

# Mapleton City Planning Commission Staff Report

Meeting Date: April 19, 2012

**Item #: 2**

**Applicant:** Kacie Plouff, agent for Gary and Pamela Darby

**Prepared by:** Matt Brady

**Zone:** RA-2

**Council Action Required:** No

**REQUEST:**

Kacie Plouff, agent for Gary and Pamela Darby, requests approval of Balsam Subdivision, Plat "A" Amended, located at 688 East 1000 North, in the RA-2 Zone.

**FINDINGS OF FACT:**

1. Balsam Subdivision, Plat "A" was recorded on June 2, 2004 (see Attachment #1).
2. The Applicant is proposing an amended plat to combine Lots 1 and 2 of Balsam Subdivision, Plat "A" (see Attachment #2 for the proposed amended plat).
3. Development Review Committee (DRC) has reviewed the proposed amended plat (see Attachment #3 for DRC Minutes).

**STAFF RECOMMENDATION:**

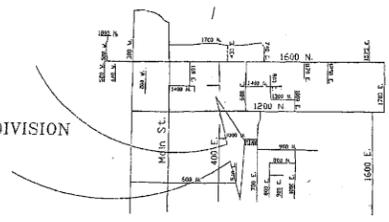
Staff recommends approval of the proposed amended plat, with the condition that the Applicant resolve all items listed in the DRC Minutes of April 10, 2012 (see Attachment #3).

**ATTACHMENTS:**

1. Recorded Plat – Balsam Subdivision, Plat "A"
2. Proposed Amended Plat – Balsam Subdivision, Plat "A" Amended
3. DRC Minutes – Balsam Subdivision, Plat "A" Amended – April 10, 2012

**VICINITY MAP:**





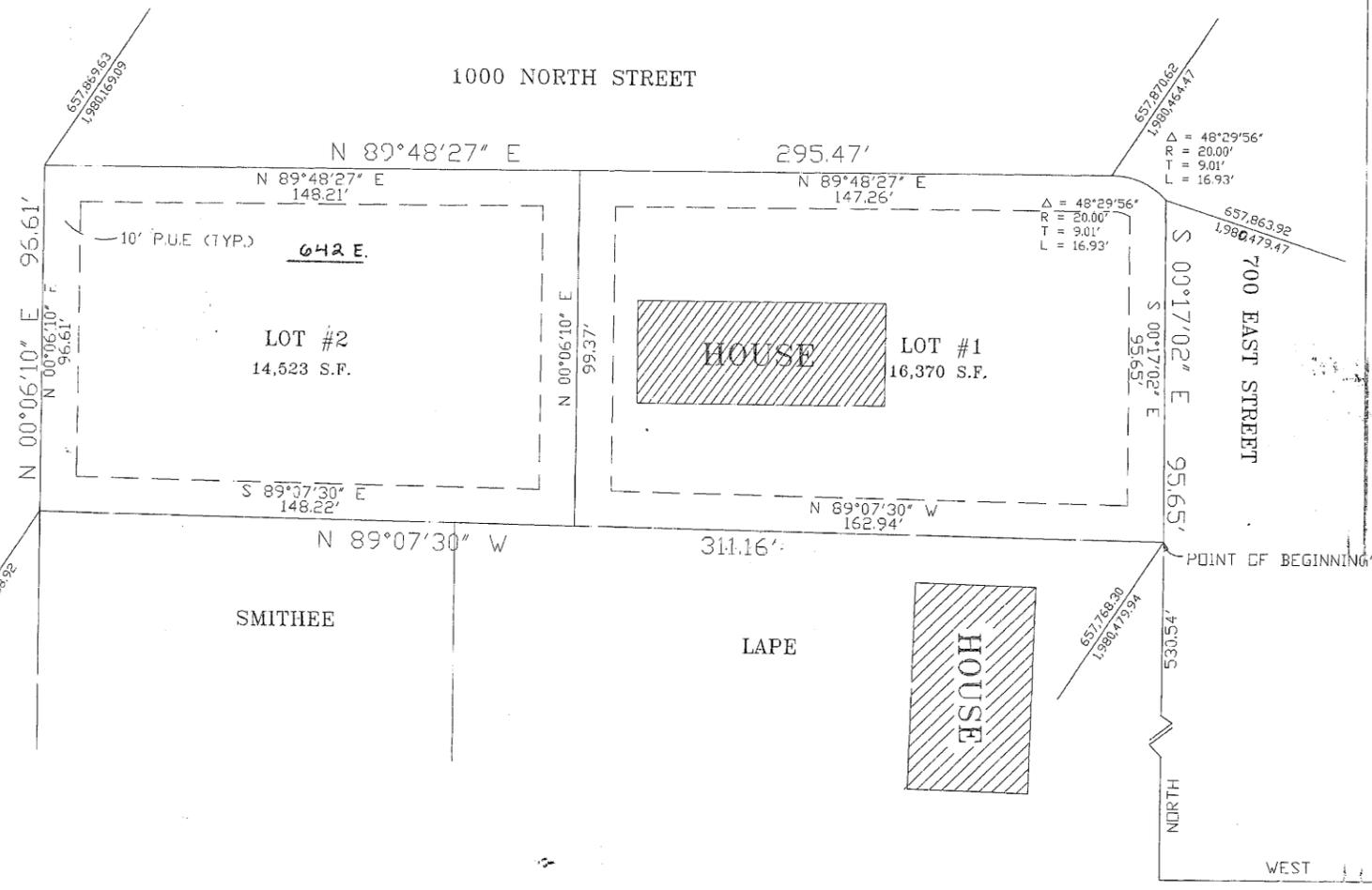
VICINITY MAP  
NO SCALE

BALSAM SUBDIVISION

LDS CHURCH

SMITHEE

LAPE



GRID FACTOR = .99973 (NAD 1927)

10507

**SURVEYOR'S CERTIFICATE**

I, DODD M. GREER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 153771 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 530.54 FEET AND WEST 2989.34 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 89°07'30" W	311.16'	THENCE;
N 00°06'10" E	96.61'	THENCE;
N 89°48'27" E	295.47'	THENCE;
ON A CURVE TO THE RIGHT	R = 20.00' L = 16.93' D = 48°29'56" LC = S 89°58'35" E 16.43'	
S 00°17'02" E	95.65'	TO THE POINT OF BEGINNING.

CONTAINING 0.709 ACRES

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE

DATE: 4/2/04 SURVEYOR: Dodd M. Greer

**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 2nd DAY OF April, A.D. 2004

David E. Gashler      David E. Gashler  
Debbie Gashler      Debbie Gashler

**ACKNOWLEDGEMENT**

STATE OF UTAH      S.S.  
COUNTY OF UTAH

ON THE 2nd DAY OF April, 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 8/23/06      Debbie Gashler  
NOTARY PUBLIC (SEE SEAL BELOW)

**ACCEPTANCE BY LEGISLATIVE BODY**

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 THIS 2nd DAY OF April, A.D. 2004

MAYOR: David E. Gashler  
APPROVED - CITY ENGINEER (SEE SEAL BELOW): Robert D. Gunnell  
ATTEST - CITY RECORDER (SEE SEAL BELOW): Debbie Gashler

**BOARD OF HEALTH**

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

CITY-COUNTY HEALTH DEPARTMENT

APPROVED THIS 2nd DAY OF April, A.D. 2004 BY THE  
PLANNING COMMISSION CHAIRMAN  
MAPLETON CITY      Debbie Gashler  
CHAIRMAN, PLANNING COMMISSION

**PLAT "A"**  
**BALSAM**  
SUBDIVISION

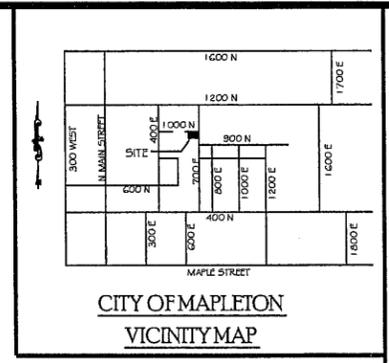
MAPLETON CITY      UTAH COUNTY, UTAH

SCALE 1" = 20 FEET

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

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN.

RECEIVED  
MAR 29 2012  
MAPLETON CITY



**SURVEYOR'S CERTIFICATE**  
I, SHAWN CHRISTENSEN, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NUMBER 58475 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY AND AMENDMENT OF THE BALSAM SUBDIVISION PLAT, COMBINING LOTS 1 AND 2 AND ELIMINATING A LOT LINE AND PUBLIC UTILITY EASEMENT AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT THAT IS WEST 2989.34 FEET AND NORTH 530.54 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
NORTH 89°07'30" WEST	311.16 FEET	THENCE;
NORTH 00°06'10" EAST	98.81 FEET	THENCE;
NORTH 89°48'27" EAST	295.47 FEET	THENCE;
ON A CURVE TO THE RIGHT	16.83 FEET	R=20.00', D=48°29'56", LC=S 65°56'35" E, 18.43', THENCE;
SOUTH 00°17'02" EAST	95.85 FEET	TO THE POINT OF BEGINNING.
		CONTAINS 0.709 ACRES

BASIS OF BEARINGS IS NORTH 0°11'22" WEST BETWEEN THE EAST QUARTER CORNER AND NORTHEAST CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, PER UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE.

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENT 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 OR COMBINED INTO LOTS, BLOCKS, STREETS AND/OR EASEMENTS AND DO HEREBY DEDICATED 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 \_\_\_\_\_, AD. \_\_\_\_\_

SIGNATURE \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
NAME \_\_\_\_\_ NAME \_\_\_\_\_

**ACKNOWLEDGEMENT**  
STATE OF ALASKA  
MUNICIPALITY OF ANCORAGE  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AD. \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE THAT THEY EXECUTE THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL BELOW)

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE \_\_\_\_\_ OF MAPLETON CITY, COUNTY OF UTAH, STATE 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 \_\_\_\_\_, AD. \_\_\_\_\_

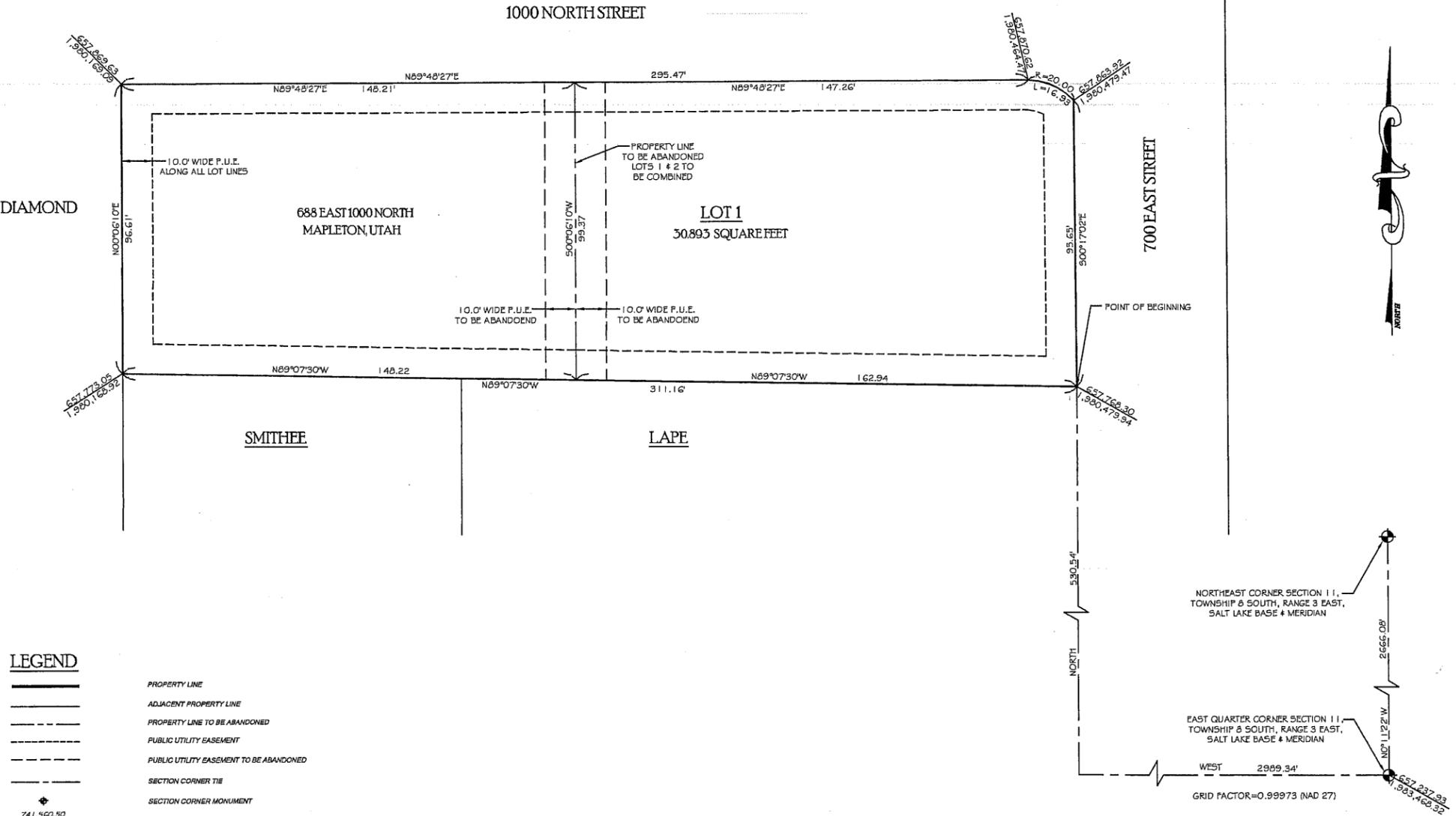
MAYOR \_\_\_\_\_ CLERK-RECORDER (SEE SEAL BELOW)

ENGINEER (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD. \_\_\_\_\_ BY MAPLETON CITY PLANNING COMMISSION.

PLANNING DIRECTOR \_\_\_\_\_ CHAIRMAN PLANNING COMMISSION \_\_\_\_\_

AMENDED PLAT "A"  
**BALSAM SUBDIVISION**  
MAPLETON CITY, UTAH COUNTY, UTAH  
SCALE: 1"=20'



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT TO BE ABANDONED
- SECTION CORNER
- SECTION CORNER MONUMENT
- STATE PLANE COORDINATE

**CHRISTENSEN & PLOUFF**  
LAND SURVEYING  
• 614 MAIN STREET, SUITE 400 •  
• P.O. BOX 842 PARK CITY, UT 84060 •  
• 435-214-7888 •  
• WWW.CPLANDSURVEYING.COM •

PUBLIC UTILITY APPROVALS	
APPROVED THIS _____ DAY OF _____, AD. _____ BY CENTURY LINK.	APPROVED THIS _____ DAY OF _____, AD. _____ BY ROCKY MOUNTAIN POWER.
CENTURY LINK	ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____, AD. _____ BY MAPLETON IRRIGATION.	APPROVED THIS _____ DAY OF _____, AD. _____ BY COMCAST.
MAPLETON IRRIGATION	COMCAST

**QUESTAR APPROVAL**  
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS TO SERVE THIS DEVELOPMENT. 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 1-800-365-3552.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD. \_\_\_\_\_  
QUESTAR GAS COMPANY

BY \_\_\_\_\_ TITLE \_\_\_\_\_

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

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN

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**MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES**

Tuesday, April 10, 2012

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

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Kacie Plouff, agent for Gary and Pamela Darby, requests approval of Balsam Subdivision, Plat "A" Amended, located at 688 East 1000 North, in the RA-2 Zone.

Applicant Phone Number: (435) 214-7688  
Applicant E-mail: kacie@cplandsurveying.com  
Application Submitted: November 7, 2011  
Drawing Submittal: 2<sup>nd</sup> Submittal  
Drawings Submitted: March 29, 2012

**Community Development Department**

Cory Branch, Community Development 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 / Public Works Director, 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. Include the surveyor's signature/date line (was included on the previous drawing).
2. As mentioned in the previous DRC minutes, 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.*" as per Mapleton City Code 17.08.030(F). The owners' signatures on the mylar must exactly match their names as shown on the title report.
3. The PUE Encroachment Form was returned without an attached exhibit showing the proposed encroachment. Please include the exhibit.
4. Please submit revised drawings to include: 1 - 24x36 mylar sheet for recording (signed and stamped by surveyor, property owners, notary, and public utility companies), 2 - 11x17 drawings, 2 - 24x36 drawings, and 1 CD containing CAD and PDF files for the project.