Mapleton City Planning Commission Staff Report

Meeting Date: May 10, 2012

Item #: 5

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:

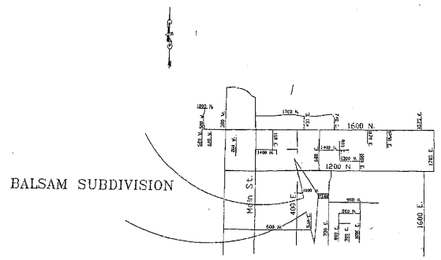
Staff recommends approval of the proposed amended plat, with the condition that the Applicant resolve all items listed in the DRC Minutes of April 10, 2012 (see Attachment #3).

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:

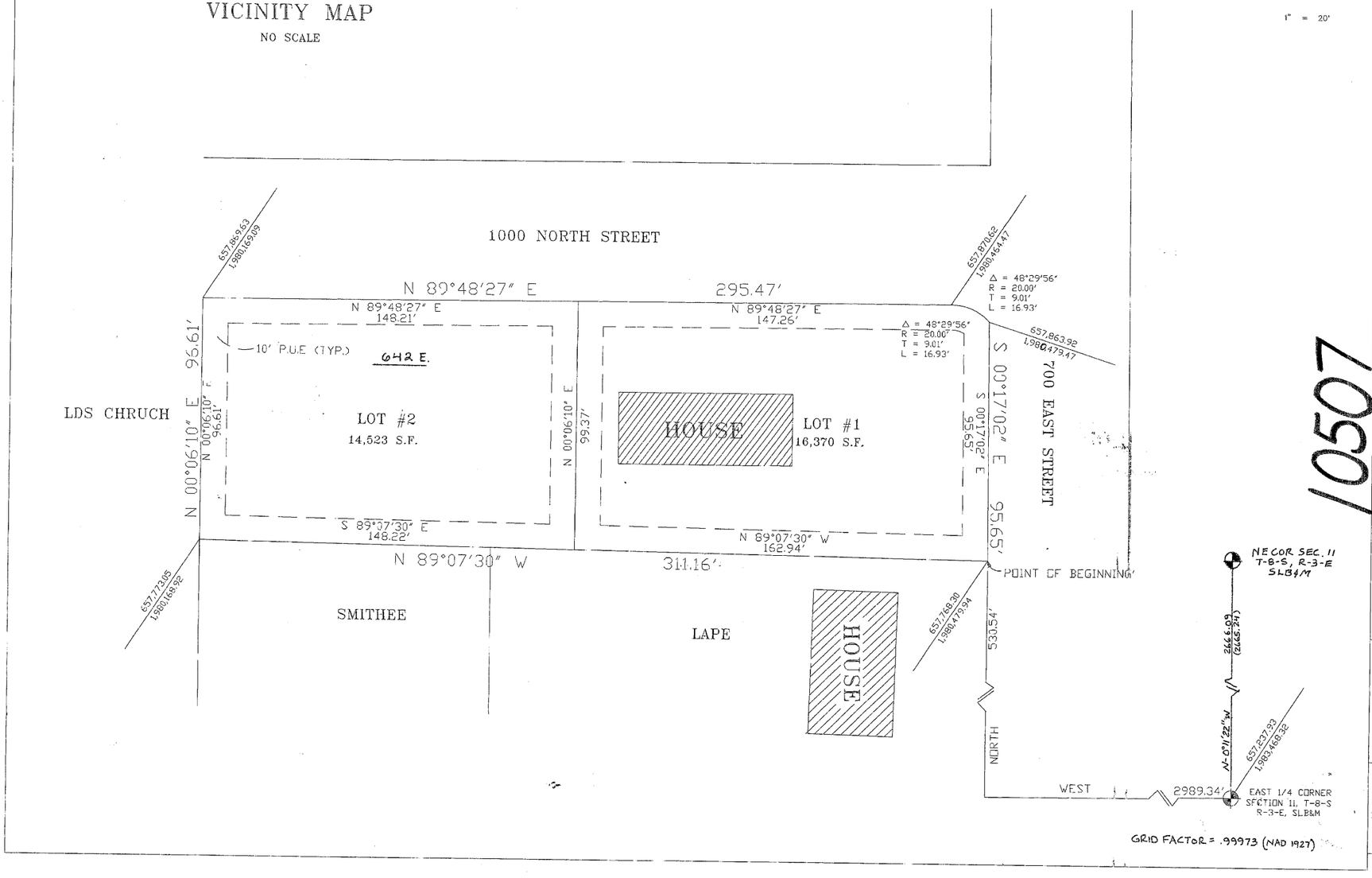
Attachment #1



VICINITY MAP

NO SCALE

1" = 20'



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 65°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

4/2/04 DATE — SURVEYOR (SEE SEAL BELOW)

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 HEREOF WE, HAVE HEREUNTO SET OUR HANDS THIS 2nd DAY OF April A.D. 20 04

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. 20 04 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 — NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE 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 7th DAY OF April, A.D. 20 04

MAYOR

APPROVED – CITY ENGINEER (SEE SEAL BELOW) — ATTEST – CITY RECORDER (SEE SEAL BELOW)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 24th DAY OF March, A.D. 20 04 BY THE MAPLETON CITY PLANNING COMMISSION CHAIRMAN

Planning Dir. — CHAIRMAN, PLANNING COMMISSION

ENT. 62322:2003 Fee $ 18.00
RANDAL A. COVINGTON
UTAH COUNTY RECORDER
2004 Jun 08 11:50 am FEE 38.00 BY LJ
RECORDED FOR MAPLETON CITY CORPORATION

PLAT "A"

BALSAM

SUBDIVISION

MAPLETON CITY — UTAH COUNTY, UTAH

SCALE 1" = 20 FEET

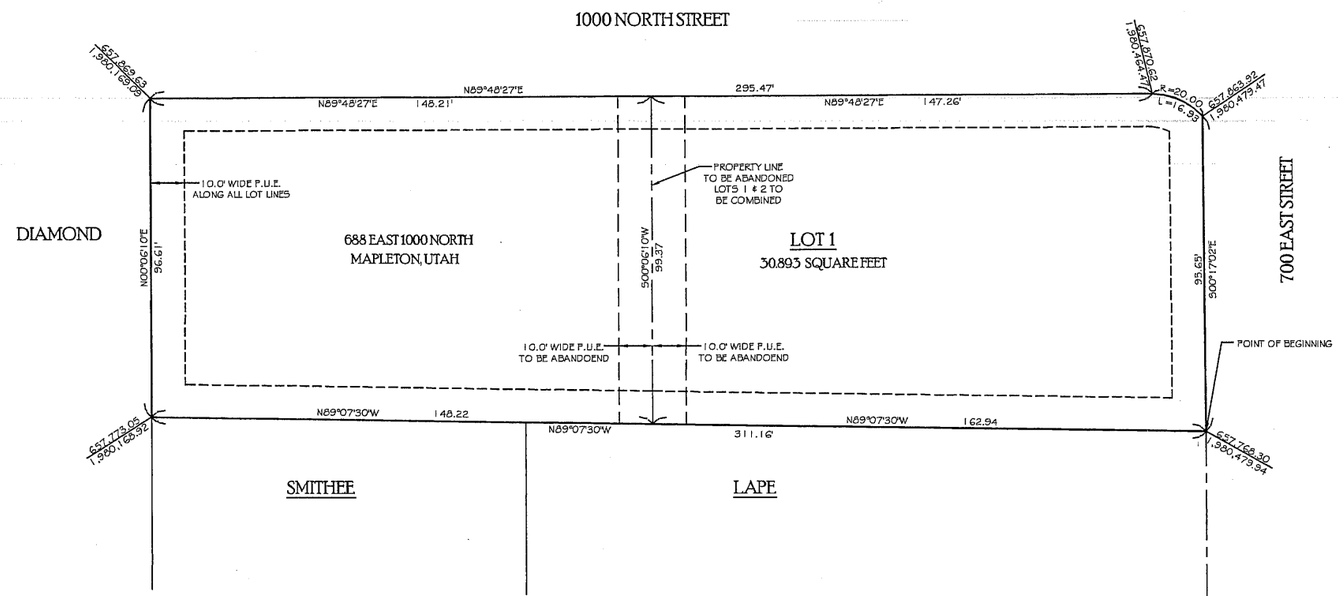
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
		REGISTERED PROFESSIONAL ENGINEER NO. 142870 ROBERT D. GUNNELL STATE OF UTAH	

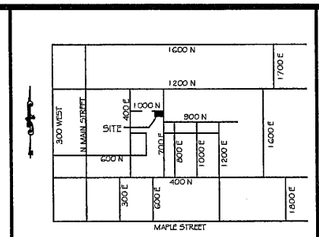
THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN.

SEC. 11 T8S R3E

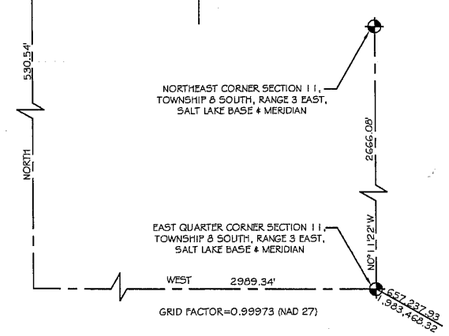
Attachment #2

RECEIVED
MAR 29 2012
MAPLETON CITY





CITY OF MAPLETON
VICINITY MAP



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 354373 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	96.61 FEET	THENCE;
NORTH 89°48'27" EAST	295.47 FEET	THENCE;
ON A CURVE TO THE RIGHT	16.93 FEET	R=20.00', D=48°29'58", LC=S 65°56'35" E, 16.43', THENCE;
SOUTH 00°17'02" EAST	95.65 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 HEREOF 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 COMMISION.

PLANNING DIRECTOR _____ CHAIRMAN PLANNING COMMISICN _____

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT TO BE ABANDONED
- SECTION CORNER TIE
- SECTION CORNER MONUMENT
- 741,560.50 / 1,294,400.00 — STATE PLANE COORDINATE

AMENDED PLAT "A"

BALSAM SUBDIVISION

MAPLETON CITY, UTAH COUNTY, UTAH

SCALE: 1"=20'

CHRISTENSEN & PLOUFF
LAND SURVEYING
• 614 MAIN STREET, SUITE 405 •
• P.O. BOX 842 PARK CITY, UT 84060 •
• 435-214-7668 •
• WWW.CPLANDSURVEYING.COM •

PUBLIC UTILITY APPROVALS

APPROVED THIS_____ DAY OF_____, AD._____ BY CENTURTY LINK.
CENTURY LINK

APPROVED THIS_____ DAY OF_____, AD._____ BY ROCKY MOUNTAIN POWER.
ROCKY MOUNTAIN POWER

APPROVED THIS_____ DAY OF_____, AD._____ BY MAPLETON IRRIGATION.
MAPLETON IRRIGATION

APPROVED THIS_____ DAY OF_____, AD._____ BY COMCAST.
COMCAST

QUESTAR APPROVAL

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF COMFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR AOKNOWLEDGEMENT 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 1-800-366-3582.

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

Attachment # 3

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES
Tuesday, April 10, 2012
125 West Community Center Way (400 North), Mapleton, Utah 84664

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: 2nd 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.