

# Mapleton City Planning Commission Staff Report

Meeting Date: December 9, 2010

**Item #:** 2

**Applicant:** Bishop Homes & Shirlene Revoir

**Prepared by:** Matt Brady

**Zone:** RA-2

**Council Action Required:** No

**REQUEST:**

Bishop Homes & Shirlene Revoir request approval of Hakes Subdivision, Plat "B", a proposed 2-lot Amended Subdivision Plat, located generally at the southeast corner of 200 West and 1600 North. The subject property is in the RA-2 Zone.

**FINDINGS OF FACT:**

1. Hakes Subdivision, Plat "A" was recorded on October 2, 2006 (see Attachment #1).
2. The proposed amended plat will adjust the property line between Lot 1 and Lot 2 of Hakes Subdivision, Plat "A" to match a recently installed fence installed by the owners of Lot 1. 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 November 30, 2010 (Attachment #3).

**ATTACHMENTS:**

1. Recorded Plat – Hakes Subdivision, Plat "A"
2. Proposed Amended Plat – Hakes Subdivision, Plat "B"
3. DRC Minutes – Hakes Subdivision, Plat "B" – November 30, 2010

**VICINITY MAP:**



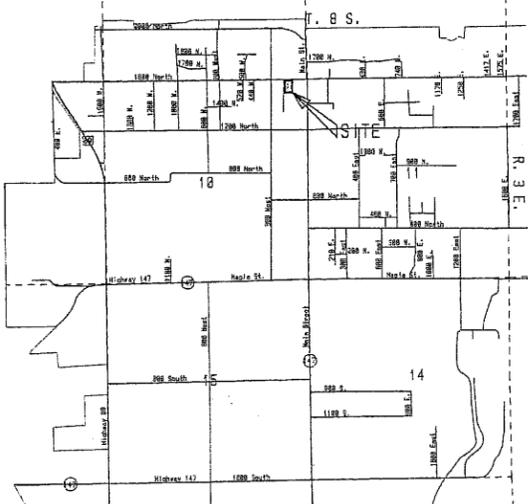
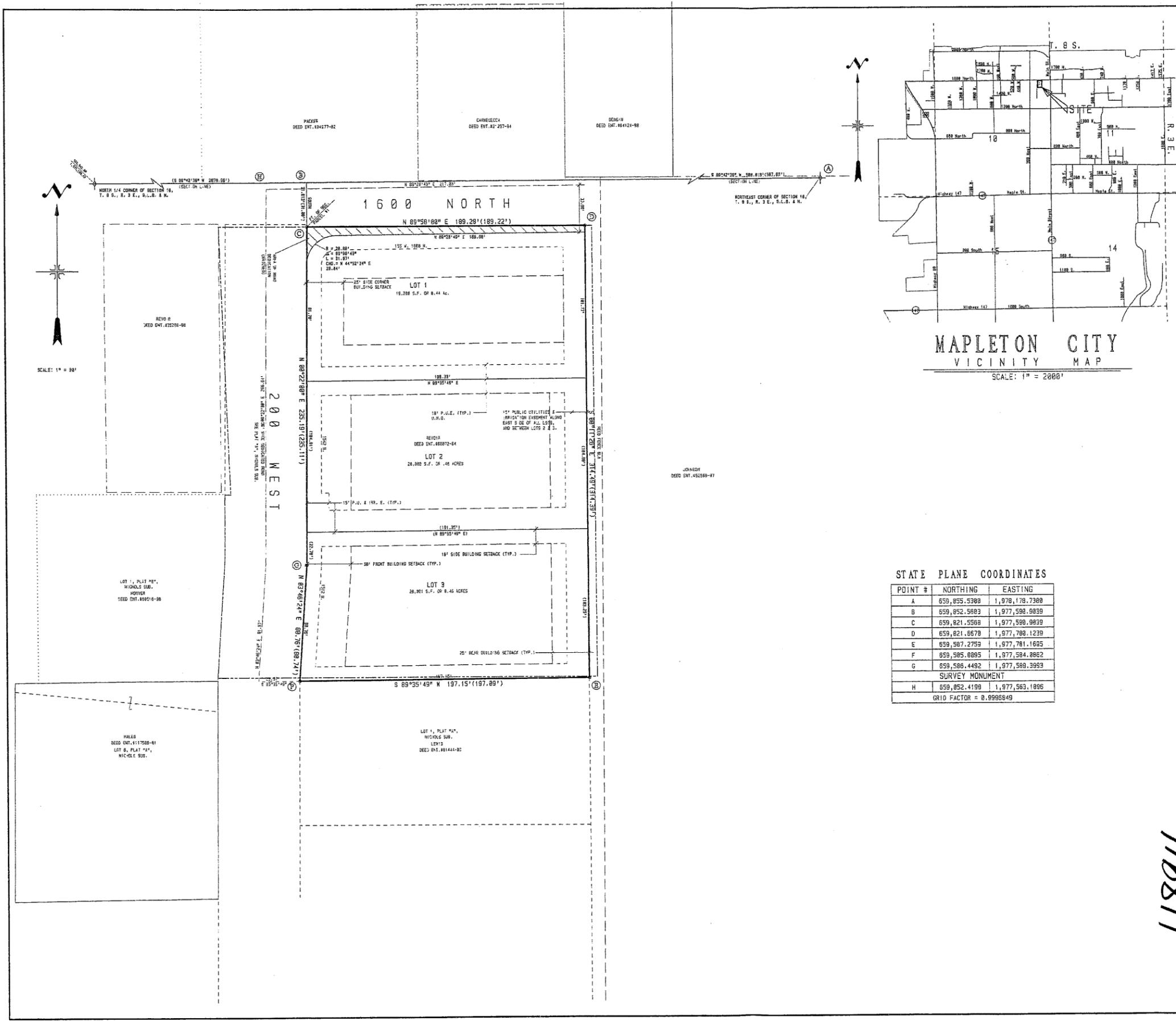
**SITE PHOTOS:**



**Looking northeast at the proposed Hakes Subdivision, Plat "B"**



**Looking east at the proposed Hakes Subdivision, Plat "B"**



**SURVEYOR'S CERTIFICATE**

I, BARRY L. PRETTYMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 185488 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 SOUTH 89°42'38" WEST 589.819 FEET ALONG THE SECTION LINE AND SOUTH 31.813 FEET FROM THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 89°58'00" E	189.28'	ALONG THE SOUTH LINE OF 1600 NORTH STREET.
S 00°11'26" E	314.49'	ALONG A FENCE.
S 09°35'49" W	197.15'	ALONG THE NORTH LINE OF PLAT "A", NICHOLS SUB.
N 03°46'24" E	88.76'	ALONG THE EAST LINE OF 200 WEST STREET.
N 00°22'00" E	235.19'	ALONG THE EAST LINE OF 200 WEST STREET, TO THE POINT OF BEGINNING.

AREA = 1.39 ACRES.

**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, THE PUBLIC UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE, AND THE IRRIGATION EASEMENTS TO ALL LOT OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS Fifth DAY OF May, A.D. 2006.

Paul Southam SURVEYOR  
Shirley Revoir OWNER

**ACKNOWLEDGEMENT**

STATE OF UTAH ) s.s.  
COUNTY OF UTAH )

ON THE 5th DAY OF June, A.D. 2006 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 10-17-2006

Paul Southam SURVEYOR  
Shirley Revoir OWNER

**STATE PLANE COORDINATES**

POINT #	NORTHING	EASTING
A	659,855.5300	1,978,178.7300
B	659,852.5803	1,977,590.9039
C	659,821.5500	1,977,590.9039
D	659,821.6679	1,977,780.1239
E	659,587.2759	1,977,781.1695
F	659,585.8895	1,977,584.8862
G	659,586.4492	1,977,589.3993
SURVEY MONUMENT		
H	659,852.4198	1,977,563.1896
GRID FACTOR = 0.9996849		

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF MAPLETON 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 29th DAY OF August, A.D. 2006.

MAYOR: Paul Southam

APPROVED: Paul Southam ENGINEER  
ATTEST: Camille Parn CLERK-RECORDER

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

CITY-COUNTY HEALTH DEPARTMENT

APPROVED THIS 9th DAY OF February, A.D. 2006 BY THE MAPLETON CITY PLANNING COMMISSION

David H. Parn DIRECTOR-SECRETARY  
Michael C. Clark CHAIRMAN, PLANNING COMMISSION

PLAT "A"

**HAKES**

ENT. 1828692006, 18111111  
SHARON R. COLEMAN  
UTAH COUNTY RECORDER  
2005 Oct 28 8:43 AM PEE 33.00 BY SIL  
RECORDED FOR MAPLETON CITY

SUBDIVISION  
MAPLETON, UTAH COUNTY, UTAH  
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL: BARRY L. PRETTYMAN, NO. 185488, 1/26/06, STATE OF UTAH

NOTARY PUBLIC SEAL: CAROL COCK, NO. 16519, 1/5/06, STATE OF UTAH

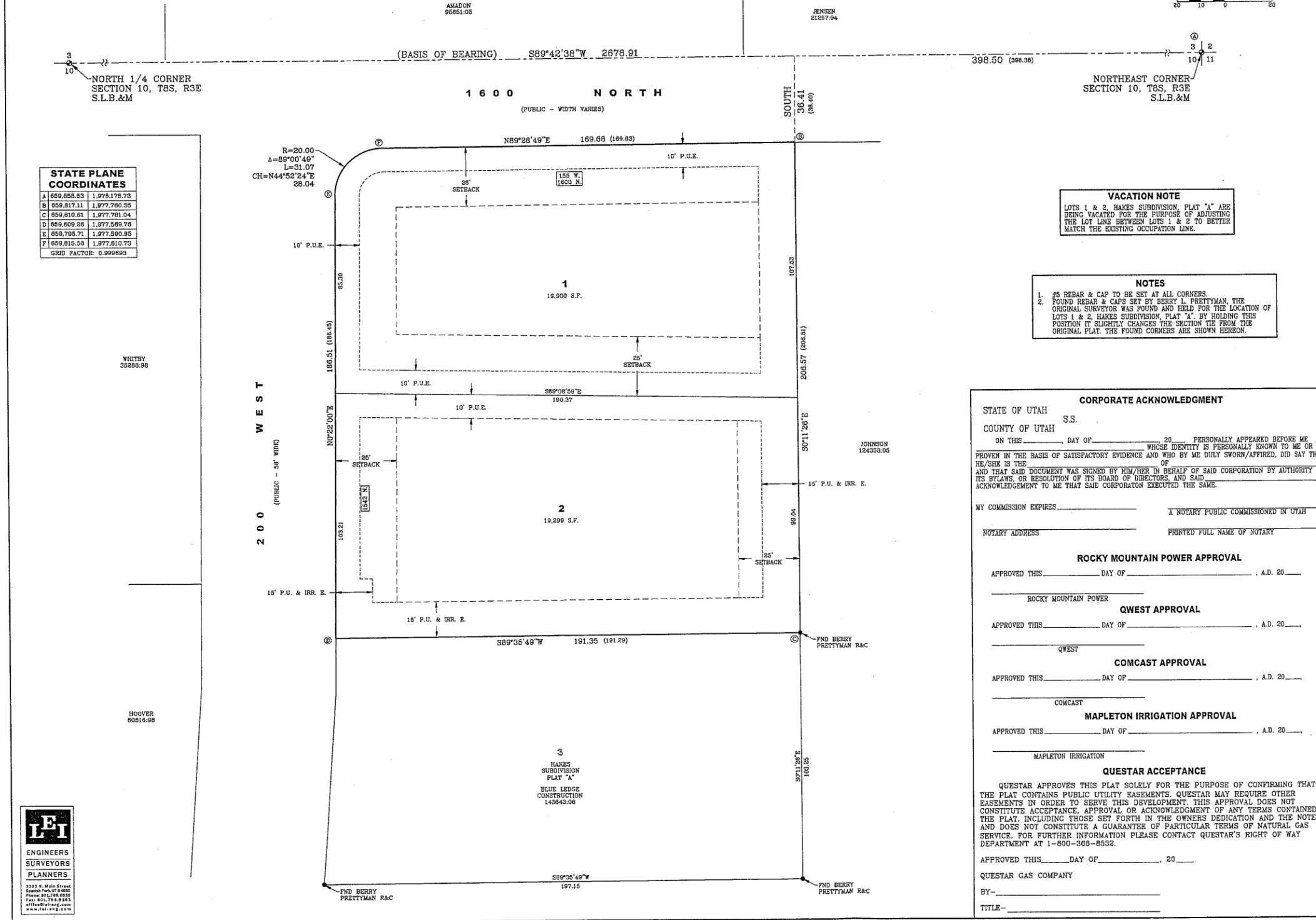
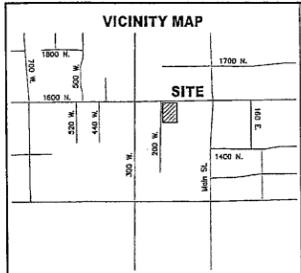
CITY-COUNTY ENGINEER SEAL: PAUL SOUTHAM, NO. 16519, 1/5/06, STATE OF UTAH

CLERK-RECORDER SEAL: SHARON R. COLEMAN, NO. 1828692006, 18111111, 2005 OCT 28 8:43 AM PEE 33.00 BY SIL, RECORDED FOR MAPLETON CITY

This form approved by Utah County and the municipalities therein.

76811

SEC 10 T8S R3E TU 140 D9



**STATE PLANE COORDINATES**

A	859,855.53	1,978,172.73
B	859,817.11	1,977,760.35
C	859,810.81	1,977,781.04
D	859,609.28	1,977,582.78
E	859,795.71	1,977,590.35
F	859,815.59	1,977,810.73

GRID FACTOR: 0.999693



**SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. \_\_\_\_\_ IN ACCORDANCE WITH TITLE 56, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), 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**

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, HAKES SUBDIVISION, PLAT "A" OR MORE PARTICULARLY LOCATED S89°42'38"W ALONG THE SECTION LINE 398.50 FEET AND SOUTH 36.41 FEET FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S011°26'E	206.57	ALONG THE EAST LINE OF HAKES SUBDIVISION, PLAT "A"
S89°35'49"W	191.35	ALONG THE SOUTH LINE OF LOT 2, HAKES SUBDIVISION, PLAT "A"
N72°20'E	186.51	ALONG THE EASTERLY RIGHT-OF-WAY OF 200 WEST
ALONG AN ARC	L=31.07	R=20.00 Δ=89°00'49" CH=N44°52'24"E 28.04
N89°28'49"E	169.68	ALONG THE SOUTHERLY RIGHT-OF-WAY OF 1600 NORTH

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN CONTAINING 0.90 ACRES

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_  
(See Seal Below)

**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 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 HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**VACATION NOTE**

LOTS 1 & 2, HAKES SUBDIVISION, PLAT "A" ARE BEING VACATED FOR THE PURPOSE OF ADJUSTING THE LOT LINE BETWEEN LOTS 1 & 2 TO BETTER MATCH THE EXISTING OCCUPATION LINE.

**NOTES**

- #5 REBAR & CAP TO BE SET AT ALL CORNERS.
- FOUND REBAR & CAPS SET BY BERRY L. PRETTYMAN, THE ORIGINAL SURVEYOR WAS FOUND AND HELD FOR THE LOCATION OF LOTS 1 & 2, HAKES SUBDIVISION, PLAT "A". BY HOLDING THIS POSITION IT SLIGHTLY CHANGES THE SECTION TIE FROM THE ORIGINAL PLAT. THE FOUND CORNERS ARE SHOWN HEREON.

**ACKNOWLEDGMENT**

STATE OF UTAH S.S.  
COUNTY OF UTAH \_\_\_\_\_

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

NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

THE \_\_\_\_\_ 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\_\_\_\_

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH S.S.  
COUNTY OF UTAH \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**ROCKY MOUNTAIN POWER APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ROCKY MOUNTAIN POWER

**QWEST APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

QWEST

**COMCAST APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COMCAST

**MAPLETON IRRIGATION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

MAPLETON IRRIGATION

**QUESTAR ACCEPTANCE**

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 1-800-366-8832.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

QUESTAR GAS COMPANY

BY \_\_\_\_\_

TITLE \_\_\_\_\_

**BOARD OF HEALTH**

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS \_\_\_\_\_

\_\_\_\_\_  
CITY-COUNTY HEALTH DEPARTMENT

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE \_\_\_\_\_ PLANNING COMMISSION

\_\_\_\_\_  
DIRECTOR-SECRETARY

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

**PLAT "B"**

**HAKES**

SUBDIVISION

(INCLUDES A VACATION OF LOTS 1 & 2 OF HAKES SUBDIVISION, PLAT "A")

MAPLETON UTAH COUNTY, UTAH

SCALE 1" = 20 FEET

SURVEYOR'S SEAL \_\_\_\_\_ NOTARY PUBLIC SEAL \_\_\_\_\_ CITY-COUNTY ENGINEER SEAL \_\_\_\_\_ COUNTY-RECORDER SEAL \_\_\_\_\_

This form approved by Utah County and the municipalities therein.



WHITBY 35298-98

HOOVER 60516-98

AMADON 66851-05

JENSEN 21257-94

JOHNSON 124058-05

3  
HAKES  
SUBDIVISION  
PLAT "A"  
BLUE LEDGE  
CONSTRUCTION  
143643-06

FND BERRY  
PRETTYMAN R&C

FND BERRY  
PRETTYMAN R&C

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**MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES**

Tuesday, November 30, 2010 at 8:30am

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

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Bishop Homes & Shirlene Revoir request approval of Hakes Subdivision, Plat "B", a proposed 2-lot Amended Subdivision Plat, located generally at the southeast corner of 200 West and 1600 North. The subject property is in the RA-2 Zone.

Applicant Phone Number: (801) 404-1159

Applicant E-mail: bishophomes@yahoo.com

Application Submitted: November 12, 2010

Drawing Submittal: 1<sup>st</sup> Submittal

Drawing Submittal Date: November 12, 2010

**Community Development Department**

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

**Address the following concerns in revised drawings:**

1. Add surveyor's name, license #, and signature to plat.
2. Type in "CITY COUNCIL" OF "MAPLETON CITY" in the blank lines under the "ACCEPTANCE BY LEGISLATIVE BODY" signature block.
3. Delete the additional blank signature blocks next to the Mayor's signature block. The Mayor will sign the plat on behalf of the City Council. Keep City Engineer and Clerk-Recorder signature blocks on plat.
4. Type in "MAPLETON CITY" where the blank line is prior to the words "PLANNING COMMISSION".
5. Delete Board of Health signature block.
6. Change "DIRECTOR-SECRETARY" signature block to "PLANNING DIRECTOR".
7. If Bishop Homes will not be signing the plat (i.e. if Bishop Homes transfers Lot 2 of Hakes Subdivision, Plat "A" to a new non-corporate owner prior to the recording of Plat "B"), then the "CORPORATE ACKNOWLEDGEMENT" signature block can be deleted.
8. Delete setback lines from plat, as they are subject to change if the zoning ordinance is amended.
9. Basis of bearing line between the NE Corner and the North ¼ Corner of Section 10 is shown as having a distance of 2678.91'. The distance on the original plat as well as records from the Utah County Surveyor's Office is shown as 2678.99'. Please correct.
10. As per Mapleton City Code 17.08.030(F), 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.”*

11. To avoid title problems, the Applicant needs to have the Surveyor and Title Company prepare a Warranty Deed for the actual sale/transfer of the part of Lot 1 of Hakes Subdivision, Plat “A” being transferred to the owners of Lot 2. The Warranty Deed should be recorded after Mapleton City Planning Commission approval of the amended plat, but just prior to the recording of the subdivision plat by the City at Utah County Recorder’s Office. Please coordinate with the City on the timing of the recording.
12. Please submit revised drawings to include: 4 - 11x17 drawings, 4 - 24x36 drawings, and 1 CD containing CAD and PDF files for the project.

**Engineering and Public Works Division**

Gary Calder, City Engineer, 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

1. Three items need to be completed.
  - Sidewalk sections are missing on 1600 North.
  - Fix leaking irrigation box.
  - Power pole needs to be relocated on 1600 North.
2. Bonding will be required prior to recording of the Subdivision Plat.