

Mapleton City Planning Commission Staff Report

Meeting Date: June 14, 2012

Item #: 4

Applicant: David Herring

Prepared by: Cory Branch

Parcel ID #'s: 27:002:0129;
0130; 0131; 0132

Current Zone: A-2

Proposed Zone: RA-1

General Plan Designation:
Low Density Residential

Total Acreage: Approximately
1.82 acres

Council Action Required: No

REQUEST:

David Herring requests preliminary and final plat approval of Herring Estates Subdivision, Plat "A", a two (2) lot subdivision, located generally at 1045 West Maple Street and 98 South 975 West.

FINDINGS OF FACT:

1. The subject parcels (27:002:0129; 0130; 0131; 0132) are located directly west and south of Union Bench Subdivision, Plat "A". Union Bench Subdivision, Plat "A" was approved and recorded at the Utah County Recorder's office on May 3, 2000 (see Attachment #1 – Existing Union Bench Subdivision, Plat "A"). Prior to the approval and recording of Union Bench Subdivision, Plat "A" the subject parcels were once part of the overall property, thus when Union Bench Subdivision, Plat "A" was recorded in 2000 the subject parcels were left as remnant parcels.
2. The subject parcels are currently located in the A-2 zone. The applicant is proposing to have the subject parcels rezoned to the RA-1 zone as discussed in Item 3 of this agenda. (see Figure 1 – Zoning Map)
3. The A-2 zone requires a minimum lot size of two (2) acres and the RA-1 zone requires a minimum lot size of one (1) acre.
4. There is an existing home (1045 West Maple Street) located on one of the subject parcels (27:002:0131). According to Utah County Records the home was built in 1962.

STAFF ANALYSIS:

1. The intent of this proposed subdivision would be to clean up the subject remnant parcels by combining the subject parcels into two parcels. The existing home (1045 West Maple Street) will be located on the proposed Lot 1 and the proposed Lot 2 will have the ability for the construction of a single family home in the future. (see Attachment #2 – Proposed Herring Estates Subdivision, Plat "A").
2. As can be seen from the proposed Herring Estates Subdivision, Plat "A", Lot 1 includes a lot area of 33,875 square feet, which is less than the standard one (1) acre (43,560 square foot) lot requirement for the RA-1 zone.
3. It is the opinion of Staff that the reason Lot 1 is less than one (1) acre in size is due to the existing Union Bench Subdivision, Plat "A" (see above Findings of Fact #1) leaving the subject parcels as remnant parcels and UDOT (Utah Department of Transportation) requiring additional street dedication over the years for Maple Street.
4. If this proposed subdivision is approved Mapleton City will recognize Lot 1 as a legal nonconforming lot due to its lot area.

STAFF RECOMMENDATION:

Staff recommends Approval of the proposed Herring Estates Subdivision, Plat "A" subject to the applicant meeting the DRC minutes dated June 5, 2012. (see Attachment #3 – June 5, 2012 – DRC Minutes)

ATTACHMENTS:

1. Existing Union Bench Subdivision, Plat "A"
2. Proposed Herring Estates Subdivision, Plat "A"
3. June 5, 2012 – DRC Minutes

Figure 1 – Zoning Map

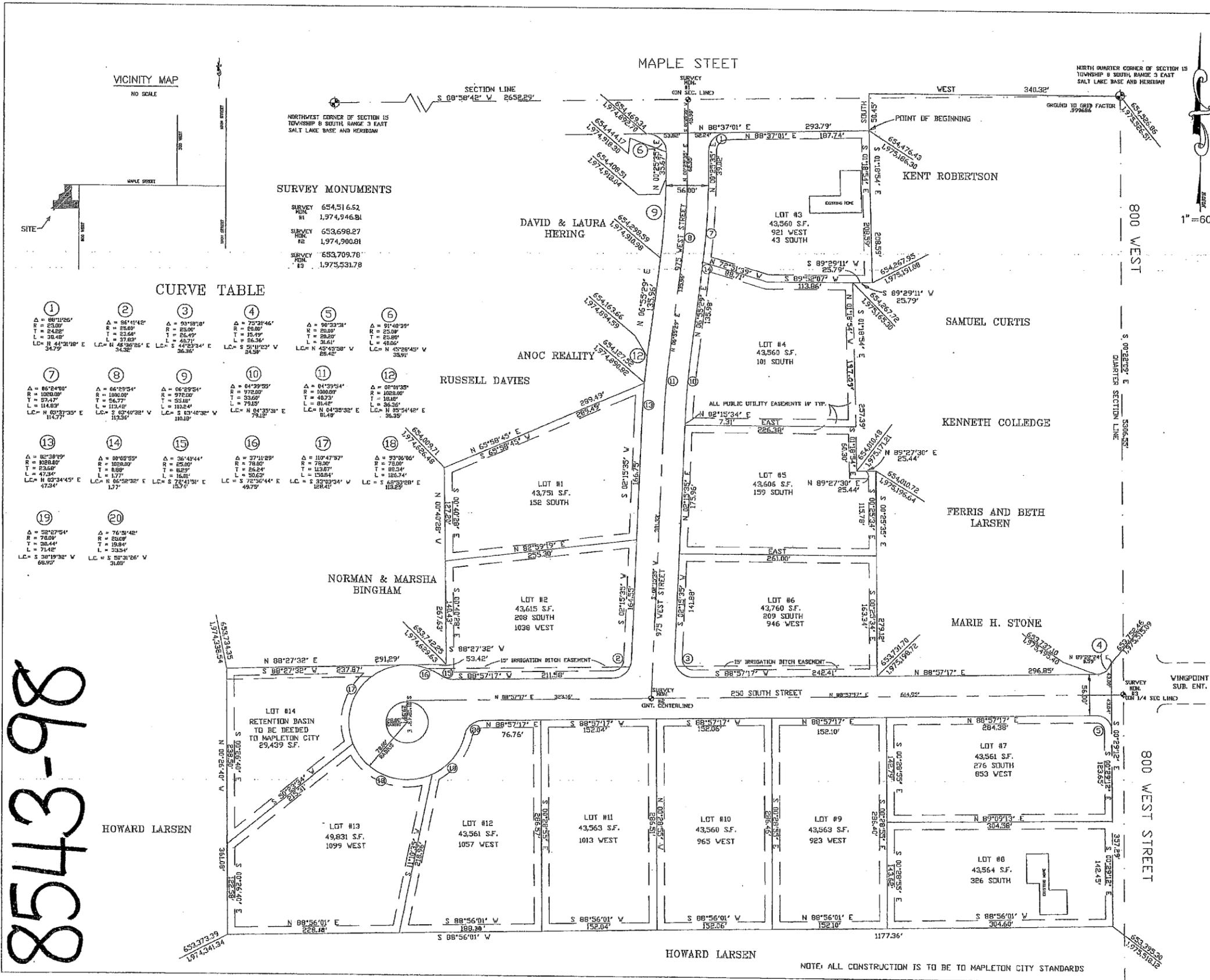


Figure 2 – General Plan Map



Figure 3 - Aerial





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 PLAN 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 PLAN AND THAT THIS PLAN IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 80.45 FEET AND WEST 340.32 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 01°18'54" E	208.50'	THENCE
S 89°29'11" W	25.79'	THENCE
S 01°18'54" E	287.30'	THENCE
N 89°27'30" E	25.44'	THENCE
S 00°28'35" E	279.12'	THENCE
N 88°57'17" E	296.85'	THENCE
ON A CURVE TO THE LEFT	L = 26.36' R = 20.00' Δ = 75°31'46" LC = N 51°12'3" E 24.50'	
N 89°22'24" E	0.59'	THENCE
S 00°28'12" E	357.29'	THENCE
S 88°58'01" W	1177.36'	THENCE
N 00°29'40" W	361.08'	THENCE
N 00°40'28" W	381.29'	THENCE
N 69°58'45" E	280.48'	THENCE
ON A CURVE TO THE RIGHT	L = 38.32' R = 1028.00' Δ = 201°35' LC = N 6°44'2" E 36.35'	
N 08°55'20" E	135.88'	THENCE
ON A CURVE TO THE LEFT	L = 110.24' R = 972.00' Δ = 62°54' LC = N 3°40'32" E 110.18'	
N 00°28'35" E	35.52'	THENCE
ON A CURVE TO THE LEFT	L = 40.05' R = 25.00' Δ = 01°48'39" LC = N 45°28'45" W 35.81'	
N 88°37'01" E	283.79'	TO THE POINT OF BEGINNING.

CONTAINING 16,364 ACRES

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 HERETO SET OUR HANDS THIS 24th DAY OF February, A.D. 2000.

Kathryn Bennett RON BENNETT
Duffell Construction, Inc. Duffell Construction, Inc.
Robert L. Bennett, Esq. ROBERT L. BENNETT
Bohannon, S.P.C. JERRAL L. SYME
Robert L. Bennett, Esq. MARGARET SYME

STATE OF UTAH } S.S.
 COUNTY OF UTAH }

ON THE 24th DAY OF February, A.D. 2000, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 4-1-02 *Dianne B. Williams*
 NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

CITY COUNCIL OF MAPLETON CITY

THE CITY 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 24th DAY OF February, A.D. 2000.

Richard H. Larsen *Richard H. Larsen*
Richard H. Larsen *Richard H. Larsen*
Richard H. Larsen *Richard H. Larsen*

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 21st DAY OF January, A.D. 2000, BY THE

MAPLETON CITY PLANNING COMMISSION CHAIRMAN

Jim Smith
 CHAIRMAN, PLANNING COMMISSION

PLAT "A"

UNION BENCH

SUBDIVISION

MAPLETON CITY UTAH COUNTY, UTAH

SCALE 1" = 60 FEET

STATE OF UTAH
 DODD M. GREER
 No. 153771
 REGISTERED LAND SURVEYOR

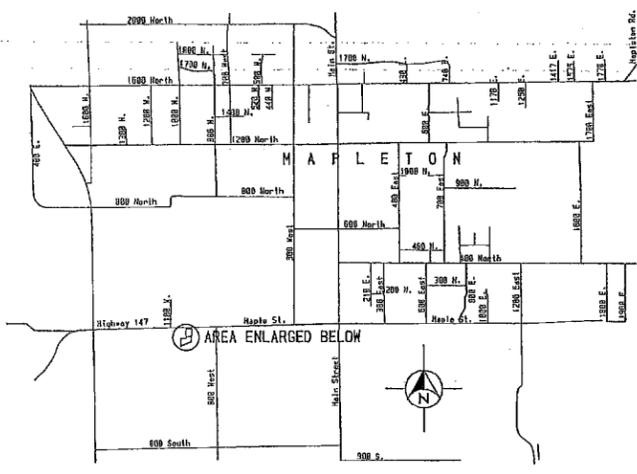
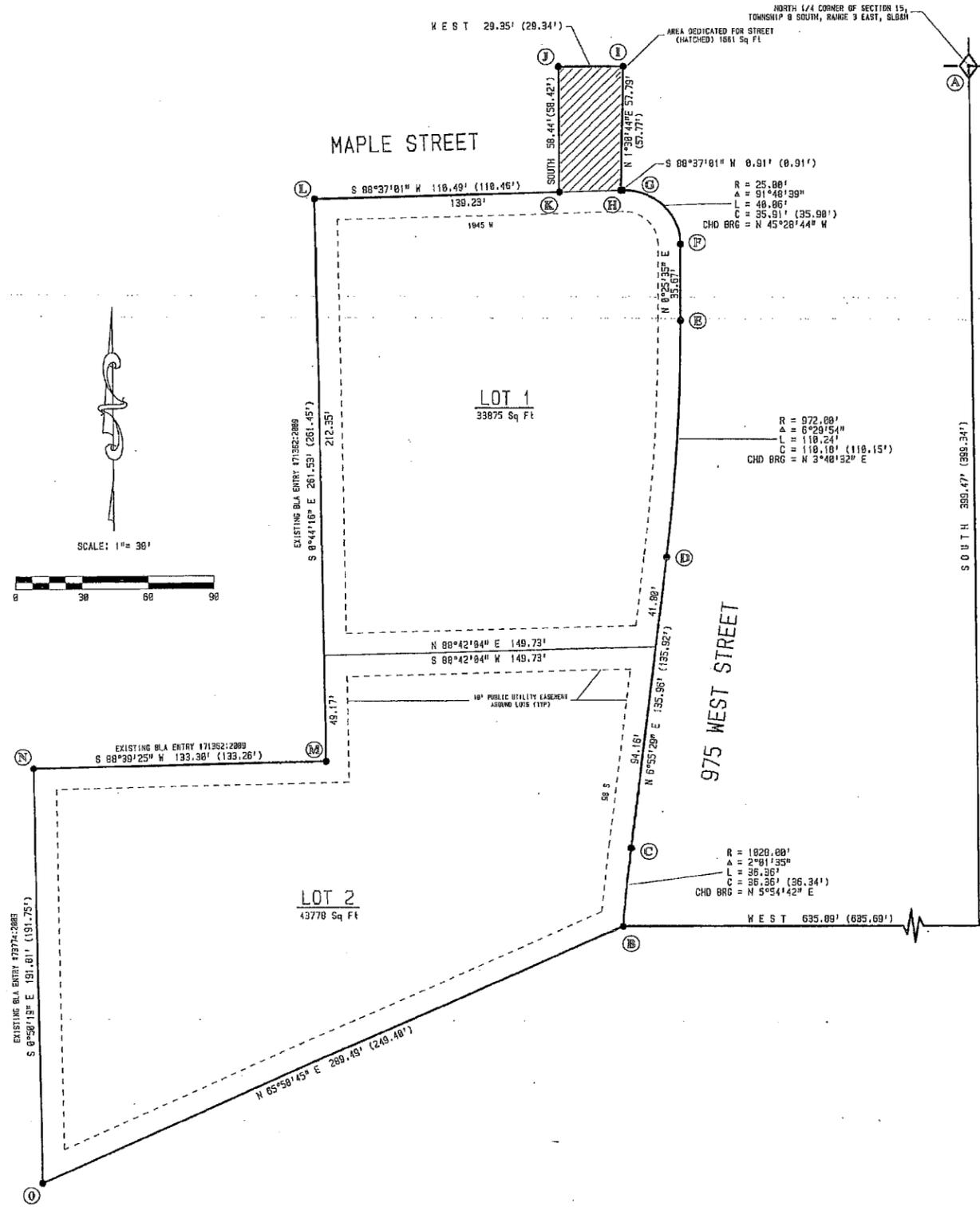
CITY-COUNTY ENGINEER SEAL
 NO. 14270
 RICHARD H. LARSEN
 UTAH COUNTY ENGINEER

CLERK-RECORDER SEAL
 UTAH COUNTY CLERK

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN

8543-98

Attachment 2



VICINITY MAP

STATE PLANE COORDINATES

POINT	NORTHING	EASTING
A	7,216,192.2698	1,615,738.4178
B	7,215,792.9258	1,615,894.7249
C	7,215,829.0761	1,615,898.4682
D	7,215,964.0826	1,615,114.8555
E	7,216,073.9248	1,615,121.9178
F	7,216,109.5826	1,615,122.1825
G	7,216,134.7536	1,615,895.5871
H	7,216,134.7317	1,615,895.6788
I	7,216,192.4789	1,615,897.2825
J	7,216,192.4789	1,615,867.9616
K	7,216,134.8681	1,615,867.9616
L	7,216,131.3948	1,614,957.4373
M	7,215,869.9782	1,614,968.8837
N	7,215,866.8468	1,614,827.5797
O	7,215,675.1166	1,614,838.3862

GRID FACTOR = 0.9996914

U.D.O.T. APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____,
 BY THE UTAH DEPARTMENT OF TRANSPORTATION.

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 THE NORTHEAST CORNER OF LOT 1, UNION DEMON SUBDIVISION PLAT A, MAPLETON, UTAH, WHICH POINT LIES SOUTH 399.47 FEET AND WEST 635.89 FEET FROM THE NORTH 1/4 CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
NORTHEASTERLY	L = 36.36'	R = 1028.00', Δ = 2°01'35", CHD BRG = N 5°54'42" E 36.36' (P)
N 0°55'29" E	135.90'	
NORTHEASTERLY	L = 110.24'	R = 972.80', Δ = 6°29'54", CHD BRG = N 3°40'32" E 110.18' (L)
N 0°25'35" E	35.67'	
NORTHEASTERLY	L = 48.96'	R = 25.88', Δ = 91°48'39", CHD BRG = N 45°28'45" W 35.91' (L)
S 88°37'01" W	0.91'	ALONG THE SOUTH LINE OF MAPLE STREET
N 1°38'44" E	57.79'	
WEST	29.35'	
SOUTH	58.44'	
S 88°37'01" W	118.49'	ALONG THE SOUTH LINE OF MAPLE STREET
S 0°44'16" E	261.53'	ALONG AN EXISTING FENCE AND BLA ENTRY 171362:2089
S 88°39'25" W	133.38'	ALONG EXISTING BLA ENTRY 171362:2089
S 0°50'19" E	151.61'	ALONG AN EXISTING FENCE AND BLA ENTRY 173774:2083
N 65°58'45" E	289.49'	ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

AREA = 1.02 ACRES

BASIS OF BEARING = MTN COORDINATE BEARINGS, CENTRAL ZONE Δ 88°58'58" W BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/4 CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE MERIDIAN.
 DATE May 25, 2012
 SURVEYOR Darryl 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____

ATTEST _____
 CLERK-RECORDER (See Seal Below)

APPROVED _____
 ENGINEER (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 REMOVE 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 _____ **CONCAST** _____
MAPLETON IRRIGATION _____ **QUEST** _____

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE
 PLANNING COMMISSION

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

PLAT "A"
HERRING ESTATES
 SUBDIVISION
 MAPLETON, UTAH COUNTY, UTAH
 SCALE: 1" = 30 FEET

SURVEYOR'S SEAL: BARRY L. PRETTYMAN, #166406, STATE OF UTAH
 NOTARY PUBLIC SEAL
 CITY-COUNTY ENGINEER SEAL
 CLERK-RECORDER SEAL

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

June 5, 2012

Herring Estates Subdivision, Plat "A"

Drawings Submitted on: May 25, 2012

Community Development Division

Cory Branch, Planning 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

1. Lot 2 will require the payment of impact fees and one (1) water share.
2. The note describing the area being dedicated for street needs to read "area being dedicated to UDOT for street".

Engineering and Public Works Division

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

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

sbird@mapleton.org

Site Grading:

1. Remove all concrete that does not meet current city standards i.e. broken/cracked sections, used drive approaches etc.
2. Show sewer, water and PI in one trench if possible

Miscellaneous:

1. Bonding will be required upon final approval of site plan.
2. Plat distance needs to be modified between point B & O, distance shown is 289.49 and 249.40 this needs to be corrected