalder@mapleton.org)

Scott Bird, Public Works Director, Phone: (801) 489-6253, Fax: (801) 489-5657, Email:

[sbird@mapleton.org](mailto:sbird@mapleton.org)

1. Boxes/Basins/Sumps: Drawing need to either show a detail or have a note requiring that the Pre-treatment sump will meet Mapleton City Standards. This drawing is shown on Mapleton Web Page, Public Works Addendum to APWA Standard Drawings and Specifications, Page 01 Storm Drain.
2. Add Note: The Pine Tree may need to be removed if the roots hinder proper placement of Concrete improvements.