

Mapleton City Planning Commission Staff Report

Meeting Date: January 26, 2012

Item #: 2

Applicant: Kim Lambourne, agent for The Church of Jesus Christ of Latter Day Saints

Prepared by: Cory Branch

Council Action Required: Yes

REQUEST

Kim Lambourne, agent for The Church of Jesus Christ of Latter Day Saints requests approval of a 1-lot (phased) subdivision plat, in order to construct a new church building on property located generally at 985 North 300 West. The subject property is located in the RA-2 Zone.

FINDINGS OF FACT:

1. This item is in conjunction with Item 3 of this agenda.
2. The purpose of this proposed subdivision is to construct an approximately 19,422 square foot church building. See the Staff Report for Item 3 of this agenda.
3. The subject property currently consists of approximately 6.46 acres. The applicant is proposing a phased development. The 1st phase (Lot 1) would consist of 3.30 acres. (see Attachment 1 – Proposed Subdivision Plat)
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 remainder of the property.
5. The applicant is proposing that at time of Phase 2 the owner will dedicate to the City street right of way along the south side of the proposed Lot 1. The applicant is also proposing that the owner of Phase 2 will be responsible for the construction of the street improvements and infrastructure at their own cost. The purpose of the future street dedication and improvements will allow for proper street frontage to the west end of the subject property as well as allow street connectivity to the adjacent property owner to the west.

STAFF ANALYSIS:

1. The applicant is proposing a phased development. Section 17.04.020, Paragraph (B), Subsection (2 and 3), reads, as follows:
 2. *Where a subdivider proposes to submit a final plat containing less territory than shown on the preliminary plan (phased development) the preliminary plan shall identify each of the proposed phases. Any such final plat phasing scheme shall occur at logical "break points" in the project and provide access and utility services which will be adequate in the event that subsequent phases do not occur. The phasing scheme shall also incorporate the provisions of section 17.12.010 of this title.*
 3. *No phasing scheme shall have the effect of leaving a residual lot for which the required subdivision improvements have not been previously constructed or for the proposed subdivision. For purposes of this code a "residual lot" shall be defined as a zoning lot, created by the proposed subdivision, but which is not shown as a lot on the final plat of the subdivision project.*
2. As of today's date the applicant has not submitted a development plan for Phase 2. The DRC (Development Review Committee)

recommends that this proposed subdivision consists of the entire 6.46 acres and if in the future the applicant determines to develop the remaining property they can submit for review and approval of an amended plat. The reason for this recommendation is to ensure that proper street dedication, frontage, and infrastructure is agreed upon between the City and the property owner, once the property owner determines the best development use of Phase 2.

3. Due to the existing slope of the 300 West Street on the south side of the subject property, the DRC is recommending that the 300 West Street be lowered and an irrigation siphon be installed in order to mitigate safety concerns relating to ingress and egress of the subject property.

STAFF RECOMMENDATION:

Staff recommends Approval of the proposed 300 West Street Church Subdivision, Plat "A" subject to the applicant meeting the DRC minutes dated January 17, 2012. (see Attachment 2 – January 17, 2012 – DRC Minutes)

ATTACHMENTS:

1. Proposed Subdivision Plat
2. January 17, 2012 – DRC Minutes

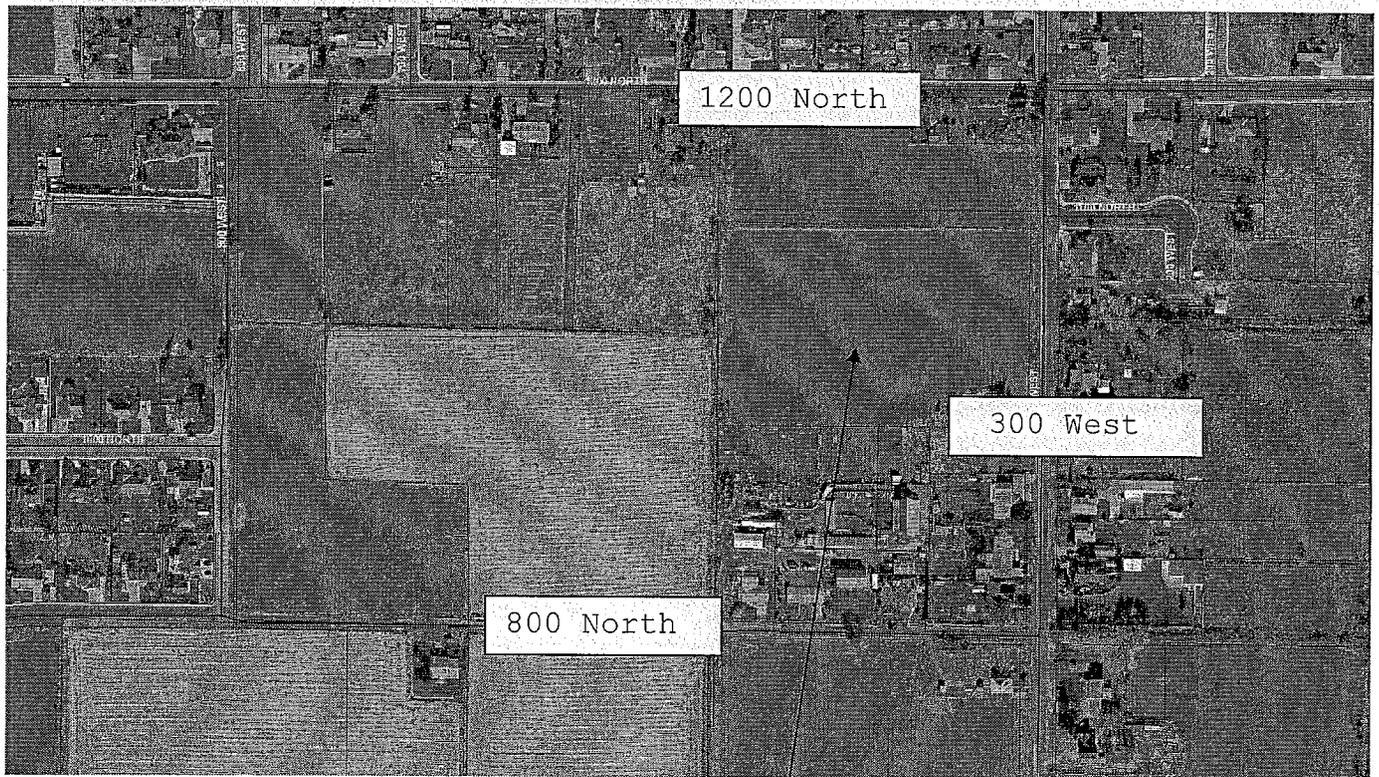
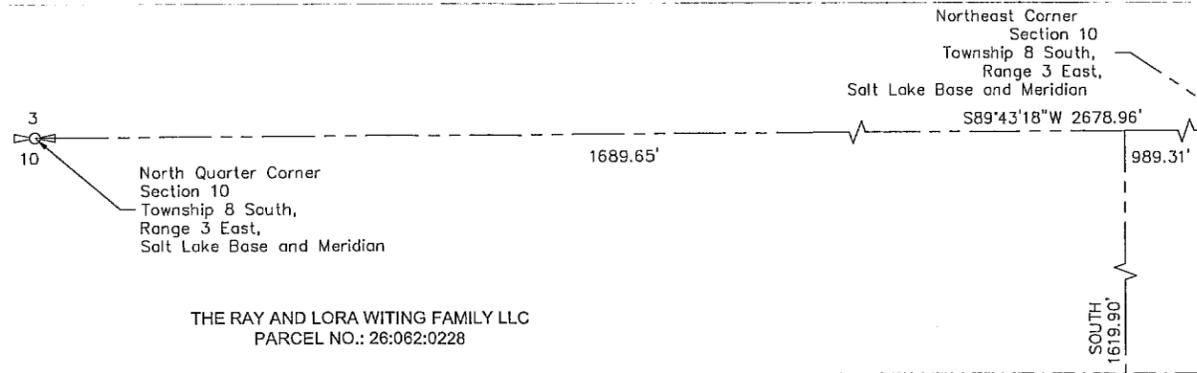
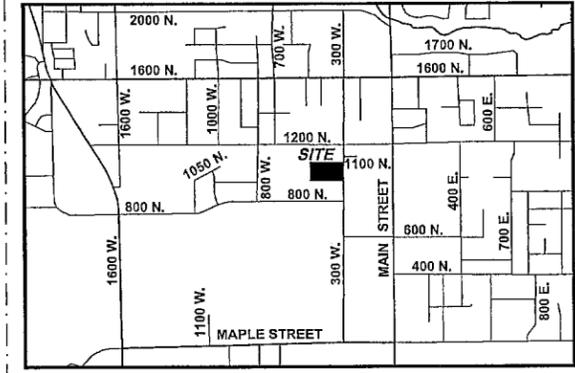


Figure 1 - Aerial of subject property

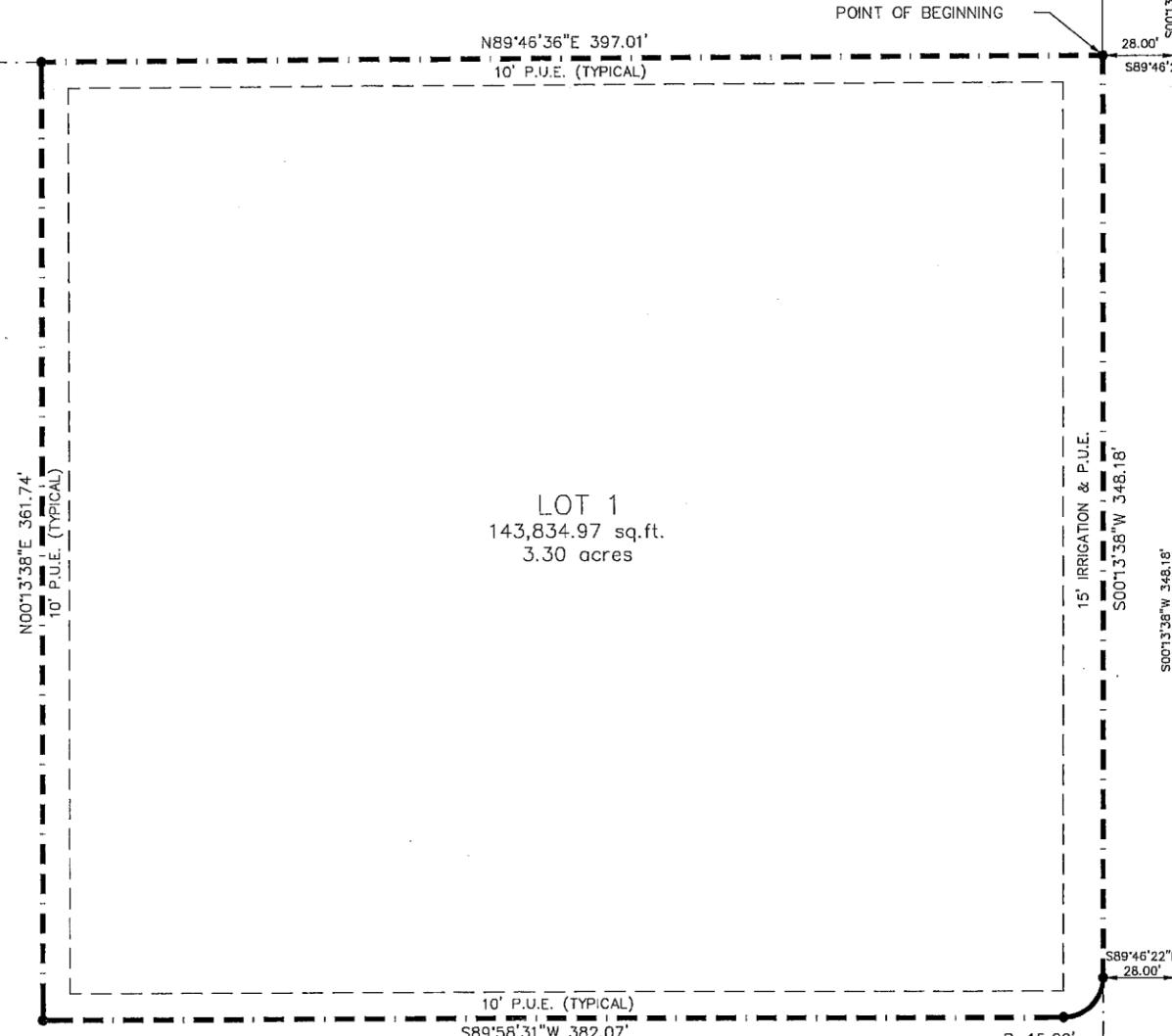


ROBERT L. & WANDA T. HOLLEY
PARCEL NO.: 26:062:00.31

ARKLOW HOLDINGS, LLC
PARCEL NO.: 26:062:0214

RECEIVED
JAN 09 2012
MAPLETON CITY

CAROLYN C. LLOYD
CONSTANCE C. NELSON
KENNETH REED CLEGG
MARCIA C. BEAN
PARCEL NO.: 26:062:0221



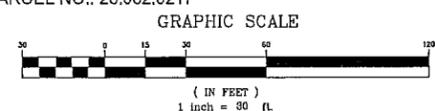
CAROLYN C. LLOYD
CONSTANCE C. NELSON
KENNETH REED CLEGG
MARCIA C. BEAN
PARCEL NO.: 26:062:0221

JESSE W. & CONNIE W. WARREN
PARCEL NO.: 26:062:0222

WHITING INVESTMENTS, LC
PARCEL NO.: 26:062:0220

WHITING INVESTMENTS, LC
PARCEL NO.: 26:062:0219

CATHY P. DEVERAUX
PARCEL NO.: 26:062:0217



WHITING ESTATES
PLAT "A", LOT 1
PARCEL NO.: 55:959:0001

R. LLOYD & BARBARA J. CLARK
PARCEL NO.: 26:062:0198

BENNIE REED HALL
PARCEL NO.: 26:062:0223

JOHN B. & NANCY ASTON
PARCEL NO.: 26:062:0007

CARL P. & MARY N. FURNER
PARCEL NO.: 26:062:0173

SURVEYOR'S CERTIFICATE
I, SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 312773, 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 LOCATED SOUTH 89°43'18" WEST ALONG THE SECTION LINE 989.31 FEET AND SOUTH 1619.90 FEET FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE

BEARING	DISTANCE	REMARKS
S 00°13'38" W	348.18'	ALONG THE WESTERLY RIGHT-OF-WAY OF 300 WEST STREET
S 45°06'05" W	21.17'	ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.50'
S 89°58'31" W	382.07'	
N 00°13'38" E	361.74'	
N 89°46'36" E	397.01'	ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING
		AREA = 3.30 ACRES

BASIS OF BEARING IS THE RECORDED BEARING BETWEEN THE NORTHEAST AND THE NORTH 1/4 CORNER OF SECTION 10, T8S, R3E, S.L.B.&M. (BASED ON NAD 27 COORDINATES)

SURVEYOR - SEAN A. FERNANDEZ DATE _____

ACCEPTANCE BY LDS CHURCH
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE.
AUTHORIZED AGENT _____
STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
ON THIS ____ DAY OF _____, 2011, PERSONALLY APPEARED BEFORE ME _____ PERSONALLY KNOWN TO ME TO BE THE AUTHORIZED AGENT OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, WHO ACKNOWLEDGED BEFORE ME THAT HE SIGNED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT FOR THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND THAT THE SEAL IMPRESSED ON THE WITHIN INSTRUMENT IS THE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT IS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USE AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC FOR THE STATE OF UTAH MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY OF MAPLETON, COUNTY OF UTAH, 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 _____, A.D. 2011.
MAYOR: _____ ATTEST CITY RECORDER: _____

MAPLETON ENGINEER APPROVAL
I, _____ OF THE CITY OF MAPLETON HAS REVIEWED TO FOREGOING PLAT AND LEGAL DESCRIPTION AND FOUND THEM TO BE CORRECT AND DO HEREBY GIVE APPROVAL OF SAID PLAT ON THIS ____ DAY OF _____, A.D. 2011.
MAPLETON ENGINEER: _____

PLANNING COMMISSION APPROVAL
APPROVED THIS ____ DAY OF _____, A.D. 2011, BY PLANNING COMMISSION.
CHAIRPERSON, PLANNING COMMISSION: _____

PLANNING DIRECTOR APPROVAL
APPROVED THIS ____ DAY OF _____, A.D. 2011, BY PLANNING DIRECTOR.
PLANNING DIRECTOR: _____

MAPLETON IRRIGATION COMPANY
APPROVED THIS ____ DAY OF _____, A.D. 2011, BY MAPLETON IRRIGATION COMPANY.
MAPLETON IRRIGATION COMPANY REPRESENTATIVE: _____

ROCKY MOUNTAIN POWER
APPROVED THIS ____ DAY OF _____, A.D. 2011, BY ROCKY MOUNTAIN POWER.
ROCKY MOUNTAIN POWER REPRESENTATIVE: _____

COMCAST
APPROVED THIS ____ DAY OF _____, A.D. 2011, BY COMCAST.
COMCAST REPRESENTATIVE: _____

QWEST
APPROVED THIS ____ DAY OF _____, A.D. 2011, BY QWEST.
QWEST REPRESENTATIVE: _____

QUESTAR
APPROVED THIS ____ DAY OF _____, A.D. 2011, BY QUESTAR.
QUESTAR REPRESENTATIVE: _____

PLAT "A"
300 W. STREET CHURCH
SUBDIVISION _____ UTAH COUNTY, UTAH
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK/RECORDER SEAL
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MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

January 17, 2012

Kim Lambourne, agent for The Church of Jesus Christ of Latter Day Saints requests approval of a 1-lot (phased) subdivision plat, in order to construct a new church building on property located generally at 985 North 300 West. The subject property is located in the RA-2 Zone.

Kim Lambourne, agent for The Church of Jesus Christ of Latter Day Saints requests approval of a Conditional Use Permit and Project Plan Approval in order to construct a new church building on property located generally at 985 North 300 West. The subject property is located in the RA-2 Zone.

Drawings Submitted on: January 9, 2012

Community Development Division

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

1. Staff recommends that the proposed subdivision consist of the entire 6.46 acres and if in the future the applicant determines to develop the remaining property they can submit for review and approval of an amended plat. The reason for this recommendation is to ensure that proper street dedication, frontage, and infrastructure is agreed upon between the City and the property owner, once the property owner determines the best development use of Phase 2.
2. The subdivision plat must identify how much street dedication will be given to the City along 300 West Street.
3. The signature blocks shown on the subdivision plat have the 2011 date. Change the date to 2012.
4. The location of all mechanical equipment must meet the requirements of Section 18.64.050(C3), Mapleton City Code.
5. Parking lot lighting shall be illuminated adequately to prevent direct illumination of adjoining properties.
6. Submit State Storm Water Permit (NOI/NOT/SWPPP).
7. Prior to plat recording the boundary description will be reviewed to ensure that the description closes.
8. Applicant must submit a title report showing clear title to the property as well as ensuring that all taxes are current.
9. Prior to any building construction applicant will be required to apply for a building permit, submit bonding, and pay required building fees, impact fees, etc.

Engineering and Public Works Division

Gary Calder, City Engineer, Phone: (801) 489-6253, Fax: (801)489-5657, Email: gcalder@mapleton.org

Scott Bird, Public Works Director, Phone: (801) 489-6253, Fax: (801) 489-5657, Email:

sbird@mapleton.org

Roadway:

1. Bring all concrete improvements to current city standards, including ADA ramps prior to final release of bond.

Storm Drain:

1. Storm Water Calculations will need to be included.

- a. Geo-tech report will need to be submitted with reference to storm drain system.

Miscellaneous:

1. Bonding will be required upon final approval of site plan.
2. Complete SWPPP and NOI with state prior final approvals.
3. Mapleton Irrigation Company approval will be required.
4. Phasing plan will be required that shows legal frontage to back lot.