

Mapleton City Council Staff Report

Meeting Date: January 6, 2015

Applicant: Elaine Cochrane
Location: Approximately 1400 North 600 West
Prepared by: Brian Tucker, Planner
Public Hearing Item: No
Zone: RA-2

REQUEST

Consideration of a Resolution approving the Final Plat of the Murray Acres Plat "A" subdivision, consisting of four lots located generally at 1400 North 600 West.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 2.087 acres and is located in the RA-2 zone at approximately 1400 North 600 West. The project area consists of a relatively larger parcel that is mostly surrounded by developed lots. The parcel is located at the end of a stubbed road, 1400 North, and is located near the stubbed 520 West. The applicant is requesting approval construct and dedicate 1400 North to provide frontage for 4 new building lots and for subdivision approval for those 4 lots. The Planning Commission recommended approval of the project on December 11, 2014.

EVALUATION

General Plan: The General Plan indicates that this property should develop in a medium density manner. The proposed lots, ranging from .385 acres to .472 are consistent with the General Plan.

Master Transportation Plan/Street Design: The Mapleton City Transportation Master Plan does indicate that 1400 North should be continued and should tie in to 520 West and eventually 440 West. The proposal does facilitate the planned expansion of the street system in this area. The proposed street design is a standard design for a local access street and is a continuation of the existing 1400 North cross section.

Zoning: Lots located within the RA-2 zoning district must have a minimum lot size of .33 acre with a minimum width of 100 feet as allowed by Mapleton City Code (MCC) Chapter 18.36.060. The proposed lots comply with these requirements.

Review Criteria: 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 proposed project complies with these standards.

STAFF RECCOMENDATION

Approve the Final Plat for the Murray Acres Plat "B" subdivision with the attached findings and condition.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated December 16, 2014 shall be addressed prior to plat recording.

ATTACHMENTS

1. Findings for Decision.
2. Project Plans.
3. DRC Minutes dated 12/16/14.
4. Planning Commission minutes dated 12/11/14.

RESOLUTION NO. 2015-

CONSIDERATION OF FINAL PLAT APPROVAL OF THE MURRAY ACRES PLAT “A” SUBDIVISION, CONSISTING OF FOUR LOTS LOCATED GENERALLY AT 1400 NORTH 600 WEST.

WHEREAS, title 17 of the Mapleton City Code (MCC) outlines the process and requirements for subdivision approval; and

WHEREAS, the Planning Commission has reviewed and approved the Preliminary and Final Plats for this subdivision; and

WHEREAS, the proposed project complies with title 17 of the MCC as outlined in the findings for decision attached to the City Council Staff Report.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the Final Plat for the Murray Acres Plat “A” subdivision with the findings and conditions as outlined in the staff report dated January 6, 2015.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

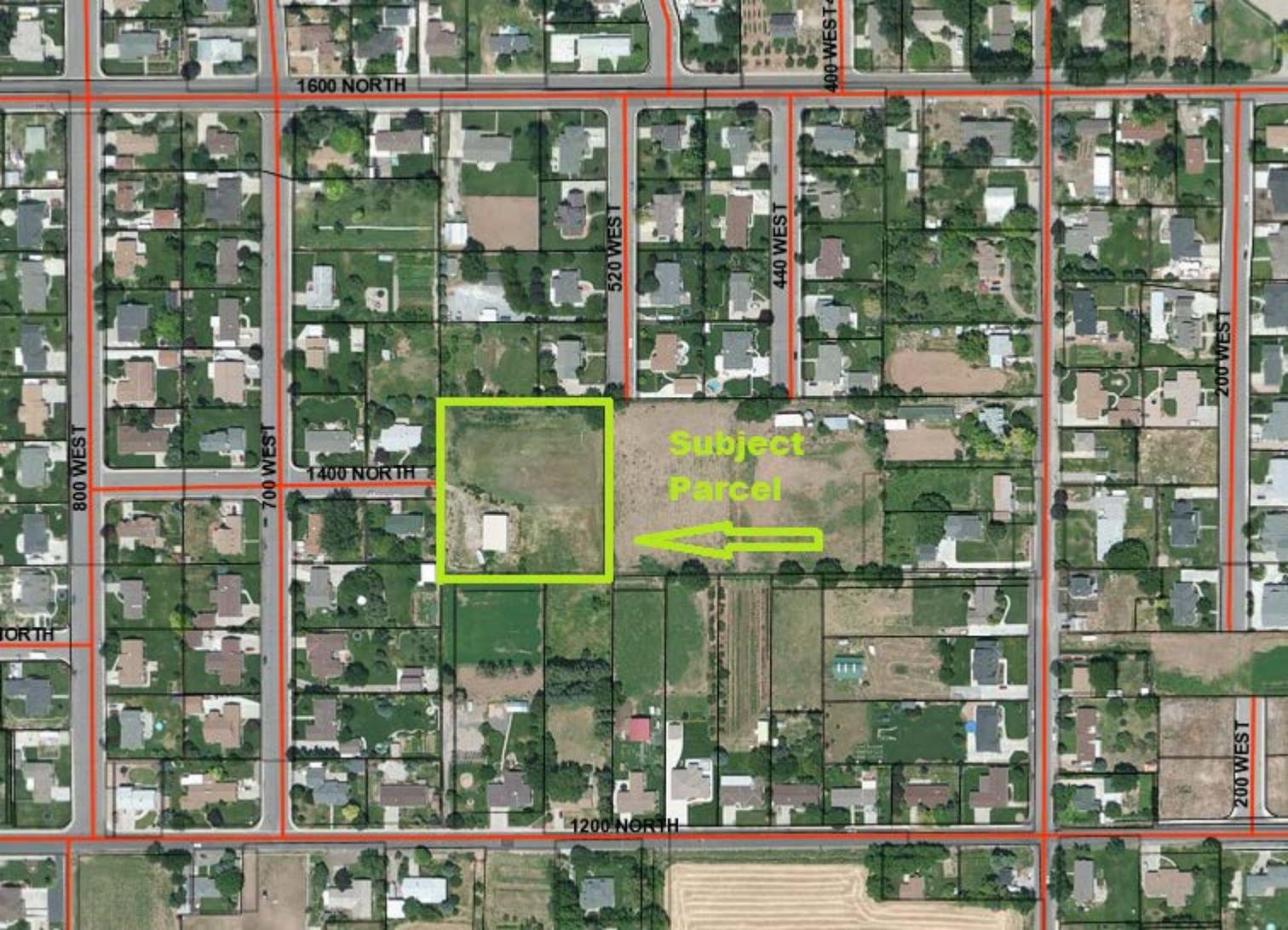
This 6th Day of January, 2015.

Brian Wall
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

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.	✓



1600 NORTH

400 WEST

520 WEST

440 WEST

200 WEST

Subject
Parcel



1400 NORTH

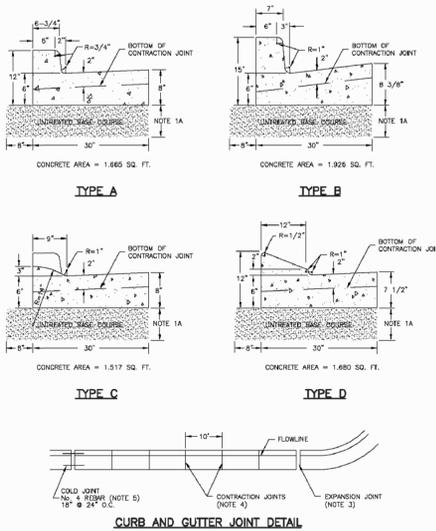
1200 NORTH

200 WEST

800 WEST

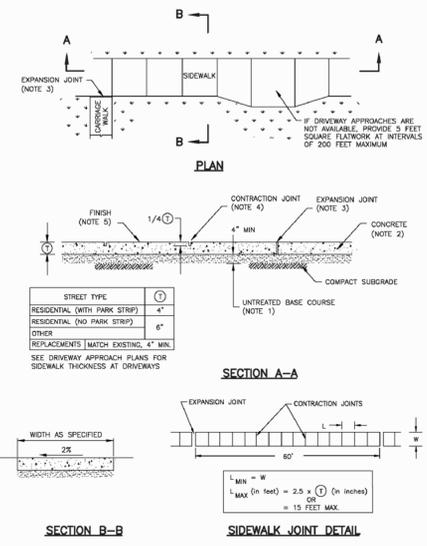
700 WEST

NORTH



Curb and gutter Plan No. **205**
June 2005 Drawing 1 of 2

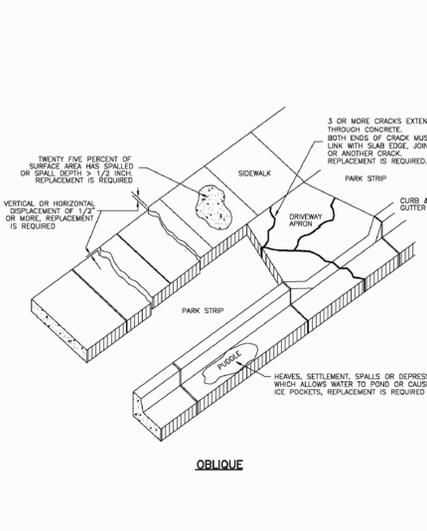
- Curb and gutter**
- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - If flow line grade is greater than 0.5 percent (s=0.005), provide 6 inches uncompacted thickness. If less, provide 8 inches uncompacted thickness.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
 - CONCRETE: Class 4000 per APWA Section 03 30 04.
 - If necessary, provide concrete that achieves design strength in less than 7 days. Caution: concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Place concrete per APWA Section 03 30 10.
 - Provide 1/2 inch radius on concrete edges exposed to public view.
 - Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
 - EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73.
 - Set top of filler flush with surface of concrete.
 - Expansion joints are required at the start or end of a street intersection curb return. Expansion joints are not required in slip form work.
 - CONTRACTION JOINT: Make contraction joints vertical.
 - 1/8 inch wide and 2 inch deep or 1/4 slab thickness if slab is greater than 8 inches thick.
 - If necessary, match location of contraction joints in portland cement concrete roadway pavements.
 - REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 03 20 00 requirements.
 - FINISH: Broomed.
 - PROTECTION AND REPAIR:
 - Fill flow-line with water. Repair construction that does not drain.
 - Protect concrete from deicing chemicals during cure.



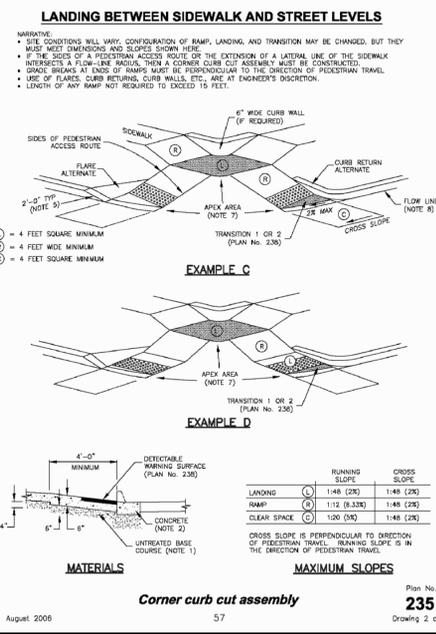
Concrete sidewalk Plan No. **231**
December 2005 51

- Patterned concrete park strip**
- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
 - CONCRETE: Class 4000 per APWA Section 03 30 04.
 - If necessary, provide concrete that achieves design strength in less than 7 days. Caution: concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Place concrete per APWA Section 03 30 10.
 - Provide 1/2 inch radius on concrete edges exposed to public view.
 - Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
 - EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73.
 - Set top of filler flush with surface of concrete.
 - Place joints to match expansion joint locations in sidewalk.
 - CONTRACTION JOINT: Make contraction joints vertical.
 - 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
 - For non-square panels, maximum length to width ratio is 1.5 to 1.
 - PATTERN: Place pattern uniformly over surface to a depth of 1/2 inch.
 - COLOR: As specified or as selected by ENGINEER.

Defective concrete Plan No. **291**
April 1997 107

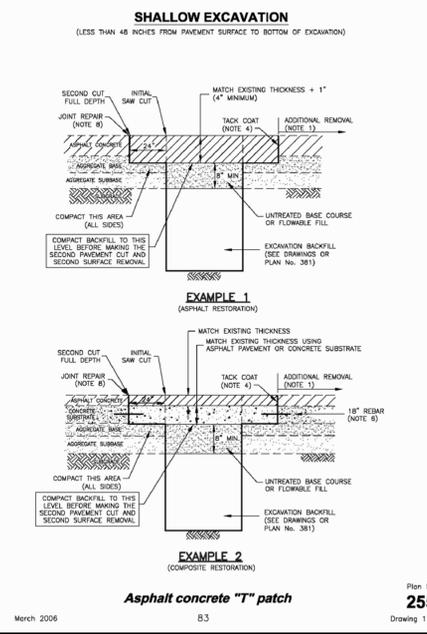


Defective concrete Plan No. **291**
April 1997 107



Corner curb cut assembly Plan No. **235**
August 2008 Drawing 2 of 3

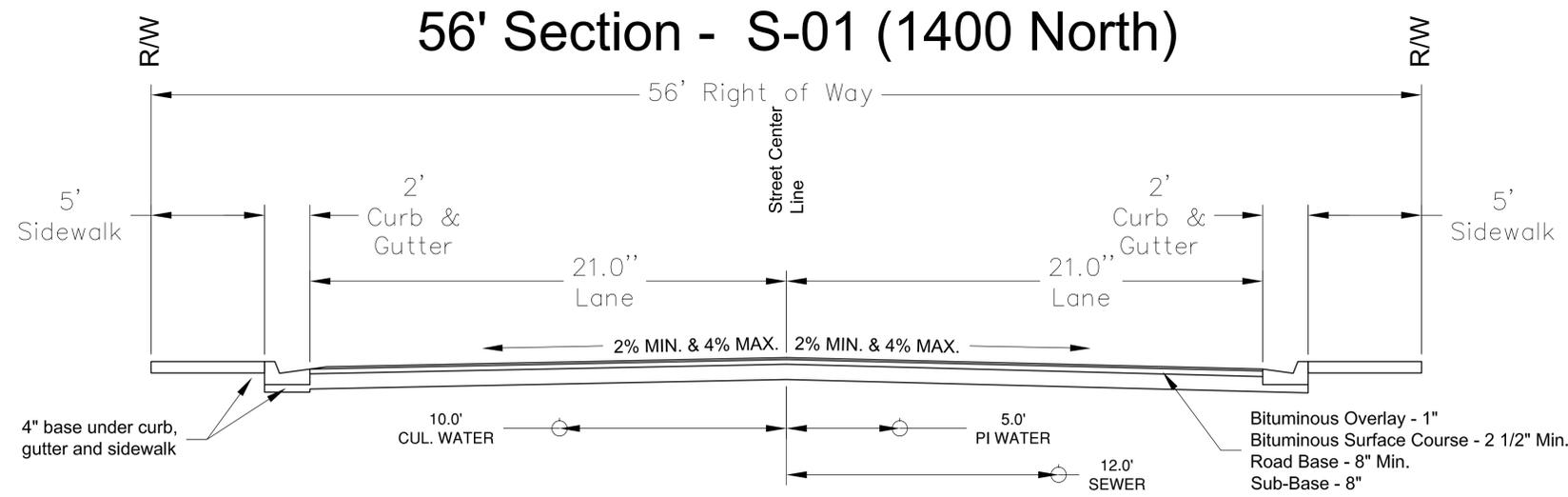
- Corner curb cut assembly**
- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
 - CONCRETE: Class 4000 per APWA Section 03 30 04.
 - If necessary, provide concrete that achieves design strength in less than 7 days. Caution: concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Place concrete per APWA Section 03 30 10.
 - Provide 1/2 inch radius on concrete edges exposed to public view.
 - Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
 - EXPANSION JOINT: Make expansion joints vertical.
 - Full depth 1/2 inch thick type F1 joint filler material per APWA Section 32 13 73. Set top of filler flush with surface of concrete.
 - CONTRACTION JOINT: Make contraction joints vertical.
 - 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
 - Maximum length to width ratio for non-square panels is 1.5 to 1.
 - Maximum panel length (in feet) is 2.5 times the slab thickness (in inches) to a maximum of 15 feet.
 - FLARE: If a flare is in a pedestrian circulation area, the slope of the flare shall be 1:10 (10%) maximum measured perpendicular to the pedestrian access route.
 - DETECTABLE WARNING SURFACE: A detectable warning surface is required in a ramp, transition, or landing that provides a flush connection to the street. Perpendicular and non-perpendicular connections are shown in APWA Plan No. 238.
 - APEX AREA: The apex area may have curb and gutter, curb walls, flares, ramps, landings, detectable warning surface and landscaping. Flow-line grade may exceed 2 percent to match street grade.
 - PROTECTION AND REPAIR:
 - Protect concrete from deicing chemicals during cure.
 - Fill flow line with water. Repair construction that doesn't drain.



Asphalt concrete "T" patch Plan No. **255**
March 2006 83

- Asphalt concrete "T" patch**
- ADDITIONAL PAVEMENT REMOVAL: Remove additional pavement to a painted lane stripe, a lip of gutter, a curb, an existing pavement patch, or an edge of the pavement if such street feature is within 2 feet of the second saw cut.
 - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
 - UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
 - FLOWABLE FILL: Provide 28 day 60 psi controlled low strength material as specified in APWA Section 31 05 15. Use fill material which flows easily and vibration is not required. Cure to initial set before placing aggregate base or asphalt pavement. Use flowable fill in excavations that are too narrow to receive compaction equipment.
 - TACK COAT: APWA Section 32 12 14. Full tack coat coverage on all vertical surfaces.
 - Asphalt pavement: Use asphalt concrete specified in APWA Section 33 05 25.
 - Install in lifts no greater than 3 inches after compaction.
 - Compact to 94 percent of ASTM D 2941 (Rice Method) plus or minus 2 percent.
 - REINFORCEMENT: ASTM A 615, Grade 60. No. 5 galvanized or epoxy coated deformed steel 24 inches on center.
 - Required if existing concrete thickness is 6 inches or greater.
 - Not required if (1) existing concrete is less than 6 inches thick, (2) existing concrete is deteriorating, (3) excavation is less than 3 feet square, (4) asphalt pavement is substituted for concrete substrate.
 - CONCRETE SUBSTRATE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure to initial set before placing new asphalt concrete patch.
 - JOINT REPAIR: If a crack occurs at the "T" patch connection to existing pavement or at any street feature, seal the crack per APWA Section 32 01 17.
 - PATCH REPAIR: Repair the asphalt pavement patch if any of the following conditions occur within the patch.
 - Pavement surface distortion exceeds 1/4 inch deviation in 10 feet. Repair option: Plane off surface distortions. Coat planed surfaces with a calcium or anionic emulsion that complies with APWA Section 32 12 03 and provide sand binder.
 - Cracks at least 1-foot long and 1/4 inch wide occur more often than 1 in 10 square feet. Repair option: Crack seal.
 - Asphalt ravelling is greater than 1 square foot per 100 square feet. Repair option: Mill and inlay.

Asphalt concrete "T" patch Plan No. **255**
March 2006 83



- TYPICAL STREET CROSS SECTION NOTES**
- BITUMIOUS ASPHALT OVERLAY - 1"
 - BITUMIOUS ASPHALT SURFACE COURSE = 2 1/2" LOCAL
3 1/2" COLLECTOR
 - UNTREATED BASE COURSE = 8" MIN.
 - SUB BASE = 8" MIN. AS PER CBR OF 3% OF THE GEOTECH REPORT
 - WATER = 10' NORTH OF CENTER LINE
 - PRESS. IRR. = 5' SOUTH OF CENTER LINE
 - SEWER = 12' SOUTH OF CENTER LINE
 - STORM DRAIN SUMP = ON CENTER LINE
 - P.U.E. TO BE USED BY GAS, ELECTRICAL & COMMUNICATIONS.

MURRAY ACRES
ELAINE COCHRAN
CITY DETAILS

No.	Revision	Date

8
OF 9 SHEETS
Proj# 942-1752

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374-6262

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**Located in the Northeast Quarter
of Section 10,
Township 8 South,
Range 3 East,
Salt Lake Base and Meridian
550 West 1400 North,
Mapleton, Utah**

QUIT CLAIM DEED
ENTRY 63421 YEAR 2005
JOHN MILLER & WENDY LYNNE MAGRATH
SERIAL NO.: 43:057:0019

Northeast Corner of Section 10,
Township 8 South, Range 3 East,
Salt Lake Base and Meridian
(Found Monument)

North 1/4 Corner of Section 10,
Township 8 South, Range 3 East,
Salt Lake Base and Meridian (Found Monument)



700 WEST

1400 NORTH

520 WEST

SOUTH 552.08'

N00°06'45"W 312.09'

S00°19'18"E 3111.71'

N89°30'44"E 290.95'

S89°26'18"W 292.09'

N89°43'18"E (Basis of Bearing)
N89°43'18"E 656.80'

N89°43'18"E 2022.18'

NARRATIVE:

I was asked by the owner of the property to perform a land survey of the property located in Mapleton City, Utah County, Utah, to meet a requirement for boundary and to subdivide the property into streets and lots.

The survey data was calculated and plotted together with the deeds and plats on record at the Utah County Reorder, of the surrounding priorities to show any gaps or overlaps between the deeds and the field survey of the subject property.

The survey was begun at the North Quarter Corner of Section 10, Township 8 South, Range 3 East, Salt Lake Base and Meridian. The Basis of Bearing being North 89°43'18" East along the Section from the North Quarter Corner to the Northeast Corner of said Section.

BOUNDARY DESCRIPTION:

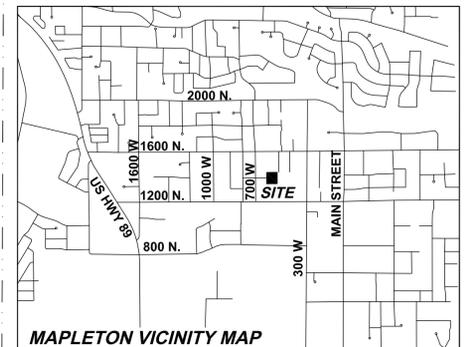
Commencing at a point being North 89°43'18" East along the section line 656.80 feet and South 552.08 feet from the North Quarter Corner of Section 10, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°30'44" East along the southerly boundary of Jenwood Estates Subdivision, Phase 2 Amended and an existing fence line 290.95 feet to the westerly right-of-way of 520 West Street; thence South 00°19'18" East along an existing fence line 311.71 feet to the northerly boundary of Maple Mountain Subdivision and an existing fence corner; thence South 89°26'18" West along the northerly boundary of Maple Mountain Subdivision and an existing fence line 292.09 feet to the easterly boundary of Seal's Estates Subdivision Plat A and an existing fence corner; thence North 00°06'45" West along said the easterly boundary of Seal's Estates Subdivision Plat A and an existing fence line 312.09 feet to the point of beginning.

Area = 90,923.22 Square Feet / 2.087 acres

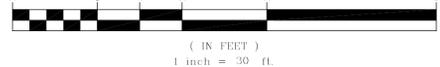
Sean A. Fernandez
Registration / License Number 312775

NOTES:

- The title commitment used for this survey was issued by ? Title Insurance Agency, Inc., dated ? Commitment Number ?.
- There is no observable evidence of site use as a solid waste dump, sump, sanitary landfill and there is no observable evidence of current earth moving, building construction or building additions.
- Datum / Benchmark is the North Quarter corner of Section 10, T8S, R3E, S.L.B. & M. with a NGVD29 elevation of 4719.64' as recorded on the Utah County Surveyor's Section Tie sheet (Tie No. 67-50)
- FIRM, Flood Insurance Rate Map, City of Mapleton, Utah County, Utah, Community Panel 490156 0005 B, dated December 16, 1980, Zone C - Areas of minimal flooding.
- The property is near the intersection of 700 West and 1400 North.
- All underground utilities are depicted as believed to exist, however verification of exact location to be verified before digging.
- The current Zone is RA-2 (Residential - Minor Agricultural Zone) as set forth in Mapleton City Code Chapter 18.36. Minimum lot area is 14,500 square feet. Not more than one single-family dwelling. Minimum lot width is 100 feet. Yard requirements: front being a minimum of 30 feet, rear a minimum of 25 feet, side a minimum of 10 feet and side yard contiguous to a street is a minimum of 30 feet.



GRAPHIC SCALE



A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

MURRAY ACRES
ELAINE COCHRAN
SURVEY

No.	Revision	Date
1		

OF 1 SHEETS

Proj # 942 - 1752

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SEAL

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

December 16, 2014 at 8:30am

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

On November 7, 2014 Elaine Cochran re-submitted a subdivision and engineering plans for a four lot subdivision located at approximately 600 West 1400 North. Many of the items identified as lacking for a complete application have been submitted. Any lacking items are noted below. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards. **All items that include an * and are bolded are required prior to any public hearings.**

Community Development Division

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

Email: sconroy@mapleton.org

Brian Tucker, Planner, Phone: (801) 806-9108

Email: btucker@mapleton.org

Please submit revised drawings and the following corrections:

Application Deficiencies:

1. The applicant must submit a statement indicating the type of performance guarantee proposed to be offered as security for the construction of the required public improvements. The statement should include an indication of your intent to either install the required improvements prior to recording the subdivision plat (thereby necessitating only a 10% durability bond) or submit a performance guarantee and durability bond prior to recording the plat (thereby allowing for the plat to be recorded prior to the installation of improvements).
2. *If* the applicant is seeking future reimbursement for specific on-site and off-site improvements, written notification from applicant to city must be received prior to the recording of the final plat.

Comments for plans submitted November 7, 2014:

1. The existing irrigation ditch must be piped. The plans must be submitted to and approved by Mapleton Irrigation.
2. Based on parcel maps maintained by Utah County, there appear to be gaps between the subject property and properties located both to the west and to the south. These gaps must be closed and property line agreements recorded. Please submit copies of these boundary line agreements to Mapleton City for the subdivision file.
3. Please include a line for each notary to print their full name, their commission number and the words "A notary public commissioned in Utah" in the notary public signature block. This is a precaution to prevent issues with illegible notary stamps.

Engineering and Public Works Division

Gary Calder, City Engineer, Email: gcalder@mapleton.org

Scott Bird, Public Works Operation Director, Email: sbird@mapleton.org

Phone (801) 489-6253, Fax (801) 489-5179

Address the following concerns in revised drawings:

Project: Murray Acres Date: December 18, 2014

Site Grading:

1. Clearing and Grubbing will be required.

Water System:

1. Water Model to be reviewed by RB&G (801) 374- 5771, the cost of this review is the responsibility of the developer.

Secondary Water (Pressure Irrigation):

1. Show Pressurized Irrigation Meter Detail

Roadway:

1. Show turn around at end of 1400 N. with road base 8 inches thick and easement on plat per International Fire Code

Storm Drain:

1. SWPPP and Land Disturbance permits will be required.

Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
2. Remove Streetlight location and Detail from Plans. Streetlight will be installed by RMP
3. Mapleton/APWA standards will apply

Upon final plat approval from the final decision making body (Planning Commission or City Council), the following items will be required:

- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (amount to be determined by City Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- Payment of impact fees (\$4,528 per lot). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- Submit 4.6 Mapleton Irrigation or Hobbie Creek water shares (1.11 irrigable acres x 2.5 shares per acre + .45 shares per lot x 4 = 4.6 shares).
- Payment of engineering inspection fees (\$200 per lot).
- Payment of street light fee (\$450 per lot).
- Submit a SWPPP and Land Disturbance application and fee (\$500). Contact Scott Bird at Public Works (489-6253) to review this requirement.
- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder (\$30 per page an \$1 per lot).

MAPLETON CITY
PLANNING COMMISSION MINUTES
December 11, 2014

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: Golden Murray
Thomas Quist
Justin Schellenberg

Staff in Attendance: Sean Conroy, Community Development Director
Brian Tucker, Planner

Minutes Taken by: April Houser, Executive Secretary

Chairman Lewis called the meeting to order at 6:30pm. Justin Schellenberg gave the invocation and Golden Murray led the Pledge of Allegiance.

Items are not necessarily heard in the order listed below.

Alternate Commissioner Justin Schellenberg was seated as a voting member this evening.

Item 3. Consideration of Preliminary and Final Plat approval of the Murray Acres Subdivision Plat "A", consisting of four lots located generally at 1400 North 600 West.

Brian Tucker, Planner, went over the Staff Report for those in attendance. **Commissioner Murray** stated that the applicant for this item is his sister, but that he does not personally have any interest in the development. As proposed each lot meets the current Zoning and General Plan ordinance. This item will go on to the City Council for final approval. Mapleton Irrigation is required to sign the plat stating that they are in agreement with what is being done in regards to the current irrigation ditches in the area. The City Engineer has reviewed the plans and does not currently seem to have any concerns with the improvements being proposed.

Mark Greenwood, the applicant's Engineer, stated that the entire Right-of-Way (ROW) for 520 West is not located on this property. They are only able to construct to the property line, but plan to give the City the full ROW required in order to ensure all necessary improvements can be installed in the future. All of the drainage is flowing to the west with collection points in between lots 1 and 2 and another between lots 3 and 4.

Chairman Lewis opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Quist moved to approve the Preliminary and recommend Final Plat approval to the City Council for the Murray Acres Subdivision Plat "A", consisting of four lots located generally at 1400 North 600 West with the condition that all outstanding issues raised in the Development Review Committee (DRC) minutes dated November 4, 2014 shall be addressed prior to plat recording.

Second: Commissioner Schellenberg
Vote: 3:0:1 with Commissioners Schellenberg, Quist and Lewis voting aye and Commissioner Murray abstaining due to his relationship with the applicant.