Mapleton City Planning Commission Staff Report

Meeting Date: April 23, 2009

Item #: 8

Applicant: Ryan Livingston

Prepared by: Cory Branch

Parcel ID #: 49:649:0028; 0030

Current Zone: GC-1

General Plan Designation: General Commercial and Low Density Residential

Total Acreage: Approximately 3.92 acres

REQUEST

Ryan Livingston requests Preliminary and Final Plat approval of Pheasant View Subdivision, Plat "B" (2 lot proposed), on property located generally at 1483 West 800 South. The subject property is located in the GC-1 (General Commercial) Zone.

FINDINGS OF FACT:

1. Pheasant View Subdivision, Plat "B" (1 lot proposed) was approved by the Planning Commission on January 8, 2009. The approval of the subdivision plat also included a retention basin and underground drainage system. As of today's date the basin and drainage system is not being modified. The 1 lot subdivision was never recorded and the applicant is now requesting a 2 lot subdivision. (see Attachment 1 – Proposed Pheasant View Subdivision, Plat "B")
2. On January 8, 2009 the Planning Commission granted project plan approval for the construction of a 48,441 square foot, two (2) story assisted living facility on Lot 1 of the proposed Pheasant View Subdivision, Plat "B". The facility will consist of 66 beds. (see Attachment 2 – Approved Project Plan)
3. As can be seen from attachment 2, the proposed lot 2 has the ability in the future to construct retail and office sites.
4. This proposed 2 lot subdivision will allow the possibility of separate ownership of the lots.
5. Mapleton City Code, Section 18.64.050, Lots, Buildings, Yards, and Open Spaces, states "There is no minimum lot area requirement in the GC-1 zone except as may be dictated by off street parking requirements, adequate circulation, and property site utilization. There will be a minimum of a seventy five foot (75') frontage on a public street."

OVERALL IMPACT TO ADJACENT PROPERTY:

The surrounding zoning to the north is GC-1 and RA-1, to the south is A-2, to the east is PRC-3 (Pheasant View Subdivision), and to the west is GC-1. It is the opinion of Staff that this request is in line with the future goals and visions of the City and is consistent with the general plan map and written polices.

DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATIONS:

It is the opinion of DRC that this request promotes the purpose of the GC-1 Zone. Staff recommends the Planning Commission approve this request subject to the applicant meeting the following conditions:

1. Applicant must submit updated CC&R's addressing ownership and maintenance of the retention basin, underground drainage system, and parking easements for the subject lots.
2. All utilities are to be privately maintained – water meters will be maintained by Mapleton City.
3. The proposed subdivision plat must be revised to show shared parking easements for both lots 1 and 2.
4. The signature blocks shown on the proposed subdivision plat for Planning Commission, Planning Director, Mapleton Irrigation, Rocky Mountain Power, Comcast, Qwest, and Questar show approval from Utah Power & Light Company. Revisions must be made to the subdivision plat showing proper signature blocks.
5. Bonding will be required upon final approval of site plan.

	ATTACHMENTS: 1. Proposed Pheasant View Subdivision, Plat "B" 2. January 8, 2009 – Planning Commission – Approved Project Plan

VICINITY MAPS:

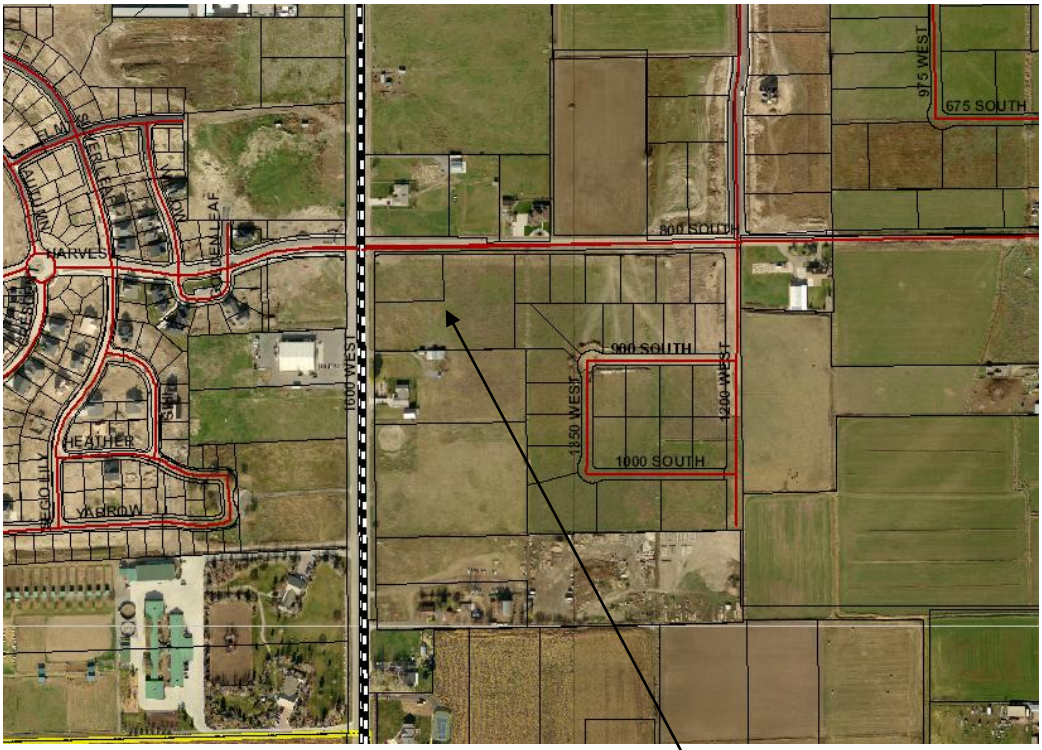


Figure 1 – Aerial of subject property

Figure 2 – General Plan Map of subject property

Attachment I

RECEIVED
APR 06 2009
MAPLETON CITY

WEST 1/4 CORNER
SECTION 15
TOWNSHIP 8 SOUTH
RANGE 3 EAST
SALT LAKE BASE
AND MERIDIAN

800 SOUTH STREET

1600 WEST STREET (STATE HIGHWAY 89)

EAST 479.89' (479.74')

N00°20'13"W 326.87' (326.77')

S00°17'02"E

S88°45'24"W 500.06' (499.91')

500°20'13"E 336.14' (336.04)

P.O.B.

24.87'

EAST 54.17'

105.05'

211.84'

55.50'

97.00'

22' SEWER, WATER, & P.U.E.

10' P.U.E.

LOT 2
83,378 sq.ft.
1.91 acres

LOT 1
87,315 sq.ft.
2.00 acres

WEST 116.09'

N45°00'00"E 135.22'

N45°00'00"E 153.24'

N45°00'00"E 152.78'

N45°00'00"E 74.35'

EAST 56.16'

NORTH 154.04'

EAST 191.46'

N45°00'00"E 84.85'

339.40'

160.66'

PHEASANT VIEW SUBDIVISION PLAT "A" LOT 1

PHEASANT VIEW SUBDIVISION PLAT "A" LOT 11

PHEASANT VIEW SUBDIVISION PLAT "A" LOT 27

PHEASANT VIEW SUBDIVISION PLAT "A" LOT 12

THATCHER

NORTH

SOUTHWEST CORNER
SECTION 15
TOWNSHIP 8 SOUTH
RANGE 3 EAST
SALT LAKE BASE
AND MERIDIAN

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.50'	EAST
L2	5.13'	SOUTH
L3	19.05'	WEST
L4	10.50'	EAST
L5	5.66'	N45°00'00"E

STATE PLANE COORDINATES			
A	N 651831.12 E 1972889.83	D	N 651470.23 E 1973425.83
B	N 651806.26 E 1972944.11	E	N 651459.38 E 1972928.04
C	N 651806.26 E 1973423.85	F	N 651756.15 E 1972924.11

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C2	31.53'	20.00'	20.12'	28.37'	N44°49'53"E	90°20'13"
C3	28.27'	18.00'	18.00'	25.46'	S45°00'00"W	90°00'00"
C4	11.00'	7.00'	7.00'	9.90'	N45°00'00"W	90°00'00"
C5	21.99'	28.00'	11.60'	21.43'	N22°30'00"E	45°00'00"
C6	21.99'	28.00'	11.60'	21.43'	N67°30'00"E	45°00'00"

PLAT NOTES:

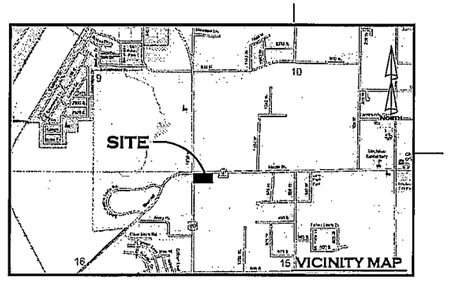
1. ALL PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE ON THE DRAWING.
2. OWNER OF LOT 1 IS TO MAINTAIN THE RETENTION BASIN.
3. LOTS 1 AND 2 ARE SUBJECT TO A CROSS PARKING AGREEMENT.

RETENTION BASIN EASEMENT

UNDERGROUND DRAINAGE SYSTEM EASEMENT

21' INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT

LOT ADDRESSES	
LOT 1	1483 WEST 800 SOUTH
LOT 2	1507 WEST 800 SOUTH



SURVEYOR'S CERTIFICATE

I, TROY L. TAYLOR DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6854112 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AN 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 LOCATED SOUTH 00°17'02" EAST 24.87 FEET AND EAST 54.17 FEET FROM THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, S.L.B. & M. THENCE

BEARING	DISTANCE	REMARKS
EAST	479.89'	
S 00°20'13" E	336.14'	
S 88°45'24" W	500.06'	
N 00°20'13" W	326.87'	
ALONG AN ARC	31.53'	TO THE RIGHT (CHORD BEARS N 44°49'53" E 28.37') RADIUS 20.00'
		TO THE POINT OF BEGINNING
		AREA= 0.55 ACRES

BASIS OF BEARING IS THE RECORDED BEARING BETWEEN THE WEST 1/4 AND THE SOUTHWEST CORNER OF SECTION 15, T8S, R3E, S.L.B.&M. (BASED ON NAD 27 COORDINATES)

SURVEYOR – TROY L. TAYLOR DATE

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS____DAY OF_____, A.D. 2009

William D. Livingston: _____ Linda P. Livingston: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS____DAY OF_____, A.D. 2009, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES_____ NOTARY PUBLIC_____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF MAPLETON, COUNTY OF UTAH, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HERON, 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_____, A.D. 2009.

MAYOR: _____ ATTEST CITY RECORDER: _____

MAPLETON ENGINEER APPROVAL

I,_____ OF THE CITY OF MAPLETON HAS REVIEWED TO FORGOING PLAT AND LEGAL DESCRIPTION AND FOUND THEM TO BE CORRECT AND DO HEREBY GIVE APPROVAL OF SAID PLAT ON THIS____DAY OF_____, A.D. 2009.

MAPLETON ENGINEER: _____

PLANNING COMMISSION APPROVAL

APPROVED THIS____DAY OF_____, A.D. 2009, BY UTAH POWER & LIGHT COMPANY

CHAIRPERSON, PLANNING COMMISSION: _____

PLANNING DIRECTOR APPROVAL

APPROVED THIS____DAY OF_____, A.D. 2009, BY UTAH POWER & LIGHT COMPANY

PLANNING DIRECTOR: _____

MAPLETON IRRIGATION COMPANY

APPROVED THIS____DAY OF_____, A.D. 2009, BY UTAH POWER & LIGHT COMPANY

MAPLETON IRRIGATION COMPANY REPRESENTATIVE: _____

ROCKY MOUNTAIN POWER

APPROVED THIS____DAY OF_____, A.D. 2009, BY UTAH POWER & LIGHT COMPANY

ROCKY MOUNTAIN POWER REPRESENTATIVE: _____

COMCAST

APPROVED THIS____DAY OF_____, A.D. 2009, BY UTAH POWER & LIGHT COMPANY

COMCAST REPRESENTATIVE: _____

QWEST

APPROVED THIS____DAY OF_____, A.D. 2009, BY UTAH POWER & LIGHT COMPANY

QWEST REPRESENTATIVE: _____

QUESTAR

APPROVED THIS____DAY OF_____, A.D. 2009, BY UTAH POWER & LIGHT COMPANY

QUESTAR REPRESENTATIVE: _____

PLAT "B"

PHEASANT VIEW

AN AMENDMENT OF PHEASANT VIEW PLAT A, LOT 28

SUBDIVISION

MAPLETON, _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

ENGINEERING · SURVEYING
A.L.M. & ASSOCIATES, INC.

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

S:\SURVEY\DWG\685-1219\dwg\1219-Final Plat B 12.dwg 3/30/2009

CANYON MEADOWS ASSISTED LIVING - SITE PLAN

Attachment 2

800 SOUTH STREET

1600 WEST STREET

WEST QUARTER CORNER
SECTION 15
T8S, R3E, S.L.B. & M.

S00°17'02"E (ALONG THE SECTION LINE) 24.87'

EXISTING FIRE HYDRANT

POINT OF BEGINNING

EAST 54.17'

EAST 479.89'

382.89'

97.00'

EXISTING FIRE HYDRANT

32.0'
24.0'
INSTALL DRIVEWAY APPROACH

EXISTING CURB AND GUTTER

INSTALL DRIVEWAY APPROACH
32.0'
24.0'

INSTALL APWA HANDICAP RAMP (PLAN NO. 235 EXAMPLE D)

INSTALL STREET LIGHT

Future
Office/Retail Pad Site #2
2 Story Building
48' x 62.5"
6,000 sq.ft.
F.F.E. 4708.00
30 Stalls

INSTALL 5' WIDE SIDEWALK ALONG 1600 WEST

INSTALL 8' WIDE PLANTER ALONG 1600 WEST

10' P.U.E. (TYP)

INSTALL 10' PLANTER ALONG 800 SOUTH

INSTALL 5' WIDE SIDEWALK ALONG 800 SOUTH

Future
Office/Retail Pad Site #1
2 Story Building
48' x 68'
6,368 sq.ft.
F.F.E. 4708.20
32 Stalls

INSTALL APWA HANDICAP RAMP (PLAN NO. 235 EXAMPLE B)

INSTALL APWA HANDICAP RAMP (PLAN NO. 235 EXAMPLE B)

Future
Office/Retail Pad Site #3
2 Story Building
48' x 62.5"
6,000 sq.ft.
F.F.E. 4708.00
30 Stalls

10' P.U.E. (TYP)

INSTALL LIGHT POLE TYPICAL

INSTALL LOW PROFILE LIGHTING TYPICAL

INSTALL APWA HANDICAP RAMP
INSTALL SIGN BEHIND SIDEWALK
(PLAN NO. 236 EXAMPLE S)

INSTALL APWA HANDICAP RAMP (PLAN NO. 235 EXAMPLE B)

Future
Office/Retail Pad Site #4
2 Story Building
48' x 62.5"
6,000 sq.ft.
F.F.E. 4708.00
30 Stalls

INSTALL ENCLOSURE AROUND GENERATOR

INSTALL ENCLOSURE AROUND TRANSFORMER

Assisted Living Center
66 Beds
F.F.E. 4707.80

INSTALL CONCRETE PAD FOR CONDENSERS

RETENTION BASIN EASEMENT

RETENTION BASIN EASEMENT

INSTALL 4' HIGH SPLIT RAIL FENCE WITH MOW STRIP ALONG RETENTION BASIN

WEST 42.00'

NORTH 13.21'

NORTH 154.04'

S00°20'13"E 336.14'

S45°00'00"E 56.63'

10' P.U.E. (TYP)

RETENTION BASIN (GRASS/SOD LINED)
DESIGN VOLUME STORAGE 28,125 CF
TOP OF BASIN 4707.00
MAXIUM WATER LEVEL 4705.25
BOTTOM OF BASIN 4704.00
GROUND WATER LEVEL 4703.00
(SURVEYED AT RETENTION BASIN)
GROUND WATER LEVEL 4702.00-4701.50
(TEST PIT #2 & #4)

EAST 191.46'

NORTH 29.35'

339.40'

160.66'

S88°45'24"W 500.06'

EXISTING FIELD FENCE

EXISTING FIELD FENCE

INSTALL A DECORATIVE WALL ON TOP OF PROPOSED RETAINING WALL AT LEAST SIX FEET (6') IN HEIGHT ALONG THE SOUTH SIDE OF THE PROPERTY WHICH LIE IMMEDIATELY ADJACENT TO ANY RESIDENTIAL ZONE. WALL SHALL BE MASONRY OR OTHER MATERIALS APPROVED BY THE PLANNING COMMISSION.

INSTALL 8" WIDE CONCRETE RETAINING WALL ALONG THE SOUTH SIDE OF THE PROPERTY LINE.
TOP OF WALL 4707.50
GRADE ON PROPERTY SIDE 4706.00
GRADE ON ADJACENT PROPERTY VARIES (~4704.54 - 4706.70)

SOUTHWEST CORNER, SECTION 15
T8S, R3E, S.L.B. & M.

NORTH

PHEASANT VIEW
LOT 1, PLAT A

INSTALL A DECORATIVE WALL WITH MOW STRIP AT LEAST SIX FEET (6') IN HEIGHT ALONG THE WEST SIDE OF LOT 1 OF PHEASANT VIEW PLAT A WHICH LIE IMMEDIATELY ADJACENT TO ANY RESIDENTIAL ZONE. WALL SHALL BE MASONRY OR OTHER MATERIALS APPROVED BY THE PLANNING COMMISSION.

INSTALL A WROUGHT IRON FENCE WITH MOW STRIP, OR OTHER MATERIAL(S) APPROVED BY PLANNING COMMISSION AND CITY COUNCIL, AT LEAST SIX FEET (6') IN HEIGHT ALONG THE WEST SIDE OF LOT 27 OF PHEASANT VIEW PLAT A WHICH IS KNOWN AS THE RESIDENTAL PARK FOR THE PHEASANT VIEW SUBDIVISION.

PHEASANT VIEW
LOT 27, PLAT A

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

189744
Mark S. Greenwood
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
SEAL

A.L.M. & ASSOCIATES, INC.
ENGINEERING · SURVEYING · DEVELOPMENT · PLANNING
2230 NORTH UNIVERSITY PARKWAY, BUILDING 6D, PROVO, UTAH 84604 PH:(801) 374-6262

CANYON MEADOWS ASSISTED LIVING
LIVINGSTON CONSTRUCTION
SITE PLAN

NO.	REVISION	DATE

CS101
OF SHEETS
PROJ # 695-1219

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