

Mapleton City Planning Commission Staff Report

Meeting Date: June 13, 2013

Item: 4

Applicant: Doyle Hatfield for Mabel Williams

Location: 1471 W 1200 N

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: RA-2

REQUEST

Consideration of Preliminary and Final Plat approval of the Hafen Place Plat "A" Subdivision consisting of two lots located generally at 1471 W 1200 N in the RA-2 Zone.

BACKGROUND AND PROJECT DESCRIPTION

The proposed project includes two existing parcels. The western parcel was platted as Lot 3 of the Williams Plat "A" subdivision that was recorded in 1994. The eastern parcel is a metes and bounds lot that has not been platted and does not currently meet the minimum frontage requirements of the RA-2 Zone.

The applicant is proposing to create a new subdivision that would include the old Lot 3 of the Williams subdivision and the metes and bound lot with the required frontage. The DRC has reviewed the proposed application and issued the attached minutes.

EVALUATION

Mapleton City Code (MCC) Chapter 17.04.080 authorizes the Planning Commission to review and approve preliminary and final plats for subdivisions of three lots or less. MCC Chapter 17.04.050.B outlines the review standards that shall be used by the Planning Commission in making its determination. These standards are shown in attachment "1".

The RA-2 Zone requires a minimum lot size of 14,500 square feet with a minimum width of 100 feet. Both lots included in this project will comply with these requirements. Staff supports the proposed project.

STAFF RECCOMENDATION

Approve the Preliminary and Final Plat for the Hafen Place Plat "A" subdivision with the attached findings and conditions.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated May 7, 2013 shall be addressed prior to plat recording.

ATTACHMENTS

1. Findings for Decision.
2. Application Materials.
3. DRC Minutes dated 5/7/13.

Attachment "1" Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓

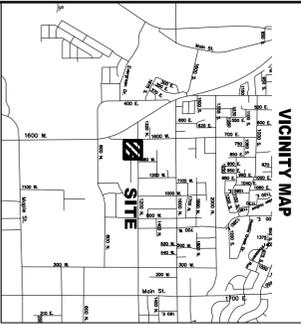


FOR SALE
Call [unclear] [unclear]

Existing Parcels

1200 NORTH





①
②
③
④
⑤
⑥
⑦
⑧
⑨
⑩

NORTHWEST CORNER OF SECTION 10, T8S, R3E, S12&M (FOUND 2004)

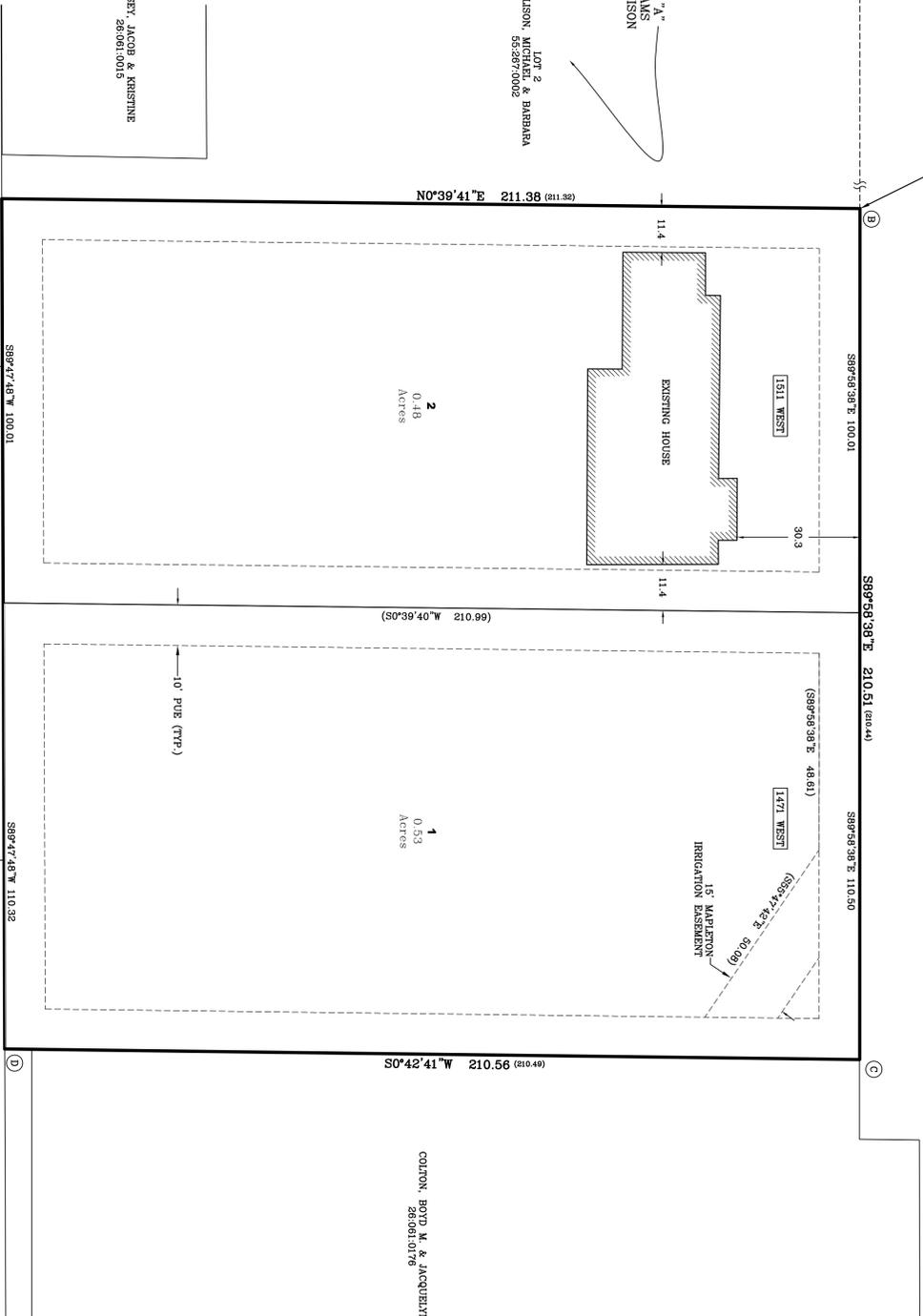
1347.08 (1346.68)

EAST 270.93 (270.64)

1200 (PUBLIC-56 WIDE) NORTH

SECTION LINE-BASIS OF BEARING (NAD 27)
S0°25'32"E 2679.63

WEST 1/4 CORNER OF SECTION 10, T8S, R3E, S12&M (FOUND 1998)



WOLSEY, JACOB & KRISTINE
28:061:0015

LOT 2
ALLISON, MICHAEL & BARBARA
58:267:0002

LOT 7
FAUSSETT FAMILY LIMITED PARTNERSHIP
42:461:0007

LOT 8
HAMILTON, RYAN G. & REBECCA
41:561:0008

LOT 9
PERRON, JOSHUA L. & MARCE TESS
41:561:0009



SURVEYOR'S CERTIFICATE

I, CHAD A. POUSSIN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT I HAVE FOUND THE SAME TO BE ACCURATE AND CORRECT. I HAVE FURTHER CERTIFIED BY AUTHORITY OF THE STATE OF UTAH THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN MAPLETON, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3, PLAT "A", WILLIAMS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING LOCATED S0°25'32"E ALONG THE SECTION LINE 1347.08 FEET AND EAST 270.93 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S89°38'39"E ALONG THE SOUTH SIDE OF 1200 "A", HIDDEN MEADOWS SUBDIVISION; THENCE S89°47'48"W ALONG SAID NORTH LINE 210.34 FEET; THENCE N0°39'41"E 211.38 FEET TO THE POINT OF BEGINNING. CONTAINS: 1.01 ACRES

OWNERS 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 HERON AND SHOWN ON THIS MAP, HAVE CAUSED TO BE RECORDED AND FILED IN THE OFFICE OF THE UTAH COUNTY RECORDER FOR THE PUBLIC THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
S.S.
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE COUNTY OF UTAH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND PUBLIC AREAS SHOWN ON THIS PLAT FOR PUBLIC USE OF THE PUBLIC.

APPROVED BY MAYOR _____ ATTEST: _____
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE MAPLETON CITY PLANNING COMMISSION
PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

COMMUNITY DEVELOPMENT APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE MAPLETON CITY COMMUNITY DEVELOPMENT
CHAIRMAN, COMMUNITY DEVELOPMENT _____

HAFEN PLACE

PLAT "A"
SUBDIVISION
(INCLUDES THE VACATION OF LOT 3, PLAT "A", WILLIAMS SUBDIVISION)

MAPLETON UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER'S SEAL COUNTY-RECORDER SEAL



EBI ENGINEERS SURVEYORS PLANNERS
3030 N. MAIN STREET
SUITE 200
PROVO, UTAH 84601
PHONE: 801.733.8888
FAX: 801.733.8889
WWW.EBIENGINEERS.COM

NAD27 STATE PLANE COORDINATES

	NORTHING	EASTING
A	659,826.59	1,972,822.56
B	660,117.43	1,971,475.95
C	660,352.26	1,971,475.95
D	660,352.26	1,971,475.95
E	660,114.89	1,971,264.65

GHD FACTOR: 0.999899

QUESTAR APPROVAL

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONTRACTING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO ACCOMMODATE THE INSTALLATION AND MAINTENANCE OF ITS UTILITY LINES. QUESTAR'S ACCEPTANCE DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-398-6582.

APPROVED THIS _____ DAY OF _____, 20____ BY: _____

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 2012.

MAPLETON IRRIGATION COMPANY

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY MAPLETON IRRIGATION COMPANY.

CENTURY LINK

APPROVED THIS _____ DAY OF _____, 2012.

COMCAST

APPROVED THIS _____ DAY OF _____, 2012.

This form approved by Utah County and the municipalities therein.

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

Tuesday, May 7, 2013 at 8:30am

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

Doyle Hatfield agent for Mabel Williams is proposing a one lot subdivision located generally at 1471 W 1200 N in the RA-1 Zone.

Applicant: Doyle Hatfield

Drawings Submitted on: 4/24/2013

Community Development Division

Sean Conroy, Community Development Director, Phone: (801) 806-9101

Email: sconroy@mapleton.org

1. Please provide a Utah County tax clearance for the property showing that taxes are current.
2. Please provide a preliminary title report or policy of title insurance.
3. The total acreage in the description calls out 1.02 acres, but the acreage shown on each lot totals 1.01. Please correct.
4. Show grid distances in parenthesis next to ground distances.
5. Show the grid factor used in computing distances.
6. Identify the basis of bearing and cite NAD 27 or NAD 83.
7. Include a 10' public utility easement around all property lines.
8. Signature blocks should include Planning Commission Chair, Community Development Director and Mapleton Irrigation Company if any ditches exist on the property.

Engineering and Public Works Division

Gary Calder, City Engineer, Phone (801) 489-6253, Fax (801) 489-5179

Email: gcalder@mapleton.org

Scott Bird, Public Works Operation Director, Phone (801) 489-6253, Fax (801) 489-5179

Email: sbird@mapleton.org

Address the following concerns in revised drawings:

Project: Doyle Hatfield

Date: May 7, 2013

Miscellaneous:

1. Remove all concrete that does not meet current city standards i.e. broken/cracked sections, used drive approaches. (East drive approach of lot #1 will need to be removed if not used in new home drive approach.)
2. Show PI, Sewer, and Water connections and pay connection fees.
3. Plat to include 10' PUE on all property lines.
 - a. Utah County shows boundary line adjustment problems, and easement through lots #1 and #2, these issues will need to be resolved prior to recording
4. Mapleton/APWA standards will apply.

5. Bonding will be required upon final approval of site plan.

*If these changes can be completed and submitted by Friday, May 24th we will schedule this application for a hearing with the Planning Commission for June 13, 2013.