

# Mapleton City Planning Commission Staff Report

Meeting Date: May 10, 2012

**Item #:** 4

**Applicant:** J.B. Pratt

**Prepared by:** Cory Branch

**Parcel ID #:** 26:067:0009

**Current Zone:** A-2

**General Plan Designation:** Rural Residential

**Council Action Required:** No

## REQUEST

J.B. Pratt requests preliminary and final plat approval of Cherry Wood Estates Subdivision, a one (1) lot (phased) subdivision, located generally at 1501 East Maple Street. The subject property is located in the A-2 Zone.

## FINDINGS OF FACT:

1. The subject parcel currently consists of approximately 10.38 acres (see Figure 1), having street frontage on both Maple Street and 400 North. The applicant is proposing a phased development. The 1<sup>st</sup> phase (Lot 1) would consist of 2 acres with 247.51' of street frontage off of Maple Street. (see Attachment 1 – Proposed Subdivision Plat)
2. The current A-2 zone requires a minimum lot area of 2 acres and a minimum lot frontage of 200'.
3. The purpose of this proposal is to subdivide the parcel in order to construct a new home on the proposed Lot 1.
4. The applicant is 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.
5. The applicant is proposing full improvements (curb, gutter, sidewalk, etc.) along the Maple street frontage of the proposed Lot 1.
6. The applicant is 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 Maple Street and 400 North.

## STAFF RECOMMENDATION:

Staff recommends Approval of the proposed Cherry Wood Estates Subdivision subject to the applicant meeting the DRC minutes dated May 1, 2012. (see Attachment 2 – May 1, 2012 – DRC Minutes)

## ATTACHMENTS:

1. Proposed Subdivision Plat
2. May 1, 2012 – DRC Minutes

Figure 1 – Aerial of subject parcel

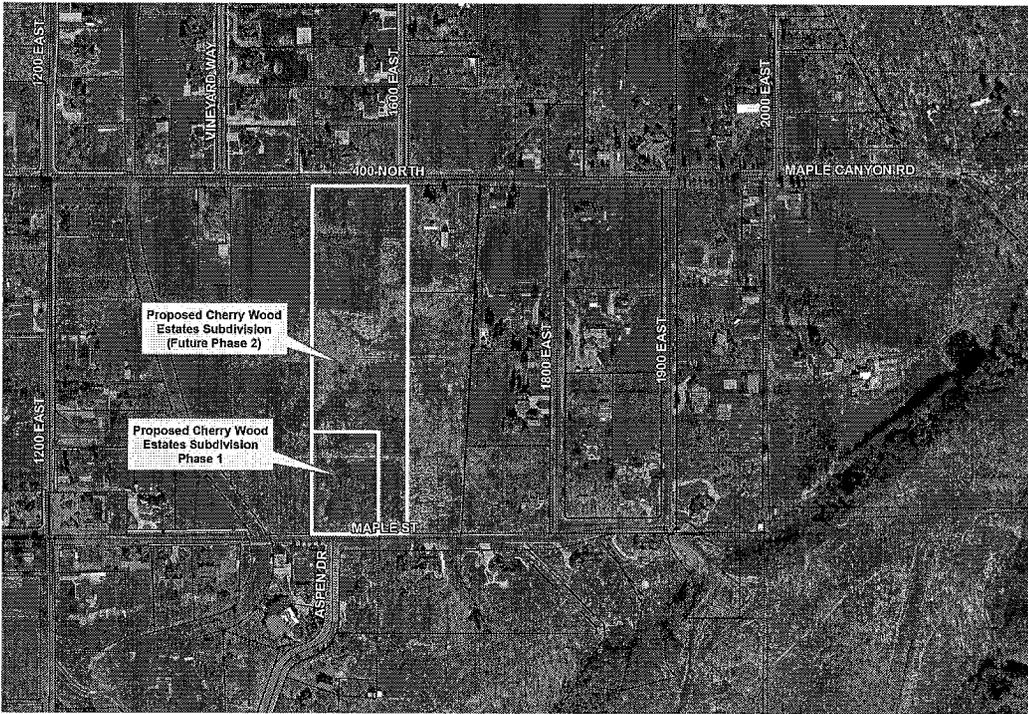
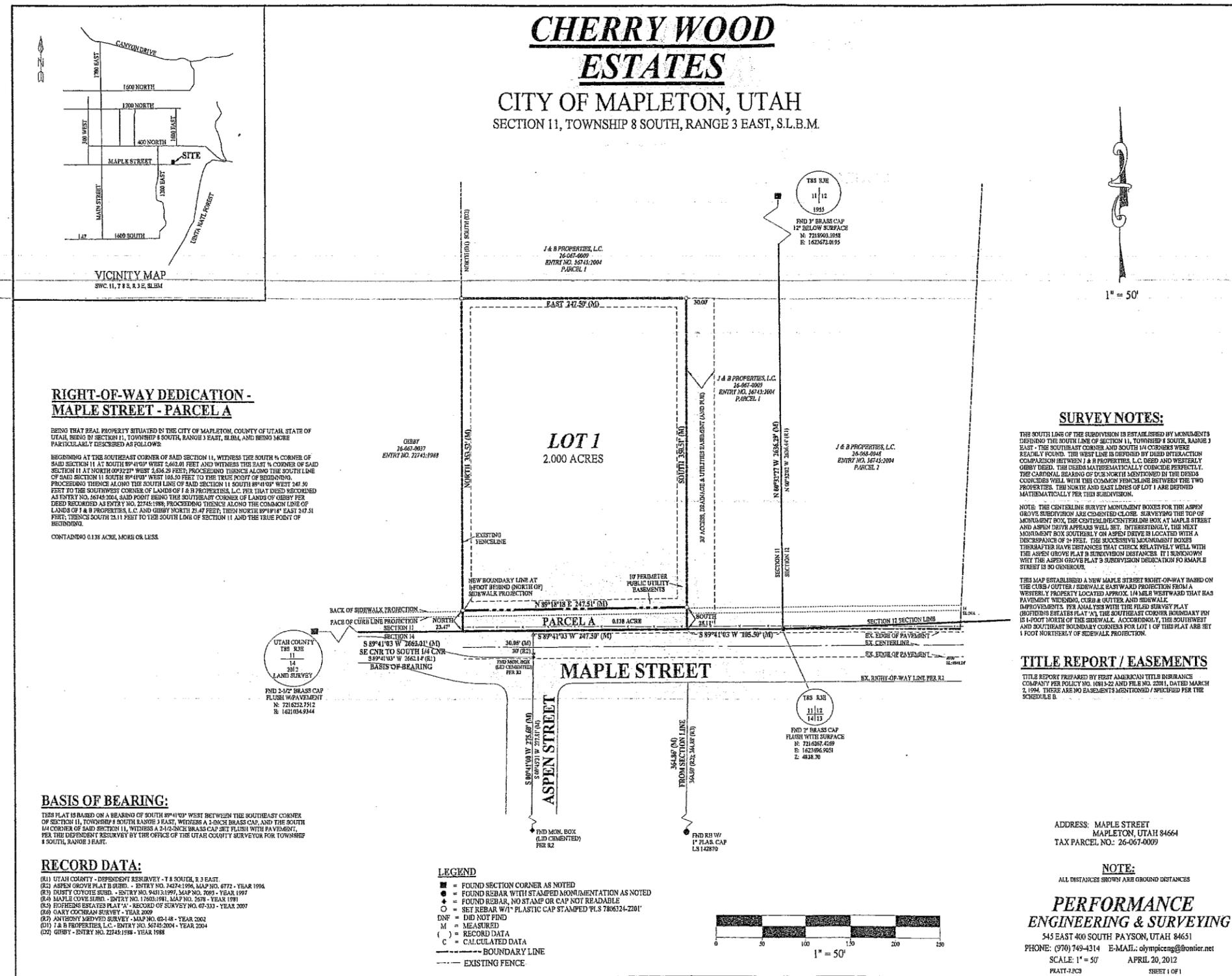


Figure 2 – Current zoning of subject parcel





**RIGHT-OF-WAY DEDICATION - MAPLE STREET - PARCEL A**

BEING THAT REAL PROPERTY SITUATED IN THE CITY OF MAPLETON, COUNTY OF UTAH, STATE OF UTAH, BEING IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, S.L.B.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 11, WITH THE SOUTH 1/4 CORNER OF SAID SECTION 11 AT SOUTH 89°41'03" WEST 2,662.01 FEET AND WITH THE EAST 1/4 CORNER OF SAID SECTION 11 AT NORTH 09°27'27" WEST 4,846.39 FEET, PROCEEDING THENCE ALONG THE SOUTH LINE OF SAID SECTION 11 SOUTH 89°41'03" WEST 16,420 FEET TO THE TRUE POINT OF BEGINNING, PROCEEDING THENCE ALONG THE SOUTH LINE OF SAID SECTION 11 SOUTH 89°41'03" WEST 247.51 FEET TO THE SOUTHWEST CORNER OF LANDS OF J & B PROPERTIES, L.C. PER DEED RECORDED AS ENTRY NO. 56745-1998, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS OF GIBBY PER DEED RECORDED AS ENTRY NO. 22745-1998, PROCEEDING THENCE ALONG THE COMMON LINE OF LANDS OF J & B PROPERTIES, L.C. AND GIBBY NORTH 23.47 FEET, THEN NORTH 89°19'18" EAST 247.51 FEET, THENCE SOUTH 23.11 FEET TO THE SOUTH LINE OF SECTION 11 AND THE TRUE POINT OF BEGINNING.

CONTAINING 0.133 ACRES, MORE OR LESS.

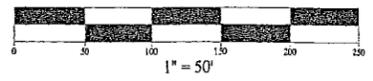
**BASIS OF BEARING:**

THIS PLAN IS BASED ON A BEARING OF SOUTH 89°41'03" WEST BETWEEN THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, WITH A 2-INCH BRASS CAP, AND THE SOUTH 1/4 CORNER OF SAID SECTION 11, WITH A 2-1/2-INCH BRASS CAP SET FLUSH WITH PAVEMENT, PER THE DEPENDENT RESURVEY BY THE OFFICE OF THE UTAH COUNTY SURVEYOR FOR TOWNSHIP 8 SOUTH, RANGE 3 EAST.

**RECORD DATA:**

- (01) UTAH COUNTY - DEPENDENT RESURVEY - T 8 SOUTH, R 3 EAST
- (02) ASPEN GROVE PLAT B SUBD. - ENTRY NO. 14274-1996, MAP NO. 6772 - YEAR 1996
- (03) DUSTY CANYON SUBD. - ENTRY NO. 9403-1997, MAP NO. 7093 - YEAR 1997
- (04) MAPLE COVE SUBD. - ENTRY NO. 17603-1991, MAP NO. 5079 - YEAR 1991
- (05) FROTHENS ESTATES PLAT 'A' - RECORD OF SURVEY NO. 07-333 - YEAR 2007
- (06) GARY COCHRAN SURVEY - YEAR 2009
- (07) ANTHONY MEYERS SURVEY - MAP NO. 02-148 - YEAR 2003
- (08) J & B PROPERTIES, L.C. - ENTRY NO. 56745-2004 - YEAR 2004
- (09) GIBBY - ENTRY NO. 22745-1998 - YEAR 1998

- LEGEND**
- = FOUND SECTION CORNER AS NOTED
  - = FOUND REBAR WITH STAMPED MONUMENTATION AS NOTED
  - ⊕ = FOUND REBAR, NO STAMP OR CAP NOT READABLE
  - = SET REBAR WITH PLASTIC CAP STAMPED PLS 7806324-2201
  - DNF = DID NOT FIND
  - M = MEASURED
  - ( ) = RECORD DATA
  - C = CALCULATED DATA
  - = BOUNDARY LINE
  - - - = EXISTING FENCE



**SURVEYOR'S CERTIFICATE**

I, JAMES B. PLINT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 70049-2008 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 PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED LOT 1 SHOWN HEREON WITH THE EASEMENTS AND STREETS AS SHOWN HEREON, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN AND THAT THIS PLAN IS TRUE AND CORRECT.

DATE: \_\_\_\_\_ SURVEYOR (SEE SEAL BELOW): JAMES B. PLINT - SURVEYOR

**BOUNDARY DESCRIPTION**

BEING THAT REAL PROPERTY SITUATED IN THE CITY OF MAPLETON, COUNTY OF UTAH, STATE OF UTAH, BEING IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, S.L.B.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 11, WITH THE SOUTH 1/4 CORNER OF SAID SECTION 11 AT SOUTH 89°41'03" WEST 2,662.01 FEET AND WITH THE EAST 1/4 CORNER OF SAID SECTION 11 AT NORTH 09°27'27" WEST 4,846.39 FEET, PROCEEDING THENCE ALONG THE SOUTH LINE OF SAID SECTION 11 SOUTH 89°41'03" WEST 16,420 FEET TO THE SOUTHWEST CORNER OF LANDS OF J & B PROPERTIES, L.C. PER DEED RECORDED AS ENTRY NO. 56745-2004, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS OF GIBBY PER DEED RECORDED AS ENTRY NO. 22745-1998, PROCEEDING THENCE ALONG THE COMMON LINE OF LANDS OF J & B PROPERTIES, L.C. AND GIBBY NORTH 23.47 FEET TO THE TRUE POINT OF BEGINNING.

THENCE ALONG THE COMMON LINE OF LANDS OF J & B PROPERTIES, L.C. AND GIBBY ALONG A COMMON FENCE LINE NORTH 89°19'18" EAST 247.51 FEET, THENCE SOUTH 23.11 FEET, THENCE SOUTH 89°19'18" WEST 247.51 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.000 ACRES, MORE OR LESS.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL 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 PLATTED AND DO HEREBY:

(1) HEREBY DEDICATE PARCEL 'A' AS SHOWN HEREON TO THE CITY OF MAPLETON IN FEE SIMPLE.

(2) HEREBY DEDICATE THE 30 FOOT PORT ACCESS, DRAINAGE AND UTILITY EASEMENT TRAY ADJOINS LOT 1 ON THE LOT 1 EAST BOUNDARY FOR THE BENEFIT AND USE OF LOT 1. SAID 30-FOOT STRIP IS ALSO DEDICATED AS A PUBLIC UTILITY EASEMENT FOR PERPETUAL USE OF THE PUBLIC AND TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE, IN PERPETUITY AND TO THEIR SUCCESSORS IN INTEREST. SAID DEDICATION INCLUDES PROVISION FOR IRRIGATION AND DRAINAGE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

J & B PROPERTIES, L.C. \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF UTAH \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ 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 (SEE SEAL BELOW)

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE MAPLETON CITY COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

**ACCEPTANCE BY MAPLETON**

THE \_\_\_\_\_ OF \_\_\_\_\_ 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. \_\_\_\_\_

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

APPROVED CITY ENGINEER (SEE SEAL BELOW) \_\_\_\_\_

APPROVED PLANNING COMMISSION CHAIRMAN \_\_\_\_\_

**ACCEPTANCE BY UTILITIES**

APPROVED ROCKY MOUNTAIN POWER \_\_\_\_\_

**CHERRY WOOD ESTATES SUBDIVISION**

BEING A SUBDIVISION OF ENTRY NO. 56745-2004 - PARCEL 1  
 SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, S.L.B.M.  
 SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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**SURVEY NOTES:**

THE SOUTH LINE OF THE SUBDIVISION IS ESTABLISHED BY MONUMENTS BEGINNING THE SOUTH LINE OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, THE SOUTHEAST CORNER AND SOUTH 1/4 CORNERS WERE RECALLY FOUND. THE WEST LINE IS DEFINED BY DEED INTERACTION COMPARISON BETWEEN J & B PROPERTIES, L.C. DEED AND WESTERLY GIBBY DEED. THE DEEDS MATHEMATICALLY COINCIDE PERFECTLY. THE CARDINAL BEARING OF DEED NORTH MENTIONED IN THE DEEDS COINCIDES WELL WITH THE COMMON FENCE LINE BETWEEN THE TWO PROPERTIES. THE NORTH AND EAST LINES OF LOT 1 ARE DEFINED MATHEMATICALLY PER THIS SUBDIVISION.

NOTE: THE CENTERLINE SURVEY MONUMENT BOXES FOR THE ASPEN GROVE SUBDIVISION ARE COMMENTED CLOSE. SURVEYING THE TOP OF MONUMENT BOX, THE CENTERLINE CENTERLINE BOX AT MAPLE STREET AND ASPEN DRIVE APPEARS WELL SET. INTERESTINGLY, THE NEXT MONUMENT BOX SOUTHERLY ON ASPEN DRIVE IS LOCATED WITH A DISCREPANCY OF 24 FEET. THE SUCCESSIVE MONUMENT BOXES THEREAFTER HAVE DISTANCES THAT CHECK RELATIVELY WELL WITH THE ASPEN GROVE PLAT B SUBDIVISION DISTANCES. IT IS UNKNOWN WHY THE ASPEN GROVE PLAT B SUBDIVISION DEDICATION TO MAPLE STREET IS 30 FEET WIDER.

THIS MAP ESTABLISHED A NEW MAPLE STREET RIGHT-OF-WAY BASED ON THE CURB/GUTTER/SEWERLAW PROJECTION FROM A WESTERLY PROPERTY LOCATED APPROX. 1/4 MILE WESTWARD THAT HAS PAVEMENT, WIDENING, CURB & GUTTER AND SIDEWALK IMPROVEMENTS. PER ANALYSIS WITH THE FIELD SURVEY PLAN (BOFFINS ESTATES PLAT 'A'), THE SOUTHEAST CORNER BOUNDARY PIN IS 10-FOOT NORTH OF THE SIDEWALK. ACCORDINGLY, THE SOUTHWEST AND SOUTHEAST BOUNDARY CORNERS FOR LOT 1 OF THIS PLAN ARE SET 1 FOOT NORTHEASTLY OF SIDEWALK PROJECTION.

**TITLE REPORT / EASEMENTS**

TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY PER POLICY NO. 10613-22 AND FILE NO. 2201, DATED MARCH 2, 1994. THERE ARE NO EASEMENTS MENTIONED / SPECIFIED PER THE SCHEDULE B.

ADDRESS: MAPLE STREET  
 MAPLETON, UTAH 84664  
 TAX PARCEL NO.: 26-067-0009

**NOTE:**

ALL DISTANCES SHOWN ARE GROUND DISTANCES

**PERFORMANCE ENGINEERING & SURVEYING**

545 EAST 400 SOUTH PAYSON, UTAH 84651  
 PHONE: (970) 749-4314 E-MAIL: clymper@frontier.net  
 SCALE: 1" = 50' APRIL 20, 2012  
 PLAT-2002 SHEET 1 OF 1

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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

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May 1, 2012

J.B. Pratt requests preliminary and final plat approval of Cherry Wood Estates Subdivision, a one (1) lot (phased) subdivision, located generally at 1501 East Maple Street. The subject property is located in the A-2 Zone.

Drawings Submitted on: April 23, 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. Add signature blocks to the Plat for Questar Gas, Comcast, Qwest, and Mapleton Irrigation Company.
2. The Plat shall be known as Cherry Wood Estates Subdivision, Plat "A". Add Plat "A" to the title.
3. The Right -Of-Way dedication note shown on the Plat must be modified to read Right-of-Way dedication to Mapleton City.
4. The address must be shown on the Plat. The address is 1515 East Maple Street.
5. The proposed 30' access, drainage & utilities easement note shown on the Plat should either be included as part of Lot 1 or the note should be changed to read 30' private access easement for access to Lot 1.
6. The owners 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.
7. Prior to the recording of the Plat the applicant will be required to submit appropriate bonding, impact fees, and water shares.

### **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. Roadway: The Applicant is not allowed to drain storm water onto any adjoining property. A sump must be installed to collect storm water drainage. The construction drawings must identify the location of the sump including showing how the storm water will drain.