

Mapleton City Planning Commission Staff Report

Meeting Date: October 18, 2012

Item #: 5

Applicant: Cory Andersen

Prepared by: Cory Branch

Parcel ID #: 27:003:0095

Current Zone: RA-1

General Plan Designation: Low Density Residential

Council Action Required: Yes

REQUEST

Cory Andersen, agent for Diamond Back Subdivision, Plat "A", a one (1) lot (phased) subdivision requests Preliminary and Final Plat approval on property located generally at 600 South 500 West. The subject property is located in the RA-1 (Residential Agricultural) zone.

FINDINGS OF FACT:

1. The subject parcel currently consists of approximately 8.058 acres (see Figure 1), having street frontage on both 600 South and 800 South. The applicant is proposing a phased development. The 1st phase (Lot 1) would consist of 1.01 acres with 224.40' of street frontage off of 600 South. (see Attachment 1 – Proposed Subdivision Plat)
2. The current RA-1 zone requires a minimum lot area of 1 acre and a minimum lot frontage of 125'.
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. At this time the applicant is not proposing full improvements (curb, gutter, sidewalk, etc.) along the 600 South street frontage of the proposed Lot 1.
6. The width ROW (Right of Way) along the proposed 600 South is 66'. The applicant is proposing improvements for 51' of the ROW and the remaining 15' would be left uncompleted until the adjacent property owner to the north decides to develop in the future. Section 17.24.020, Streets to be Dedicated; Partial Width Streets; Retainer Strips Not Permitted, Mapleton City Code allows the City Council, subject to the prior recommendation of the Planning Commission to accept the dedication and/or improvement of partial width streets provided certain criteria is met (see Attachment 2 – Section 17.24.020).

STAFF RECOMMENDATION:

Staff recommends Approval of the proposed Diamond Back Subdivision subject to the applicant meeting the DRC minutes dated October 9, 2012. (see Attachment 3 – October 9, 2012 – DRC Minutes)

ATTACHMENTS:

1. Proposed Subdivision Plat
2. Section 17.24.020
3. October 9, 2012 – DRC Minutes

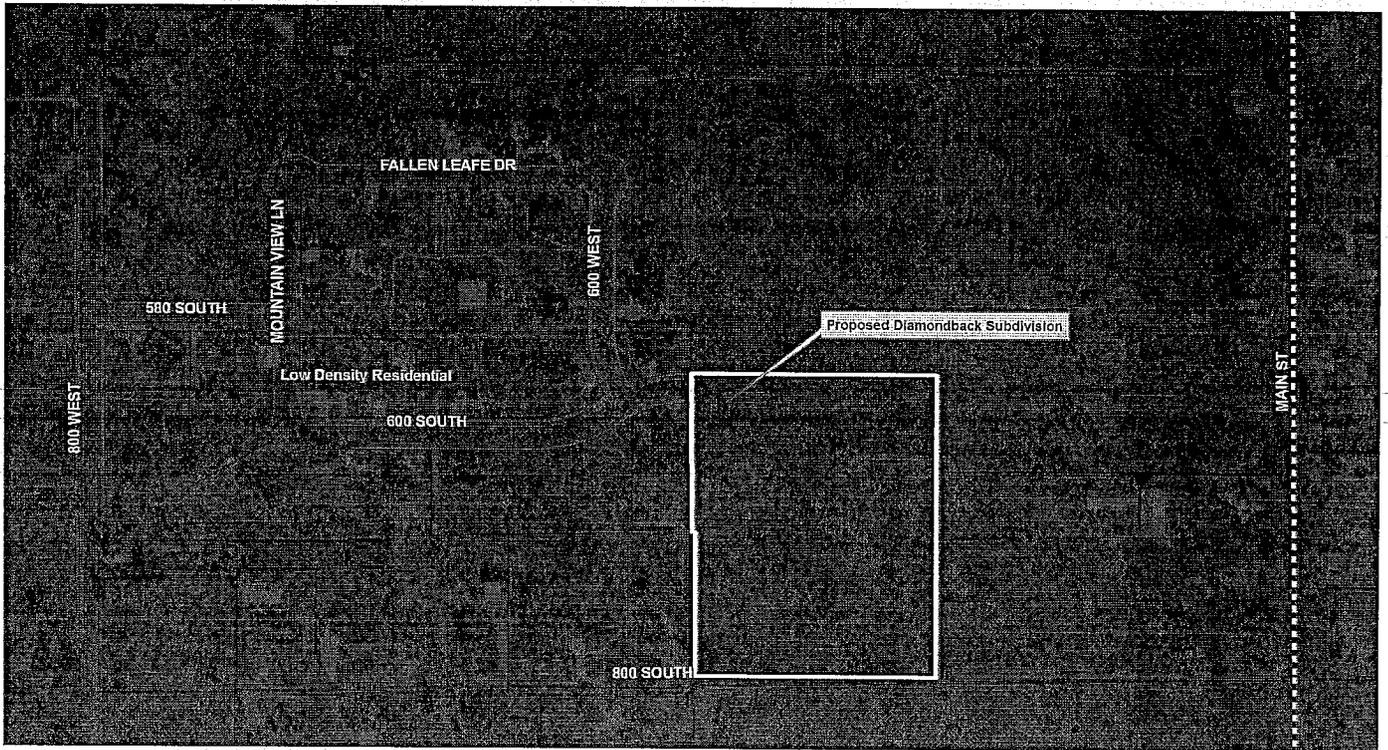
Figure 1 – Aerial of Subject Property



Figure 2 – Zoning Map of Subject Property

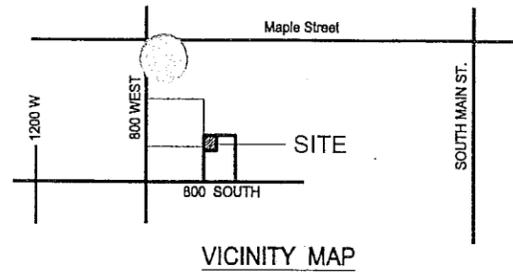


Figure 3 – General Plan Map of Subject Property



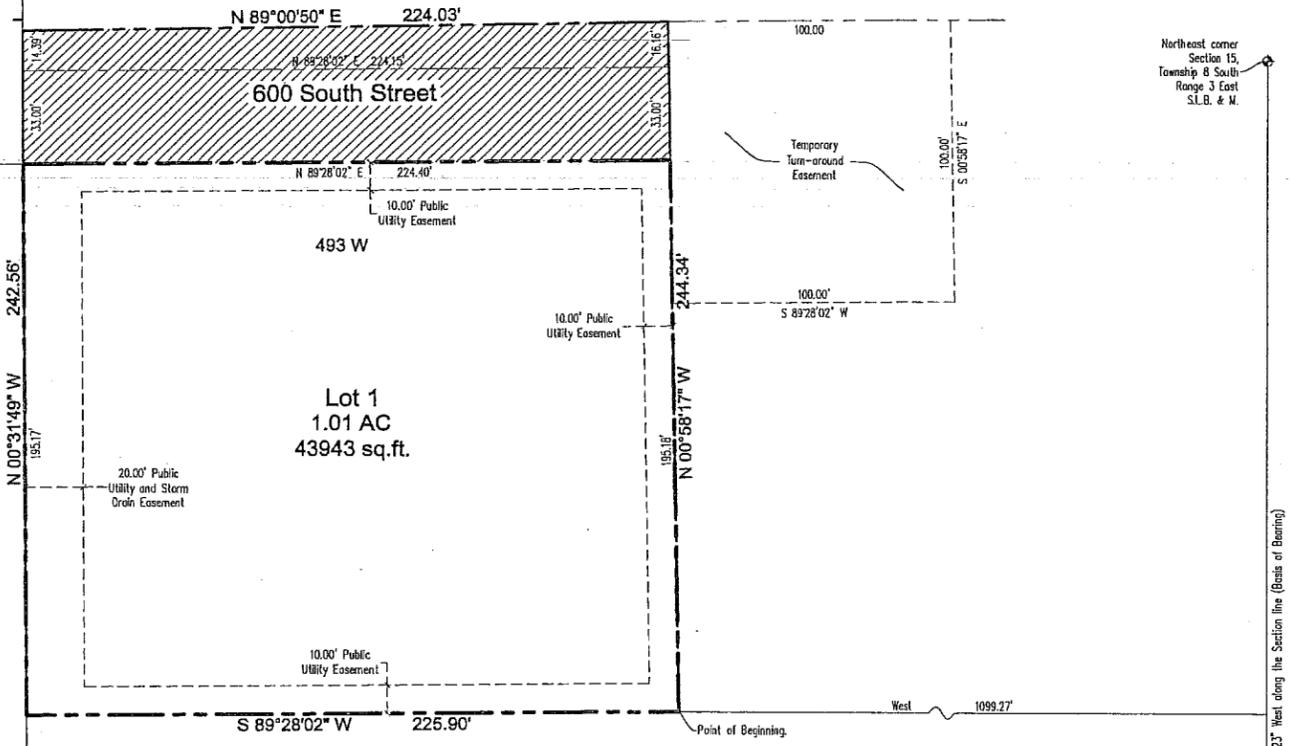


NORTH
1" = 30'



587 S Lot 11
592 W

Robert Perry
Book 4211 Page 618



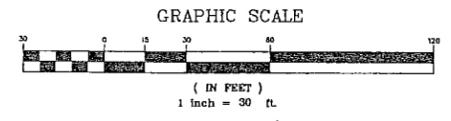
611 W
Lot 9

591 W
Lot 10

Burrows
Entry no. 25548
2003

Dickerson
Entry no. 55739
2007
(future development)

Area to be dedicated to Mapleton City.



Surveyor's Certificate
I, Roger D. [Signature] DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 112002 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 a point located North 00°28'23" West along the Section line 402.85 feet and West 1099.27 feet from the East quarter corner of Section 15, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 89°28'02" West 225.90 feet; thence North 00°31'48" West partially along the Easterly boundary line of Plat "A", Silver Leaf Subdivision 242.56 feet; thence North 89°00'50" East 244.03 feet; thence South 00°58'17" West 244.34 feet to the point of beginning.
Area: 54,766 SF 1.26 Ac.
Basis of Bearing is North 00°28'23" West along the Section line from the East quarter corner to the Northeast corner of said Section 15.

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 AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, 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 HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

Acceptance of Legislative Body
THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 2012.

MAYOR APPROVED _____ ATTEST _____
CITY ENGINEER (See Seal Below) CITY RECORDER (See Seal Below)

Rocky Mountain Power Approval
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY Rocky Mountain Power.

Planning Commission Approval
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ PLANNING COMMISSION.
COMMUNITY DEVELOPMENT DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

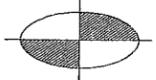
Utility Company Approvals
ROCKY MOUNTAIN POWER _____ QUESTAR _____
CENTURYLINK _____ COMCAST _____
MAPLETON IRRIGATION CO. _____

Conditions of Approval

PLAT "A"
Diamond Back

Mapleton Subdivision Utah County, Utah
Scale: 1" = 30 Feet

PREPARED BY



DUDLEY AND ASSOCIATES INC.

Occupancy Restriction Notice
ORDINANCE NO. _____ OF _____ UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY _____

Acknowledgement (PERSONAL)
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)

Acknowledgement (CORPORATE)
STATE OF UTAH S.S.
COUNTY OF UTAH
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ AND _____, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID _____ IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT _____

CORPORATE SEAL

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

**17.24.020: STREETS TO BE DEDICATED; PARTIAL WIDTH STREETS;
RETAINER STRIPS NOT PERMITTED:**

All streets within and adjacent to the subdivision shall have been previously conveyed to the city by deed or dedication or shall be shown on the final plat for dedication to the city for street purposes. All streets shown on the final plat for dedication to the city shall conform to the minimum standards for both street right of way width and street improvements for the entire width of street, except that the city council, subject to the prior recommendation of the planning commission, may accept the dedication and/or improvement of partial width street provided:

- A. That the proposed partial width street is located at the border of the subdivision and the land abutting the uncompleted side is not owned by the subdivider.
- B. That the width of right of way of the proposed partial street shall be not less than one-half ($1/2$) of the total width for the class of road, plus an additional five feet (5') of width.
- C. That the improvements constructed on the partial width street shall include:
 - 1. The curb, gutter and sidewalk improvements on the side abutting lots in the subdivision, where applicable,
 - 2. All required utilities, and
 - 3. A hard surfaced travelway portion having a width not less than one-half ($1/2$) that required for the specific road classification plus the additional five feet (5') of right of way.

All construction shall be in accordance with city standards.

- D. That there are no existing conditions which would have the effect of preventing the subsequent development of the remaining portion of the street.
- E. That, in the opinion of the city, construction of a partial width street at the proposed location will not create an unsafe or hazardous condition.

No final plat shall be approved where access to a proposed or existing street from adjacent property is proposed to be prohibited through the use of an access retainer strip.

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

October 9, 2012

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

Cory Andersen, agent for Diamond Back Subdivision, Plat "A", requests Preliminary and Final Plat Approval on property located generally at 800 South 350 West.

Applicant Name: Cory Andersen
Applicant Phone Number: (801) 787-3073
Drawings Submitted: October 2, 2012

Community Development Department

Cory Branch, City Administrator, Phone: (801) 806-9104, 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. This proposed subdivision request will require Planning Commission and City Council approval.
2. The title page must be updated regarding changes made to Mapleton City contacts.
3. The following changes need to be made to the Plat:
 - Once the Geo-tech report is completed a note must be added to the plat detailing the concerns related to this area being within a high water table area.
 - A written description must be submitted and recorded outlining the location of the temporary turnaround.
 - There are two (2) signature blocks shown for Rocky Mountain Power. Only one (1) is needed. Keep the one (1) that is located with the other utility signature blocks.
4. Full improvements for the proposed street along 600 South fronting Lot 1 will be required based on the fact that the area being proposed for street right-of-way is all owned by the sub-divider and not the adjacent land owner.
5. On February 6, 2006 a Reimbursement Agreement was put in place between Mapleton City and Silver Leaf, LLC for a water main extension along 800 South. This proposed development will be required to pay a proportionate cost of the water main extension.
6. Where will the clustered mailbox be located? The location of the clustered mailbox must be approved by the City and the U.S. Postal Service.
7. Utility Notification form is not completed. Please submit completed form.
8. Mapleton City Acknowledgement of Requirements forms and agent authorization forms not signed/notarized. Please return completed forms.

Engineering and Public Works Division

Gary Calder, City Engineer, Phone (801) 489-6253, Fax (801) 489-5657
E-mail: gcalder@mapleton.org
Scott Bird, Public Works Director, Phone: (801) 489-6253, Fax: (801) 489-5179
Email: sbird@mapleton.org

Site Grading:

1. Include existing and final contour lines, label final contour lines. Show existing grade on sheet C-9

Water System:

1. This development is part of water reimbursement agreement.