Mapleton City Planning Commission Staff Report

Meeting Date: June 14, 2012

Item #: 2

Applicant: Jody Riggs

Prepared by: Cory Branch

Parcel ID #'s: 49:409:0013

Current Zone: RA-1-C

General Plan Designation: Low Density Residential

Total Acreage: Approximately 2.69 acres

Council Action Required: No

REQUEST:

Jody Riggs, agent for Garth and Cheryl Felix, requests approval of an amended plat (Lots 13 and 43) in order to construct a single family home on Lot 13 of Park Meadows Estates Subdivision, Plat "A", located generally at 1088 West Park Meadows Drive in the RA-1-C Zone.

FINDINGS OF FACT:

1. Park Meadows Estates Subdivision, Plat "A" was approved and recorded on March 6, 2001. A note is shown on the recorded Plat which states that Lot 13 would be for an Assisted Living Center. (see Attachment #1 – Existing Park Meadows Estates Subdivision, Plat "A")
2. The applicant is requesting to have the note removed from the plat in order to construct a single family home on Lot 13.
3. Adjacent to Lot 13 includes a sewer lift station (Lot 43) and a detention basin (Lot 14) which is owned and maintained by Mapleton City.
4. The applicant and staff have also been discussing lot line amendments to Lot 43 in order to help mitigate any issues raised regarding a sewer lift station being located next to the future single family home. Based on these discussions the engineering drawings are still being drafted and will not be available until the night of the Commission meeting.
5. Staff is prepared to discuss and make recommendations at the night of the Commission meeting.

ATTACHMENT:

1. Existing Park Meadows Estates Subdivision, Plat "A"

Figure 1 - Zoning Map

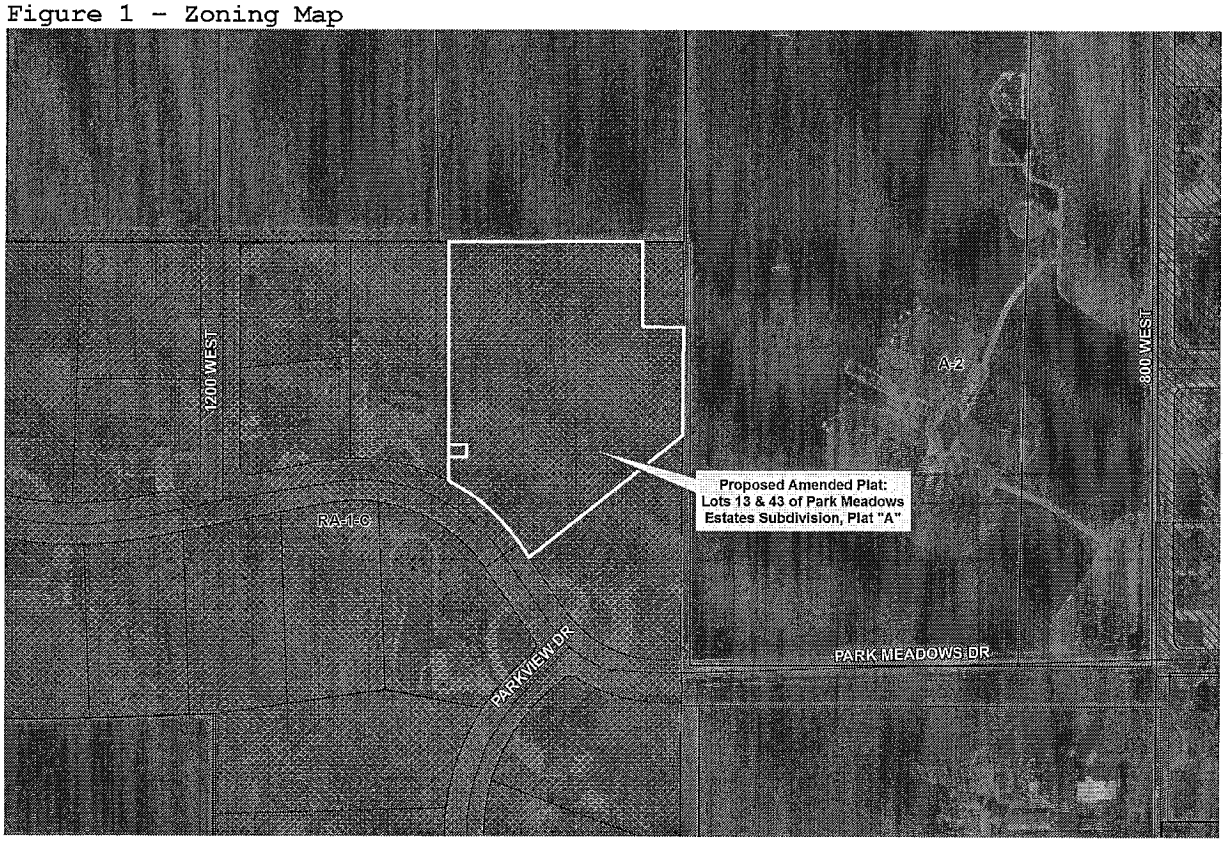
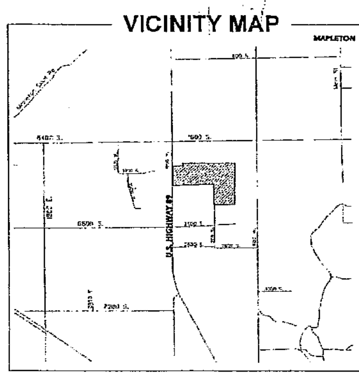
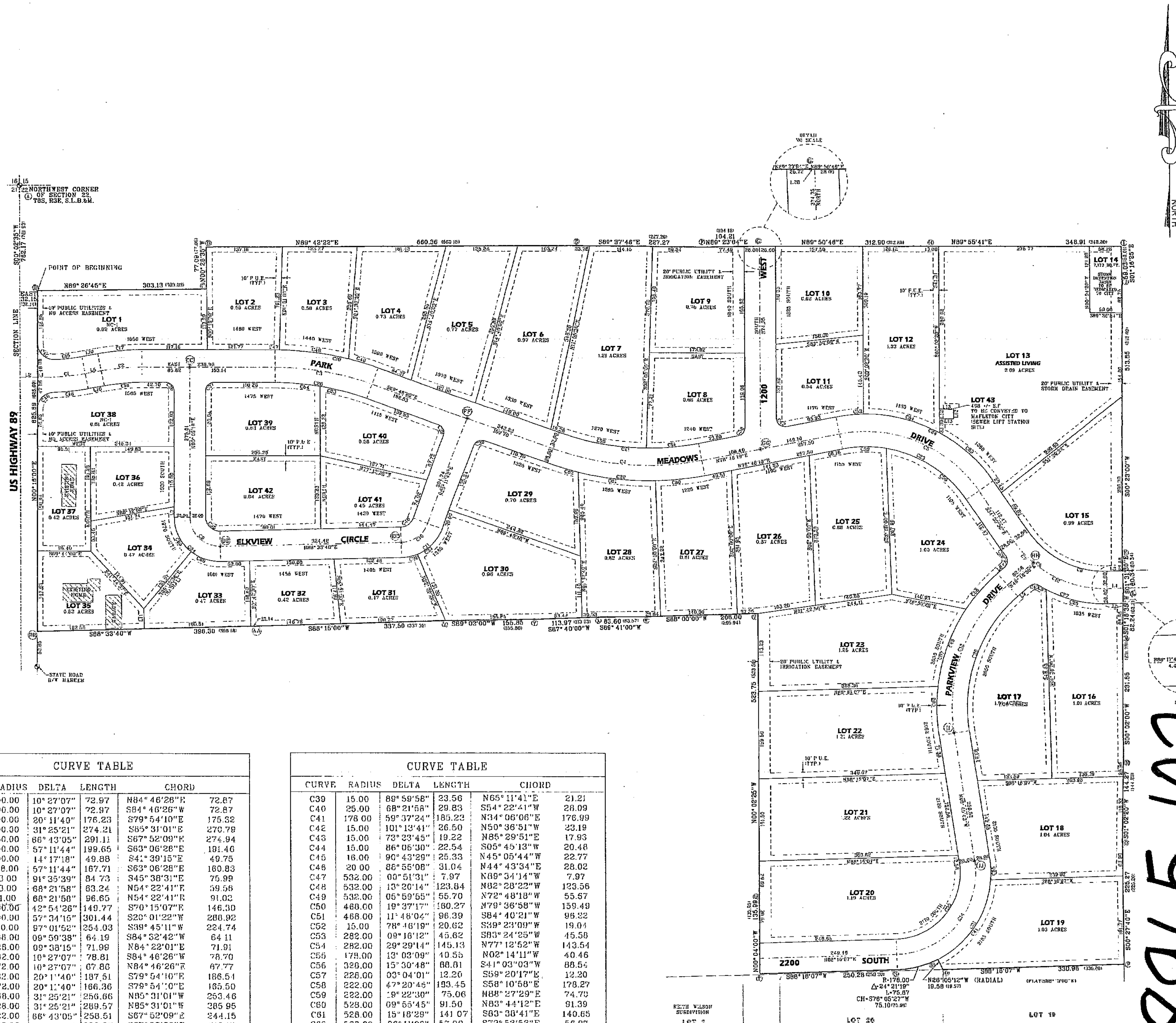


Figure 2 - Aerial





STATE PLANE COORDINATES		
	NORTHING	EASTING
A	649,184.73	1,972,902.95
B	648,422.80	1,972,934.52
C	648,425.73	1,973,237.53
D	648,502.79	1,973,236.94
E	648,506.17	1,973,897.08
F	648,504.71	1,974,124.27
G	648,505.82	1,974,228.45
H	648,506.67	1,974,541.25
I	648,507.10	1,974,890.05
J	648,448.10	1,974,891.36
K	647,934.43	1,974,887.92
L	647,874.13	1,974,889.53
M	647,791.93	1,974,887.65
N	647,560.16	1,974,887.51
O	647,415.96	1,974,884.90
P	647,190.76	1,974,886.71
Q	647,180.77	1,974,555.98
R	647,198.34	1,974,547.38
S	647,169.29	1,974,474.50
T	647,172.73	1,974,224.41
U	647,308.69	1,974,224.26
V	647,832.28	1,974,223.89
W	647,825.09	1,974,018.08
X	647,824.63	1,973,934.51
Y	647,819.99	1,973,820.67
Z	647,817.36	1,973,664.89
AA	647,807.06	1,973,327.66
BB	647,797.11	1,972,931.60
CC	648,280.49	1,973,306.83
DD	647,951.85	1,973,260.40
EE	647,959.99	1,973,584.67
FF	648,186.77	1,973,703.73
GG	648,226.71	1,974,299.96
HH	647,927.26	1,974,727.29
II	647,614.69	1,974,581.32
JJ	647,381.00	1,974,617.33
GRID FACTOR: 0.99969		

LEI
Consulting Engineers & Surveyors, Inc.
1785 No. Main St. #1
Spanish Fork, UT 84660
801-798-0555 Fax 801-798-9393

u:\DGN\Walpole\99323 final.dgn

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	
C1	400.00	10°27'07"	72.97	N84°46'26"E	72.87
C2	400.00	10°27'07"	72.97	S84°46'26"W	72.87
C3	500.00	20°11'40"	176.23	S79°54'10"E	175.32
C4	500.00	31°25'21"	274.21	S85°31'01"E	270.79
C5	250.00	66°43'05"	291.11	S67°52'09"E	274.94
C6	200.00	57°11'44"	199.65	S63°06'28"E	191.46
C7	200.00	14°17'18"	49.88	S41°39'15"E	49.75
C8	168.00	57°11'44"	167.71	S63°06'28"E	160.83
C9	53.00	91°35'39"	84.73	S45°38'31"E	75.99
C10	53.00	68°21'58"	63.24	N54°22'41"E	59.56
C11	81.00	68°21'58"	96.65	N54°22'41"E	91.02
C12	200.00	42°54'26"	149.77	S70°15'07"E	146.30
C13	300.00	57°34'15"	301.44	S20°01'22"W	288.92
C14	150.00	97°01'52"	254.03	S39°45'11"W	224.74
C15	368.00	09°59'38"	64.19	S84°32'42"W	64.11
C16	428.00	09°38'15"	71.99	N84°22'01"E	71.91
C17	432.00	10°27'07"	78.81	S84°46'26"W	78.70
C18	372.00	10°27'07"	67.86	N84°46'26"E	67.77
C19	532.00	20°11'40"	187.51	S79°54'10"E	186.54
C20	472.00	20°11'40"	166.36	S79°54'10"E	165.50
C21	468.00	31°25'21"	256.66	N85°31'01"W	253.46
C22	528.00	31°25'21"	289.57	N85°31'01"W	285.95
C23	222.00	66°43'05"	258.51	S67°52'09"E	244.15
C24	282.00	66°43'05"	328.37	S67°52'09"E	310.13
C25	228.00	30°50'02"	122.70	S76°17'19"E	121.22
C26	228.00	02°46'56"	11.07	S35°54'04"E	11.07
C27	226.00	33°54'04"	134.90	S74°45'16"E	132.94
C28	272.00	57°34'10"	273.30	N20°01'20"E	261.95
C29	328.00	57°34'10"	329.57	N20°01'20"E	315.88
C30	122.00	97°01'52"	206.61	S39°45'11"W	182.79
C31	178.00	97°01'52"	301.44	S39°45'11"W	266.69
C32	81.00	21°23'55"	30.25	N77°51'42"E	30.08
C33	81.00	46°58'03"	66.40	N43°40'43"E	64.56
C34	81.00	91°35'39"	129.49	S45°38'31"E	116.13
C35	25.00	91°35'39"	39.97	N45°38'31"W	35.84
C36	15.00	90°09'19"	23.60	S44°55'20"E	21.24
C37	15.00	89°50'41"	23.52	N45°04'39"E	21.18
C38	15.00	90°00'02"	23.56	S24°48'19"E	21.21

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	
C39	15.00	89°59'58"	23.56	N65°11'41"E	21.21
C40	25.00	68°21'58"	29.83	S54°22'41"W	28.09
C41	178.00	59°37'24"	185.23	N34°06'06"E	176.99
C42	15.00	101°13'41"	26.50	N50°36'51"W	23.19
C43	15.00	73°23'45"	19.22	N85°29'51"E	17.93
C44	15.00	86°05'30"	22.54	S05°45'13"W	20.48
C45	16.00	90°43'29"	25.33	N45°05'44"W	22.77
C46	20.00	88°55'08"	31.04	N44°43'34"E	28.02
C47	532.00	00°51'31"	7.97	N89°34'14"W	7.97
C48	532.00	13°20'14"	123.84	N82°28'22"W	123.56
C49	532.00	05°59'55"	55.70	N72°48'18"W	55.67
C50	468.00	19°37'17"	160.27	N79°36'58"W	159.49
C51	468.00	11°48'04"	96.39	S84°40'21"W	96.22
C52	15.00	78°46'19"	20.62	S39°23'09"W	19.04
C53	282.00	09°16'12"	45.62	S83°24'25"W	45.58
C54	282.00	29°29'14"	145.13	N77°12'52"W	143.54
C55	178.00	13°03'09"	40.55	N02°14'11"W	40.46
C56	328.00	15°30'48"	88.81	S41°03'03"W	88.54
C57	228.00	03°04'01"	12.20	S59°20'17"E	12.20
C58	222.00	47°20'46"	183.45	S58°10'58"E	178.27
C59	222.00	19°22'30"	75.06	N88°27'29"E	74.70
C60	528.00	09°55'45"	91.50	N83°44'12"E	91.39
C61	528.00	15°18'29"	141.07	S83°38'41"E	140.65
C62	528.00	06°11'06"	57.00	S72°53'53"E	56.97
C63	472.00	10°28'24"	86.28	S75°02'32"E	86.16
C64	472.00	09°43'16"	80.08	S85°08'22"E	79.98
C65	81.00	50°56'43"	72.02	S25°19'02"E	69.67
C66	81.00	40°38'56"	57.47	S71°06'52"E	56.27
C67	328.00	26°31'46"	151.87	S20°01'46"W	150.52
C68	328.00	15°31'38"	88.89	S00°59'56"E	88.62
C69	282.00	27°57'39"	137.62	N48°29'26"W	136.26

NOTES

1. #5 REBAR & CAPS TO BE SET AT ALL LOT CORNERS
2. ⊙....TYPE II (ALUM CAP & REBAR) MONUMENT TO BE SET

LINE TABLE

LINE	BEARING	DISTANCE
L1	EAST	13.41
L2	EAST	31.52
L3	N88°17'40"E	24.59
L4	N88°17'40"E	24.49
L5	N88°17'40"E	23.24
L6	N79°32'53"E	29.27
L7	S0°09'19"W	20.49
L8	S48°48'30"W	18.39
L9	N48°48'30"E	27.97
L10	N79°32'53"E	29.27
L11	S1°26'18"E	36.47
L12	N0°02'20"E	18.00
L13	S89°57'40"E	26.00

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 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 ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HWY 89 LOCATED S0°02'35"W ALONG THE SECTION LINE 762.17 FEET AND EAST 32.15 FEET FROM THE NORTHWEST CORNER OF SECTION 22, T8S, R3E, S.L.B.& M., THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N89°26'45"E	303.13	ALONG A FENCELINE
N00°26'35"W	77.09	ALONG A FENCELINE
N89°42'22"E	660.36	ALONG A FENCELINE
S89°37'46"E	227.27	ALONG A FENCELINE
N89°23'04"E	104.21	ALONG A FENCELINE
N89°50'46"E	312.90	ALONG A FENCELINE
N89°55'41"E	348.91	ALONG A FENCELINE
S01°16'25"E	59.03	ALONG A FENCELINE
S00°23'00"W	513.85	ALONG A FENCELINE
S01°31'30"E	60.34	ALONG A FENCELINE
S01°18'35"W	82.24	ALONG A FENCELINE
S00°02'00W	231.85	ALONG A FENCELINE
S01°02'20"W	144.27	ALONG A FENCELINE
S00°27'40"E	225.27	ALONG A FENCELINE
S88°16'07"W	330.98	ALONG A FENCELINE
N26°05'12"W	19.58	
ALONG AN ARC	L-75.67	R-178.00 Δ-24°21'19" CH-S76°05'27"W 75.10
S88°16'07"W	250.28	
N00°04'00"W	135.99	ALONG A FENCELINE
N00°02'25"W	523.75	ALONG A FENCELINE
S88°00'00"W	206.00	ALONG A FENCELINE
S89°41'00"W	83.60	ALONG A FENCELINE
S87°40'00"W	113.97	ALONG A FENCELINE
S89°02'00"W	155.85	ALONG A FENCELINE
S88°15'00"W	337.50	ALONG A FENCELINE
S88°33'40"W	396.30	ALONG A FENCELINE TO US HWY 89
N00°16'00"E	625.89	ALONG EAST R/W OF US HWY 89 TO THE POINT OF BEGINNING

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN CONTAINS: 16.60 ACRES

November 15, 2000
DATE

Dennis P. Carlisle
SURVEYOR
(See Seal Below)

OWNER'S 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 HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 29TH DAY OF NOVEMBER, A.D. 2000.

RUSSELL WALPOLE
Russell J. Walpole as trustee
Clark Walpole
CLARK Walpole
ROLF WALPOLE
[signature] MANAGING MEMBER OF PARK MEADOWS DEVELOPMENT L.L.C.
Lygean W. Walpole
Lygean Walpole as trustee
Cindy Walpole Cindy Walpole

ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE 29th DAY OF November, A.D. 2000 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 4-1-02

Dianne B. Wittusen
A NOTARY PUBLIC COMMISSIONED IN UTAH

35 E. Maple St. Mapleton, Ut
NOTARY ADDRESS

Dianne B. Wittusen
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE City 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 21st DAY OF December, A.D. 20 1999

[signature]
APPROVED BY MAYOR pro tem

Richard J. Hyatt
Linda Olsen

APPROVED Robert D. Gunnell
ENGINEER
(See Seal Below)

ATTEST Debbie Watson
CLERK-RECORDER
(See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 23rd DAY OF September, A.D. 20 1999 BY THE Mapleton PLANNING COMMISSION

DIRECTOR SECRETARY

[signature]
CHAIRMAN, PLANNING COMMISSION

PLAT "A"

PARK MEADOWS ESTATES

SUBDIVISION

ENT 20741:2001 Map # 8965
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2001 Mar 06 9:56 am FEE 73.00 BY JRD
RECORDED FOR MAPLETON CITY

MAPLETON UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
STATE OF UTAH DENNIS P. CARLISLE No. 172675 REGISTERED PROFESSIONAL LAND SURVEYOR	NOTARY PUBLIC STATE OF UTAH My Commission Expires April 1, 2002 DIANNE B. WITTUSEN 35 East Maple Street Mapleton, Utah 84664	REGISTERED PROFESSIONAL ENGINEER NO. 142870 ROBERT D. GUNNELL STATE OF UTAH	MAPLETON CITY CORPORATION UTAH COUNTY STATE OF UTAH

This form approved by Utah County and the municipalities therein.

8965-102

27-33-149 pcb 3576
27-33-147, 27-33-89, 27-33-152/154, 27-33-
SEC 22 T8S R3E SLB&M TH 150