



STAFF REPORT

DATE: May 17, 2022
TO: Honorable Mayor and City Council
FROM: Laura Thompson, Planner II
SUBJECT: ADAM WEIGHT SEEKING PLAT AMENDMENT APPROVAL FOR SPRING TERRACE ESTATES LOCATED AT 1451 E 620 S IN THE R1-10 SINGLE-FAMILY RESIDENTIAL ZONE.

RECOMMENDED MOTION

Motion to grant plat amendment approval for Spring Terrace Estates located at 1451 E 620 S in the R1-10 Single-Family Residential Zone.

SUMMARY OF ISSUES/FOCUS OF ACTION

Does the proposed plat amendment meet the requirements of Springville City Code?

BACKGROUND

The proposed plat amendment will vacate and amend a part of Lot 4, Block 1 and part Lot 3 of Block 3 of the Spring Terrace Subdivision, creating one lot for the construction of a single-family home.

PLANNING COMMISSION REVIEW

The Planning Commission considered the plat amendment on May 10, 2022 as part of the consent agenda with a recommendation of approval.

ALTERNATIVES

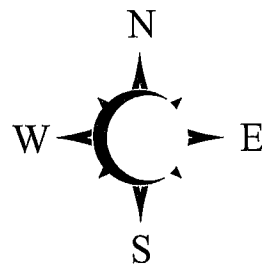
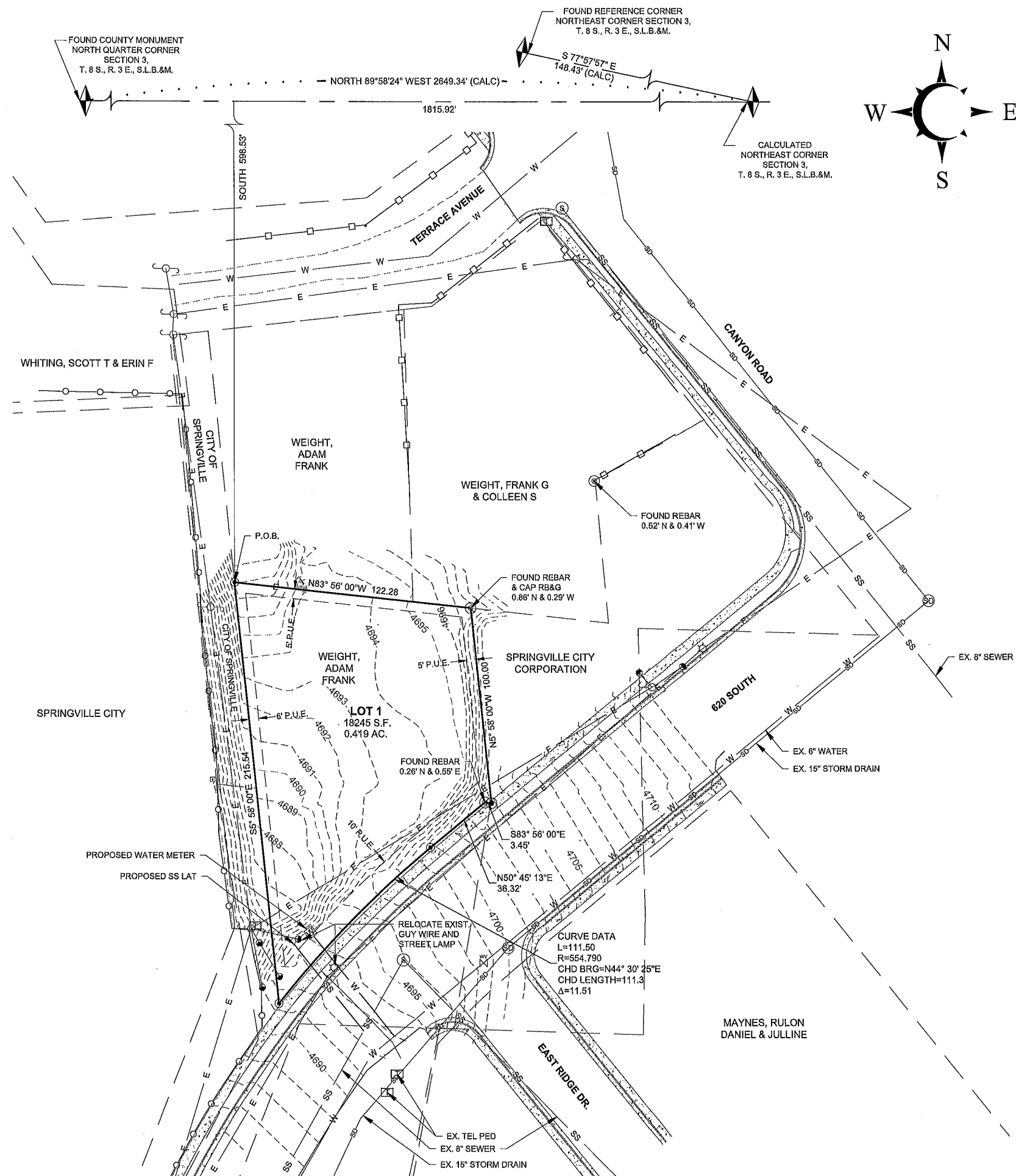
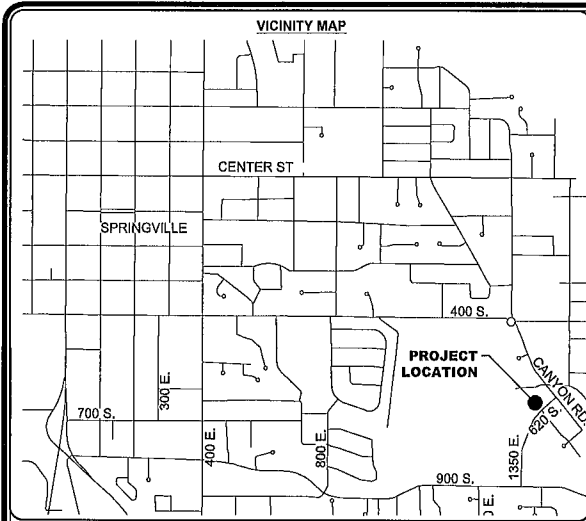
1. Approve the plat amendment;
2. Approve with conditions; or
3. Deny the application.

Laura Thompson
Planner II

Attachments

cc: Adam Weight





LEGEND

- ◆ = COUNTY MONUMENT
- ⊙ = FOUND PROPERTY CORNER
- ⊙ = SET REBAR AND CAP
- ⊙ = EXISTING SEWER MANHOLE
- ⊙ = EXISTING STORM DRAIN MANHOLE
- ⊙ = EXISTING WATER VALVE
- ⊙ = EXISTING FIRE HYDRANT
- ⊙ = EXISTING ELECTRIC METER
- ⊙ = EXISTING POWER POLE
- ⊙ = EXISTING LIGHT POLE
- ⊙ = EXISTING GUY WIRE
- ⊙ = EXISTING TELEPHONE PEDESTAL
- ⊙ = PROPOSED WATER METER
- = SECTION LINE
- = PUE
- = EXISTING STEEL FENCE
- = EXISTING WOOD FENCE
- = EXISTING CHAIN LINK FENCE
- = BOUNDARY LINE
- = ADJOINING PROPERTY LINE
- SS --- = EXISTING SEWER LINE
- SD --- = EXISTING STORM DRAIN LINE
- W --- = EXISTING WATER LINE
- E --- = EXISTING OVERHEAD POWER
- SS --- = EXISTING EDGE OF ASPHALT
- SS --- = PROPOSED SEWER LATERAL
- SS --- = EXISTING CONCRETE

SPRING TERRACE ESTATES

PLAT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN.

DRAWN: THK	PROJECT # VA597	SCALES HORIZ: 1"=30'
DESIGNER: DEK	DATE: 11/15/2021	
REVIEWED: DEK		

PROJECT NAME:

SPRING TERRACE ESTATES PLAT "A"
 A VACATION AND AMENDMENT OF PART LOT 4, BLOCK 1 AND PART LOT 3, BLOCK 3 OF SPRING TERRACE SUBDIVISION

PROJECT LOCATION:

SPRINGVILLE, UTAH

SHEET TITLE:

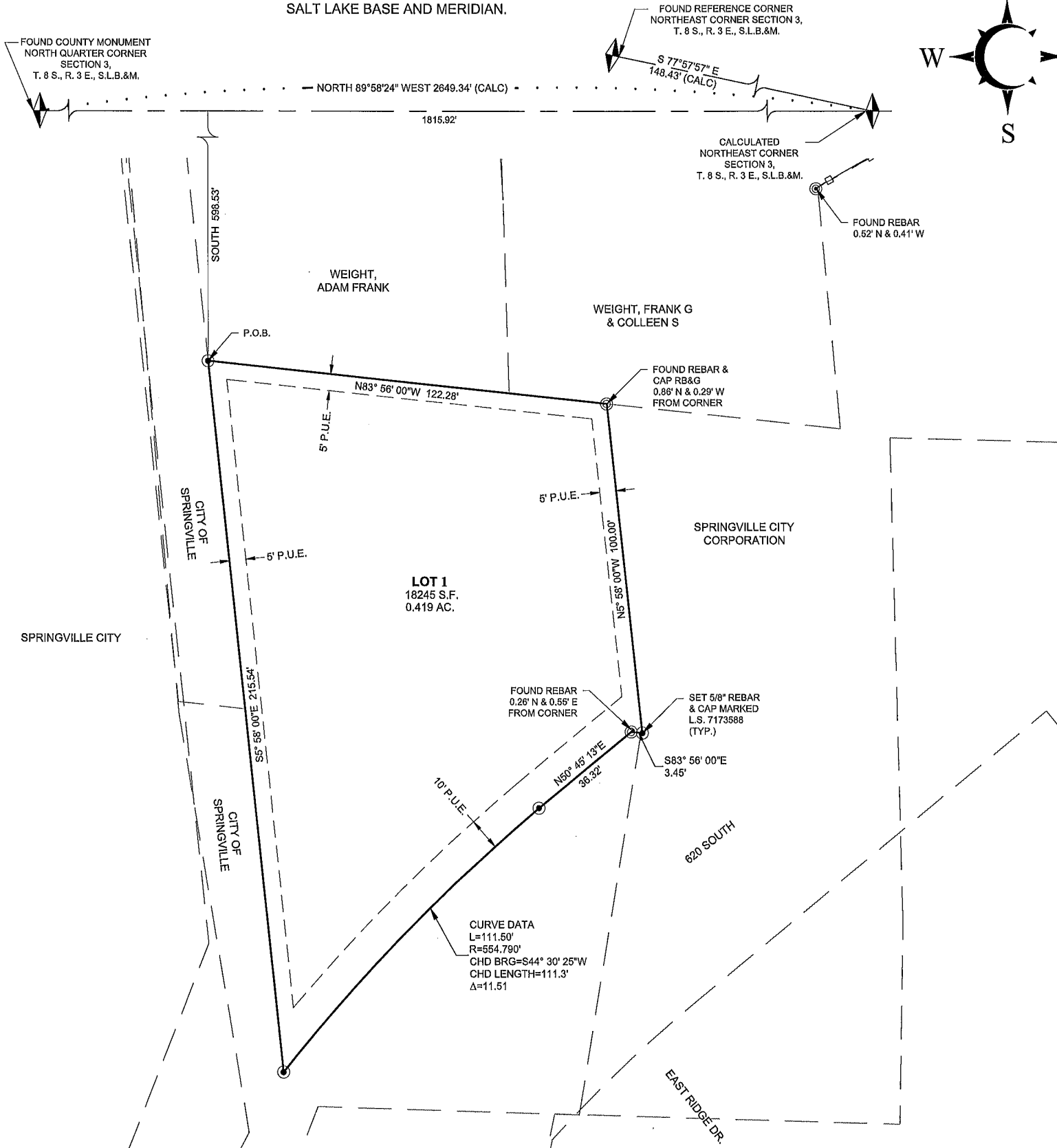
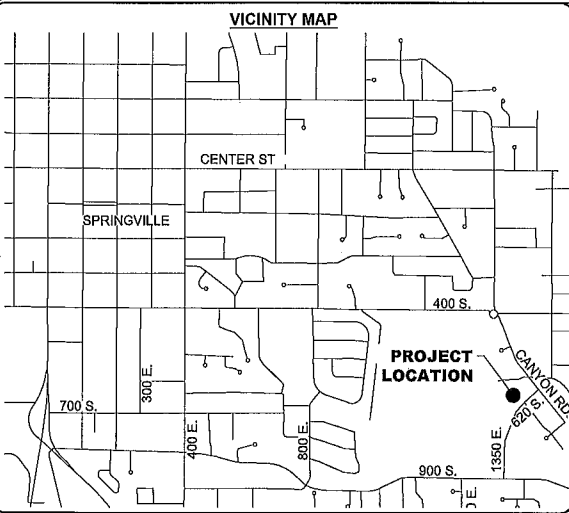
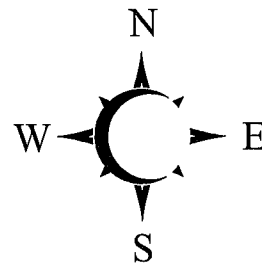
PRELIMINARY PLAT

SHEET

1 of 2

SPRING TERRACE ESTATES PLAT "A"

LOCATED IN THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN.



DOMINION ENERGY APPROVAL:

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF ITS RIGHT-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS OR BY PRESCRIPTION. DOMINION ENERGY MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS-OF-WAY, PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____ 2021
DOMINION ENERGY GAS COMPANY

BY: _____ TITLE: _____

LEGEND

- = COUNTY MONUMENT
- = FOUND REBAR AND CAP
- = SET REBAR AND CAP
- = SECTION LINE
- = BOUNDARY LINE
- = PROPOSED LOT LINE
- = PROPOSED PUE
- = ADJOINING PROPERTY LINE



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surveydanpls@gmail.com
563 North Rees Ave.
Spanish Fork, UT 84660

ACCEPTANCE BY LEGISLATIVE BODY:
THE MAYOR OF SPRINGVILLE CITY, 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 _____ DAY OF _____ 2021

BY: _____ BY: _____ BY: _____ BY: _____
MAYOR ATTORNEY CLERK-RECORDER ENGINEER (SEE SEAL)

PLANNING COMMISSION APPROVAL:
APPROVED THIS _____ DAY OF _____ 2021 BY THE SPRINGVILLE CITY PLANNING COMMISSION.

BY: _____ BY: _____
CHAIRMAN SPRINGVILLE PLANNING COMMISSION DIRECTOR-SECRETARY

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR. DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7173588 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS

SPRING TERRACE ESTATES PLAT "A"

SIGNED ON THIS _____ DAY OF _____ 2021
DAN E. KNOWLDEN JR. PLS 7173588

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 89°58'24" WEST 1815.92 FEET ALONG THE SECTION LINE AND SOUTH 598.63 FEET FROM THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 05°58'00" EAST 216.64 FEET TO A POINT ON A 554.79 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE 111.50 FEET ALONG SAID CURVE (CHORD BEARS NORTH 44°30'25" EAST 111.30 FEET; THENCE NORTH 50°45'13" EAST 36.32 FEET; THENCE SOUTH 83°56'00" EAST 3.45 FEET; THENCE NORTH 06°58'00" WEST 100.00 FEET; THENCE NORTH 83°56'00" WEST 122.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.419 ACRES OR 18,245 SQFT.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CASE THE SAME TO BE DIVIDED INTO LOTS AND PARCELS, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

SPRING TERRACE ESTATES PLAT "A"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

EXECUTED THIS _____ DAY OF _____, 2021

BY: _____
ADAM FRANK WEIGHT **ACKNOWLEDGEMENT**

State of Utah)
County of Utah)

ON THE _____ DAY _____, 2021 PERSONALLY APPEARED BEFORE ME, ADAM FRANK WEIGHT WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

SURVEYOR'S SEAL 	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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DRAWN: THK	PROJECT # VA997	SCALES HORIZ: 1"=20'
DESIGNER: DEK	DATE: 11/16/2021	
REVIEWED: DEK		

PROJECT NAME:

SPRING TERRACE ESTATES PLAT "A"
A VACATION AND AMENDMENT OF PART LOT 4, BLOCK 1 AND PART LOT 3, BLOCK 3 OF SPRING TERRACE SUBDIVISION

PROJECT LOCATION:

SPRINGVILLE, UTAH

SHEET TITLE: _____ SHEET

FINAL PLAT **1 of 1**

UTAH COUNTY RECORDER