

# Mapleton City Planning Commission Staff Report

Meeting Date: September 12, 2013

**Item: 2**

**Applicant:** Max and Janis Jensen

**Location:** Approximately 300 West 2000 North (Parcel # 26:023:0067)

**Prepared by:** Brian Tucker, Planner

**Public Hearing Item:** Yes

**Zone:** RA-2

## **REQUEST**

Consideration of Preliminary and Final Plat approval for the Janis Subdivision consisting of two (2) lots located in the Residential-Minor Agricultural (RA-2) zone.

## **BACKGROUND AND PROJECT DESCRIPTION**

The project area is 0.713 acres in size located in the RA-2 zone. The applicant is proposing a two lot subdivision that includes right of way dedication for street widening on 2000 North. The property has frontage on 300 West and 2000 North. There is an existing irrigation ditch along the south property line of the existing parcel. This ditch runs perpendicular to the street along the south property line. The plan is to extend the ditch improvements to the back of the sidewalk, at which point the ditch will continue as it has historically. The road widening will necessitate the removal of the one mature tree on the property. The property does not contain any other significant trees or vegetation that should be preserved.

On August 8, 2013 the Planning Commission held a public hearing to discuss the Janis Subdivision. The applicant and the commission discussed the width of the proposed improvements to 2000 North and 300 West. The Planning Staff were directed to discuss alternate road widths with the Public Works Director. The Planning Staff have had a number of discussions about road widths as they pertain to the Janis Subdivision and the city as a whole. Both Planning and Public Works agree that further interdepartmental discussions need to be held in order standardize the use of certain street widths and standards relative to the functional classification of existing and future streets. However, because those discussions are ongoing Public Works will require the roads to be improved as they were presented during the August 8, 2013 meeting.

The project requires preliminary and final approval from the Planning Commission. The DRC reviewed this application and issued the attached minutes on July 16, 2013.

## **EVALUATION**

**Zoning:** The RA-2 zone requires 14,500 square foot lots with 100' of frontage. Both proposed lots meet this standard.

**Development Code:** The irrigation ditch will be improved to a standard determined by the Mapleton Public Works Department in consultation with the Mapleton Irrigation Company. Mapleton City Code (MCC) Chapter 17.04.050 outlines several issues the Commission should review. These are outlined in the attached findings. The application, as conditioned, appears to comply with City standards.

## **STAFF RECCOMENDATION**

Approve the Preliminary and Final Plat for the Janis Subdivision with the attached findings and special condition.

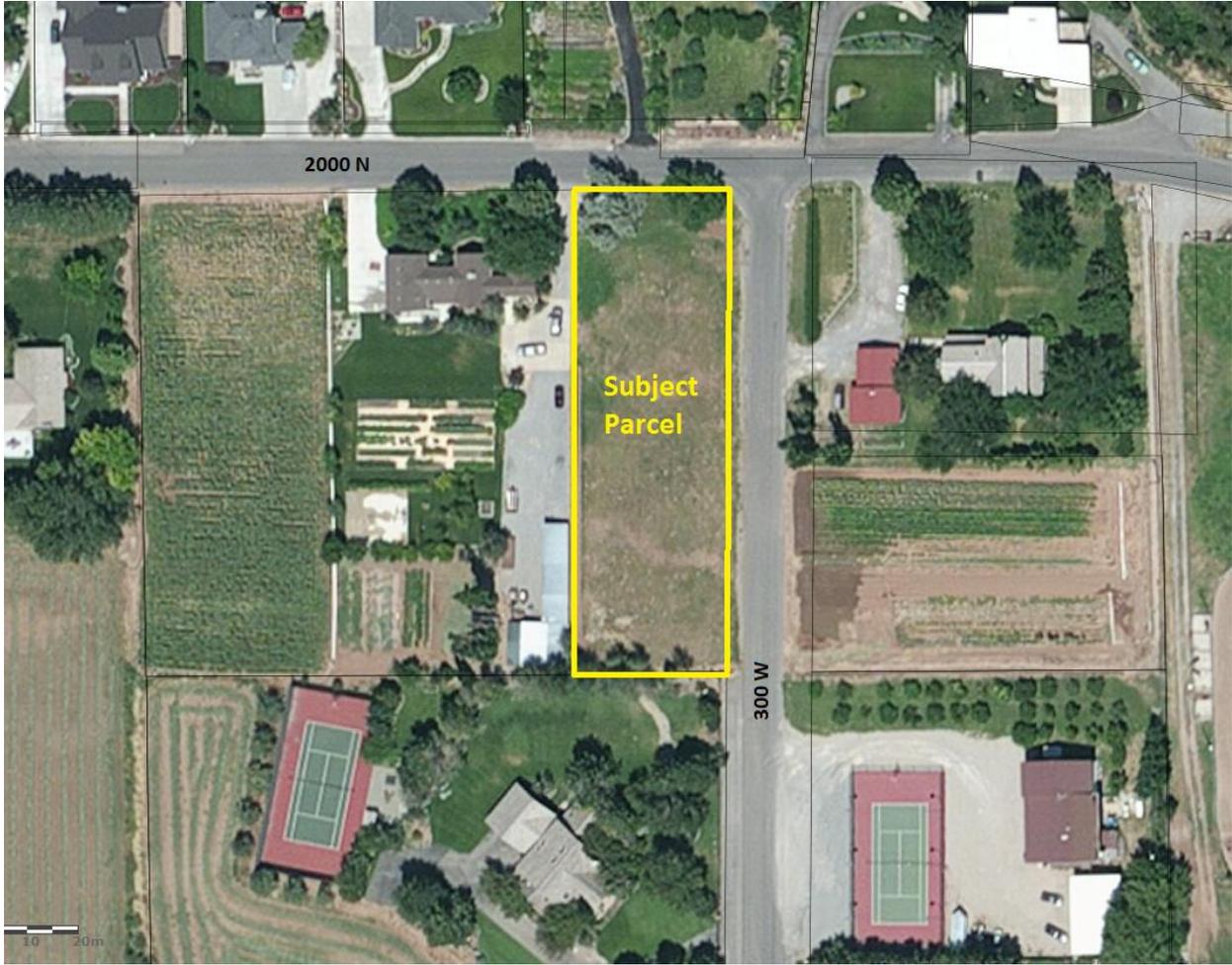
## **SPECIAL CONDITION**

1. All outstanding issues raised in the DRC minutes dated July 16, 2013 shall be addressed prior to plat recording.

## **ATTACHMENTS**

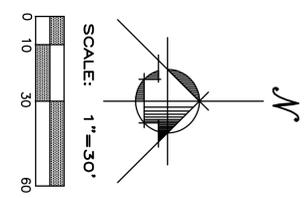
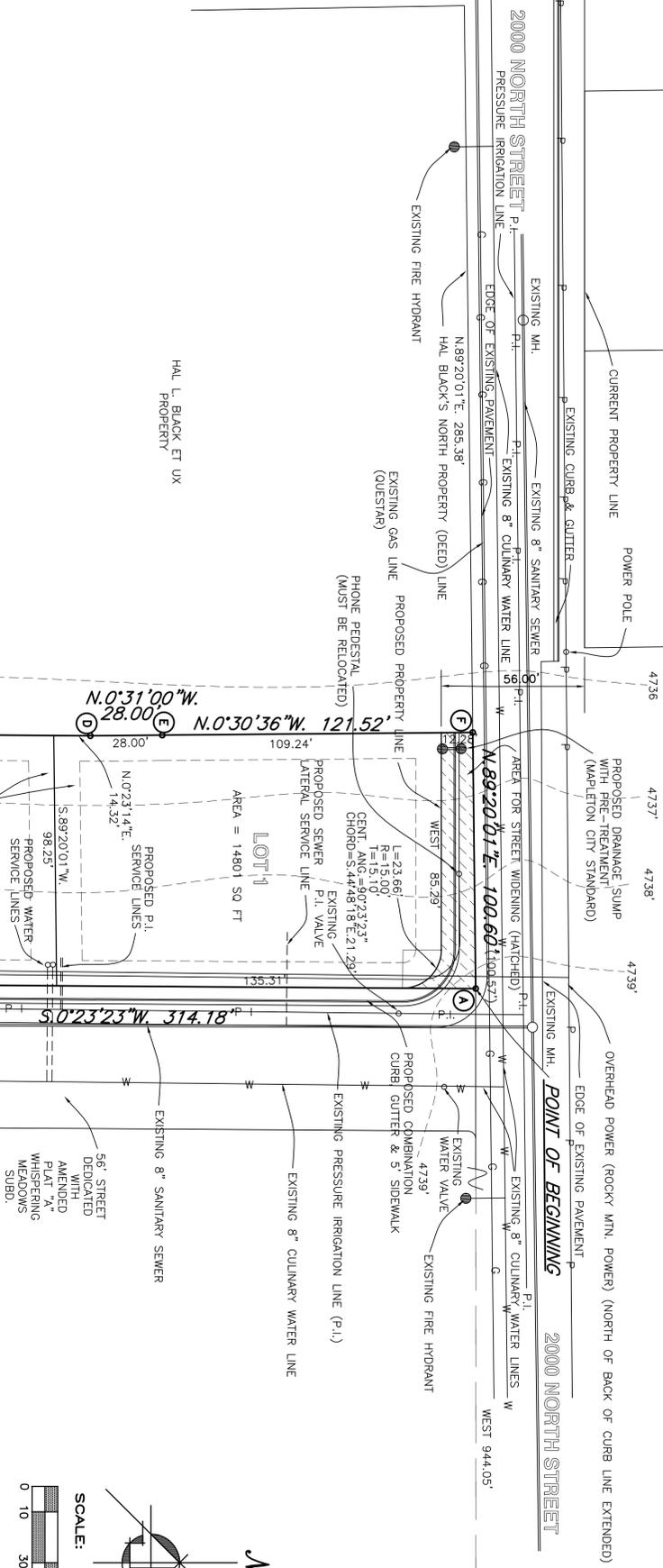
1. Findings for Decision.
2. Application Materials.
3. DRC Minutes 7/16/13.

<b>Attachment "1" Findings for Decision</b>		
<b>No.</b>	<b>Findings</b>	
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.	✓

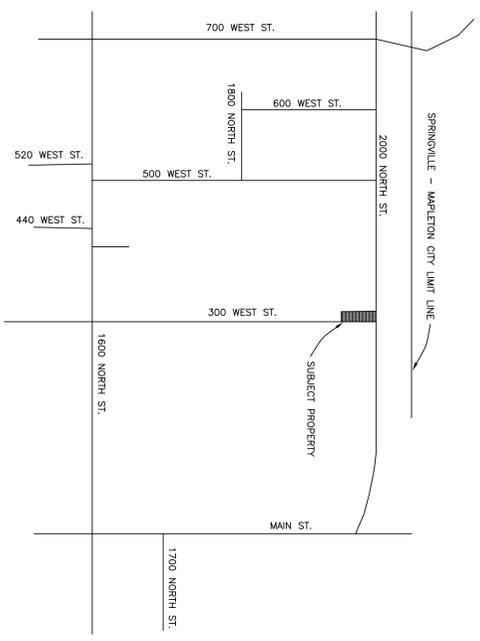




EAST 1/4 CORNER OF SECTION 3, T.8S., R.3E., S.1/4



SECTION LINE BEARS N.1°12'45\"/>



MR. AND MRS. MAX AND JANIS JENSEN

BEGINNING AT THE NORTHEAST CORNER OF THE MAX AND JANIS JENSEN PROPERTY, WHICH BEGINNING POINT IS THE INTERSECTION OF THE SOUTH LINE OF 2000 NORTH STREET WITH THE WEST LINE OF 300 WEST STREET, MAPLETON, UTAH, AND WHICH BEGINNING POINT IS FURTHER DESCRIBED AS BEING NORTH 1° 12' 45\"/>

TABLE OF BOUNDARY CORNER STATE COORDINATES

CORNER OR POINT NUMBER	"X" OR EASTING COORDINATE	"Y" OR NORTHING COORDINATE
SOUTHEAST SECTION CORNER	1978178.73	659855.53
EAST 1/4 CORNER	1978122.27	662499.80
BOUNDARY CORNER A	1977207.25	661165.79
BOUNDARY CORNER B	1977205.11	660851.71
BOUNDARY CORNER C	1979106.90	660849.84
BOUNDARY CORNER D	1977108.02	661015.15
BOUNDARY CORNER E	1977107.77	661043.14
BOUNDARY CORNER F	1977106.68	661164.62

NOTE: BECAUSE THE LAND IS UNDEVELOPED, THE LAND ARE CONTEMPLATED, EXCEPT THOSE WHICH MAY BE NECESSARY FOR FINAL LANDSCAPING AROUND THE FUTURE RESIDENCES.

LOT 4  
AMENDED PLAT "A"  
WHISPERING MEADOWS  
SUBDIVISION  
(SCHINERER  
PROPERTY)

EXISTING U.G. POWER CABLE  
EXISTING U.G. TELEPHONE CABLE  
POWER TRANSFORMER  
AND TELEPHONE PEDESTAL

EXIST. 24" RCP IRRIGATION PIPE  
EDGE OF EXISTING PAVEMENT  
EXIST. CONCRETE HEADWALL STRUCTURE  
TO BE REMOVED WHEN DITCH COVERING IS EXTENDED

SOUTHEAST CORNER  
OF SECTION 3,  
T.8S., R.3E., S.1/4

THE DEVELOPERS ARE:  
MR. AND MRS. MAX AND JANIS JENSEN  
2721 SPANISH TRAIL ROAD  
MOAB, UTAH 84652  
PHONE: 435-280-2420

THE ENGINEERS/SURVEYORS ARE:  
WESTERN LAND SURVEYING & ENGINEERING  
ARTHUR F. JUESCHKE  
1766 NORTH 2000 WEST  
PROVO, UTAH 84604  
PHONE: 801-368-9129  
EMAIL: AFJ@WLSURV.COM

STATE COORDINATE GRID FACTOR = 0.99996863

**PRELIMINARY 2 LOT SUBDIVISION PLAN**  
PROPOSED JANS JENSEN SUBDIVISION, PLAT "A"  
MAX AND JANIS JENSEN PROPERTY  
300 WEST STREET AT 2000 NORTH STREET  
MAPLETON, UTAH 84663

**WESTERN LAND SURVEYING & ENGINEERING**  
Registered Engineers and Land Surveyors  
1766 North 2000 West  
Provo, Utah 84604-1128  
(801) 368-9129

FIELD BOOK NO.	DATE	SCALE	SHEET NO.	TOTAL SHEETS
13-17	04-24-13	1"=30'	A-F	13-

