

# City Council Staff Report

February 17, 2016

**Applicant:** Arklow  
Holdings, LLC

**Location:** 650 W 800 N

**Prepared by:** Sean Conroy,  
Community Development  
Director

**Public Hearing:** No

**Zone:** RA-2

**Attachments:**

1. Proposed phasing plan.

**REQUEST**

Consideration of a Resolution amending the Stonebridge Subdivision to divide the project into two phases.

**BACKGROUND AND PROJECT DESCRIPTION**

On May 14, 2014 the City Council approved the Final Plat for the Stonebridge Subdivision consisting of 28 lots. The applicant is now prepared to begin construction on the subdivision but is requesting approval of a phasing plan. Plat “A” would consist of 12 lots and Plat “B” would consist of 13 lots.

**EVALUATION**

The subdivision ordinance allows for projects to be phased. The proposed phasing plan does not create any undue impact on city utilities or services and is divided in a logical way. Staff has no concerns with the proposed phasing plan.

**STAFF RECCOMENDATION**

Adopt the attached Resolution.

**RESOLUTION NO. 2016-**  
**CONSIDERATION OF A RESOLUTION AMENDING THE STONEBRIDGE**  
**SUBDIVISION TO DIVIDE THE PROJECT INTO TWO PHASES**

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

**WHEREAS**, the City Council approved the Stonebridge subdivision, consisting of 28 lots, on May 20, 2014; and

**WHEREAS**, the applicant is requesting approval to divide the subdivision into two phases. Plat "A" would consist of 15 lots and Plat "B" would consist of 13 lots.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Mapleton, Utah, to divide the Stonebridge Subdivision into Plat "A" consisting of 15 lots and Plat "B" consisting of 13 lots as shown in Exhibit "A". All conditions as approved on May 20, 2014 by the City Council still apply.

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

This 17<sup>th</sup> Day of February, 2016.

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Brian Wall  
Mayor

ATTEST:

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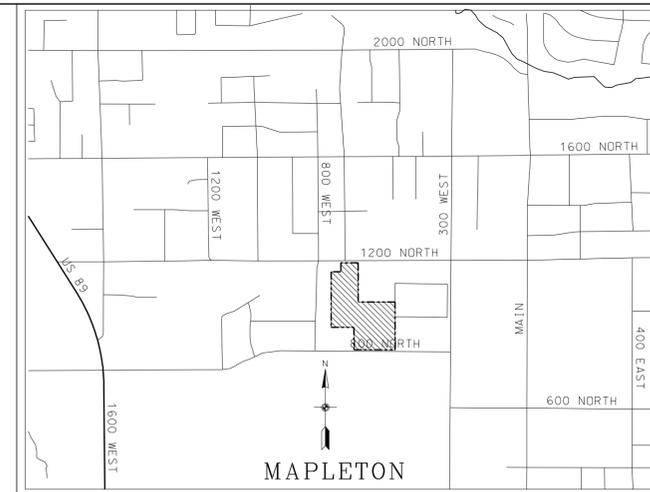
Camille Brown  
City Recorder  
**Publication Date:**  
**Effective Date:**

NORTH QUARTER CORNER SECTION 10  
TOWNSHIP 8 SOUTH, RANGE 3 EAST  
SALT LAKE BASE AND MERIDIAN

BASIS OF BEARING (FIELD) N89°43'18"E - 2679.10'

Exhibit "A"

NORTH EAST CORNER SECTION 10  
TOWNSHIP 8 SOUTH, RANGE 3 EAST  
SALT LAKE BASE AND MERIDIAN



VICINITY MAP

**SURVEYOR'S CERTIFICATE**  
I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 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**

Beginning at a point which is North 89°43'18" East along the Section line 557.56 feet and South 1332.71 feet from the North Quarter Corner Section 10, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 00°00'03" East along a fence line and its line extended 495.57 to the intersection with another fence line; thence South 88°45'43" East along a fence line 162.91 feet; thence South 01°47'00" West 2.72 feet; thence South 88°25'00" East along a fence line 306.72 feet to another fence line and to a point on the Boundary Agreement line of Official Records as Entry No. 114787:2007; thence along said Boundary Agreement line and along a fence line the following two (2) courses: (1) South 01°45'37" West 190.37 feet; (2) North 89°58'31" East 0.68 feet; thence South 00°39'23" West along a fence line 359.92 feet; thence South 01°28'49" East along said fence line 44.97 feet; thence North 89°20'21" East 516.92 feet to a fence line and to a point on the Boundary Agreement line of Official Records as Entry No. 114347:2007; thence along said Boundary Agreement line and along said fence line the following four (4) courses: (1) North 00°41'43" East 49.35 feet; (2) North 00°43'50" West 222.99 feet; (3) North 88°20'01" West 297.49 feet; (4) North 00°23'36" West 314.99 feet; thence North 00°30'00" West along said fence line and along the Boundary Agreement line of Official Records as Entry No. 93051:2007 375.65 feet; thence North 89°52'37" East partially along a fence line and its line extended 136.47 feet; thence North 00°30'00" West 130.61 feet; thence South 89°13'54" East 225.35 feet to the point of beginning.

Area = 13.115 Acres

DATE \_\_\_\_\_ BARRY ANDREASON  
(SEE SEAL BELOW)

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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 \_\_\_\_\_, 20\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_  
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

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

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY OF MAPLETON, 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\_\_\_\_

MAYOR \_\_\_\_\_

APPROVED BY CITY ENGINEER \_\_\_\_\_ ATTEST CITY RECORDER \_\_\_\_\_  
(SEE SEAL BELOW) (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**

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

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

**PLAT "A"**

**STONEBRIDGE**

A RESIDENTIAL SUBDIVISION  
LOCATED WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 10,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN

MAPLETON CITY UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL NO.166572 BARRY ANDREASON State of Utah	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY
- CENTERLINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- FOUND SECTION CORNER
- SET 3/4" REBAR & CAP (BOUNDARY)
- SET 5/8" REBAR & CAP (BACK CORNERS)
- SET RIVETS FRONT CORNERS
- GRID DISTANCE

Name	Radius	Length	Delta	Tangent	Chord	Chord Bearing
C1	20.00	31.27	89°35'33"	19.86	28.18	N 44°47'47" W
C2	20.00	31.56	90°24'27"	20.14	28.38	S 45°12'13" W
C3	20.00	31.42	90°00'00"	20.00	28.28	N 90°00'00" E
C4	20.00	31.42	90°00'00"	20.00	28.28	S 45°00'00" E
C5	20.00	31.02	88°51'43"	19.61	28.00	N 45°09'42" W
C6	20.00	31.67	90°43'50"	20.26	28.46	N 44°38'05" E
C7	20.00	31.16	89°16'10"	19.75	28.10	S 45°21'55" E
C8	20.00	31.24	89°30'00"	19.83	28.16	N 45°15'00" W
C9	20.00	31.59	90°30'00"	20.18	28.41	S 44°45'00" W
C10	200.00	117.62	33°41'49"	60.57	115.94	N 73°09'05" E
C11	220.00	116.62	30°22'23"	59.72	115.26	N 74°48'48" E
C12	240.00	115.71	27°37'24"	59.00	114.59	S 76°11'18" W
C13	20.00	26.36	75°31'21"	15.49	24.49	S 38°15'40" E
C14	20.00	31.49	90°12'44"	20.07	28.34	N 44°36'34" E

- NOTES:
- NO TREES OR SHRUBS IN IRRIGATION COMPANY EASEMENTS.
  - NO TELEPHONE BOXES OR POWER BOXES IN IRRIGATION COMPANY EASEMENTS.
  - FENCES DISTURBED DURING CONSTRUCTION ACTIVITIES MUST BE REPLACED AND RETURNED TO PRE-CONSTRUCTION CONDITIONS, OR BETTER.

**LINE TABLE**

L1	S89°52'37"W	15.00'
L2	N00°30'00"W	97.04'

Plat "B"

**NAD 27 STATE PLANE COORDINATE TABLE**

A	658924.55	1977294.72
B	658428.82	1977294.73
C	658425.30	1977457.65
D	658422.58	1977457.56
E	658414.10	1977764.26
F	658223.76	1977758.41
G	658223.76	1977759.09
H	657863.75	1977754.97
I	657818.78	1977756.13
J	657824.74	1977239.09
K	657874.11	1977239.69
L	658097.15	1977236.84
M	658105.80	1976939.39
N	658420.88	1976937.22
O	658796.63	1976933.94
P	658796.92	1977070.46
Q	658927.57	1977069.32

GRID FACTOR = 0.999687220



**MW BROWN ENGINEERING, INC**  
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578 East 770 North, Orem UT 84097

