



City Council Staff Report

Date:

6/19/2024

Applicant:

Bird Homes, Regal Homes

Location:

1850 W, 2000 W Sunrise
Ranch Dr.

Zoning:

SDP-2

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Attachments:

1. Application information.

REQUEST

Consideration of an ordinance amending Mapleton City Code section 18.56B eliminating the age restriction on some units in the Sunrise Ranch development.

BACKGROUND & DESCRIPTION

In 2018, the City Council approved a development agreement, concept plan and Specific Development Plan (SDP-2) zoning for the Sunrise Ranch project consisting of 540 units. The project included a mix of single-family detached lots, townhome lots and two 55+ neighborhoods with small detached lots and 4-plex buildings. Much of the Sunrise Ranch project has either been developed or is under construction at this time.

Bird Homes owns 53 of the 55+ lots, Regal Homes owns 83 55+ lots, and there is a third owner with nine lots. Both builders have several units under construction and have expressed concern with market demand. Both builders are requesting that the City consider removing the 55+ requirement. On May 1, 2024, the City Council reviewed this proposal as a discussion item. The Council was supportive of removing the 55+ restrictions as requested.

Based on direction from the City Council, staff is proposing to remove the references to senior housing from the SDP-2 zoning text. The Planning Commission is advisory to the City Council on this application.

EVALUATION

Discretion: The adoption of an ordinance is considered a legislative action. The Planning Commission and City Council generally have broad discretion when acting on legislative matters, provided it can be reasonably debated that the action taken to approve or deny will promote or protect the general welfare of the community.

Sunrise Ranch Project: At the time the project was being considered, the original applicants proposed the two 55+ neighborhoods as part of the project. The senior component was not something either City staff nor the City Council had advocated for, but it was included in all the concept plans and in the SDP zoning text based on the original applicant's proposal. There was no additional density given in consideration of providing a senior component to the project.

Given the emphasis by the state to provide more housing options, especially for first time home buyers, staff is supportive of the Council's direction to eliminate the 55+ requirement.

RECOMMENDATION

Adopt the proposed ordinance.

ORDINANCE NO. 2024-
AN ORDINANCE AMENDING MAPLETON CITY CODE SECTION 18.56B ELIMINATING THE AGE
RESTRICTION ON SOME UNITS IN THE SUNRISE RANCH DEVELOPMENT.

WHEREAS, the subject property is zoned SDP-2 and is part of the Sunrise Ranch master planned community; and

WHEREAS, the approved concept plan for the SDP-2 zone included two age restricted neighborhoods; and

WHEREAS, the applicants are requesting to remove the age restrictions; and

WHEREAS, the Planning Commission reviewed the proposed amendments on June 13, 2024.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to amend Mapleton City Code section 18.56B eliminating the age restrictions in Sunrise Ranch as described in exhibit "A".

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,
this 19th Day of June, 2024.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"
Changes shown in strikeout

18.56B.020: PERMITTED USES:

Accessory buildings, in conjunction with and incidental to the main use of the property, such as a shed or detached garage no larger than forty percent (40%) of the main building size, and no taller than the main structure.

Attached residential dwellings ~~restricted to persons fifty five (55) years of age and older (not to exceed 4 units per building). Ten percent (10%) of these units are not required to be age restricted.~~

18.56B.060: LOT TYPES AND BUILDING RESTRICTIONS:

The Sunrise Ranch project includes the following building types, which are defined by geographical area as shown in the Sunrise Ranch Annexation and Development Agreement:

- A. Single family detached estate lots;
- B. Single family detached cottage lots;
- C. Townhomes; and
- D. Attached ~~age-restricted residential~~ lots. (Ord. 2018-02, 3-21-2018, eff. 4-28-2018)

18.56B.070: SETBACK REQUIREMENTS:

C. Townhomes And Attached ~~Age-Restricted~~ Residential Units: The following setback standards apply to townhomes and the attached age-restricted residential units:

18.56B.090: DESIGN STANDARDS:

C. Attached ~~Age-Restricted~~ Units: There shall be a minimum of five (5) different exterior building plans for the attached units. The building plans shall be differentiated in at least three (3) of the following ways:

- 1. Color.
- 2. Materials.
- 3. Fenestration.
- 4. Roof line.
- 5. Architectural style. (Ord. 2018-02, 3-21-2018, eff. 4-28-2018)

18.56B.120: HOMEOWNERS' ASSOCIATION:

A homeowners' association or associations and covenants, conditions and restrictions (CC&Rs) shall be established to maintain all private streets, sidewalks, landscaping and other common areas in accordance with the concept plan, preliminary plat and final plat. Prior to receiving a building permit for any structure in the development, the owner/developer shall provide proof to Mapleton City that a unit owners' association has been established for the property on which the

Attachment “2”

Application information

Regal Homes - Bella Vita – 55+ Notes:

- In the past 12 months, Mapleton has sold 18 55+ homes. There are currently 21 homes listed for sale on the MLS. Of the 21 active listed homes, 14 have been completed, 3 are currently under construction, and 4 listings are to be build listing. Based on what is completed and what has been started, we currently have a 11.3 month of supply (Non-55+ supply is around 8 months)
- Mapleton currently has 3 actively selling 55+ communities
 - Regal – Bella Vita
 - Bird Homes – Sunrise Ranch
 - Mapleton Dignity Care – Maple Landing
- Our floorplans and community amenities are tailored to an active older buyer demographic. By removing the 55+ designation, we will continue to market that buyer profile but will also be able to appeal to the 45-55 group as well.
- Quicker absorption from Regal and Bird would positively affect the Sunrise Ranch neighborhood and the street scape on 1600 W.
- Average days on market for completed 55+ homes is 70 days and the average days on market for Mapleton non-55+ is 43

Breakdown of Sales of 55+ from 4/2023-Current

This report shows sales statistics broken down by month, since **April of 2023**.

Search Criteria: State is Utah, Senior Community is Yes, City is Mapleton

Month	Count	Volume	Mdn OL \$	Mdn Sold \$	Mdn S to OL	Mdn SQ FT	Mdn \$/SQ FT	Mdn Beds	Mdn Baths	Mdn DOM
Apr 2023	0	\$0.00	\$0.00	\$0.00	0%	0	\$0.00	0	0	0
May 2023	2	\$924,550.00	\$471,275.00	\$462,275.00	98%	1,826	\$253.24	3	2	0
Jun 2023	1	\$496,000.00	\$496,000.00	\$496,000.00	100%	1,586	\$312.74	2	2	0
Jul 2023	1	\$498,000.00	\$498,000.00	\$498,000.00	100%	1,586	\$314.00	2	2	0
Aug 2023	0	\$0.00	\$0.00	\$0.00	0%	0	\$0.00	0	0	0
Sep 2023	1	\$495,900.00	\$502,000.00	\$495,900.00	99%	1,586	\$312.67	2	2	95
Oct 2023	1	\$540,000.00	\$550,000.00	\$540,000.00	98%	1,742	\$309.99	3	2	134
Nov 2023	1	\$480,000.00	\$495,900.00	\$480,000.00	97%	1,522	\$315.37	2	2	57
Dec 2023	2	\$1,044,900.00	\$532,450.00	\$522,450.00	98%	1,647	\$317.27	3	2	67
Jan 2024	0	\$0.00	\$0.00	\$0.00	0%	0	\$0.00	0	0	0
Feb 2024	0	\$0.00	\$0.00	\$0.00	0%	0	\$0.00	0	0	0
Mar 2024	2	\$936,650.00	\$479,900.00	\$468,325.00	98%	1,522	\$307.70	2	2	35
Apr 2024	4	\$2,537,300.00	\$509,900.00	\$506,200.00	99%	1,719	\$294.13	3	3	41

Bird Homes:

There are 62 total lots

37 in phase A

16 in phase B

9 in phase b2 – mccord property

We have had 10 houses out of the ground for over 1 year

4 cottages

1 quad plex

2 cottages with roofs on almost through 4 way

The first 4 cottages have C of O

Homes sizes range from 2k- 4k finished square feet

Two, three and four bedrooms, two to three bathrooms - finished and unfinished basements

Two car garages

Asking price points of \$600k-\$800k

Finish grades vary for relevant price

We have had two written offers in the last year, neither of them ended up closing

Plenty of younger families have come by, they quickly walk out when they find out about the 55+ restriction

Other 55+ prospects come by to tour and give this feedback

- Interest rates are not as relevant to them as they largely have their homes paid for and would be paying cash

- They are living in a home much larger now and want to maintain that space for family parties and visits

The 55+ Development south on hwy 89 (the cottages, 250 south) still has vacant lots that have not been built on since 2019, a brief review of the sales shows a very few transactions in that community over the last 3-4 years.

Sunrise ranch development as a whole has had a steady absorption of home sales since its inception, even with the latest raise in interest rates homes have continued to sell

We would like to have the 55+ age restriction removed from the plat, doing so will provide unfettered access to all prospects that are in the market to purchase a home

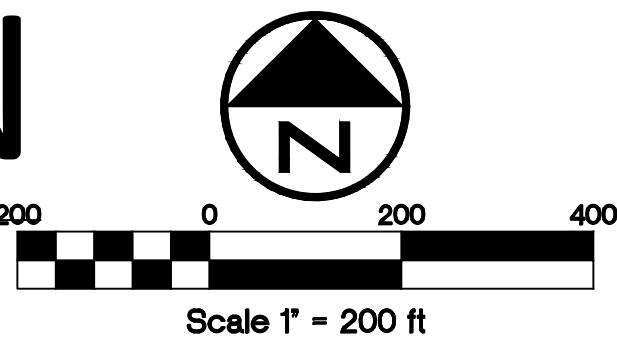
We do not own the 9 lots in phase b2, I have talked with mr mccord in the past and he is agreeable to having this restriction removed as well

Thank you for the consideration

My cell is 435.733.1000 if you need to reach me

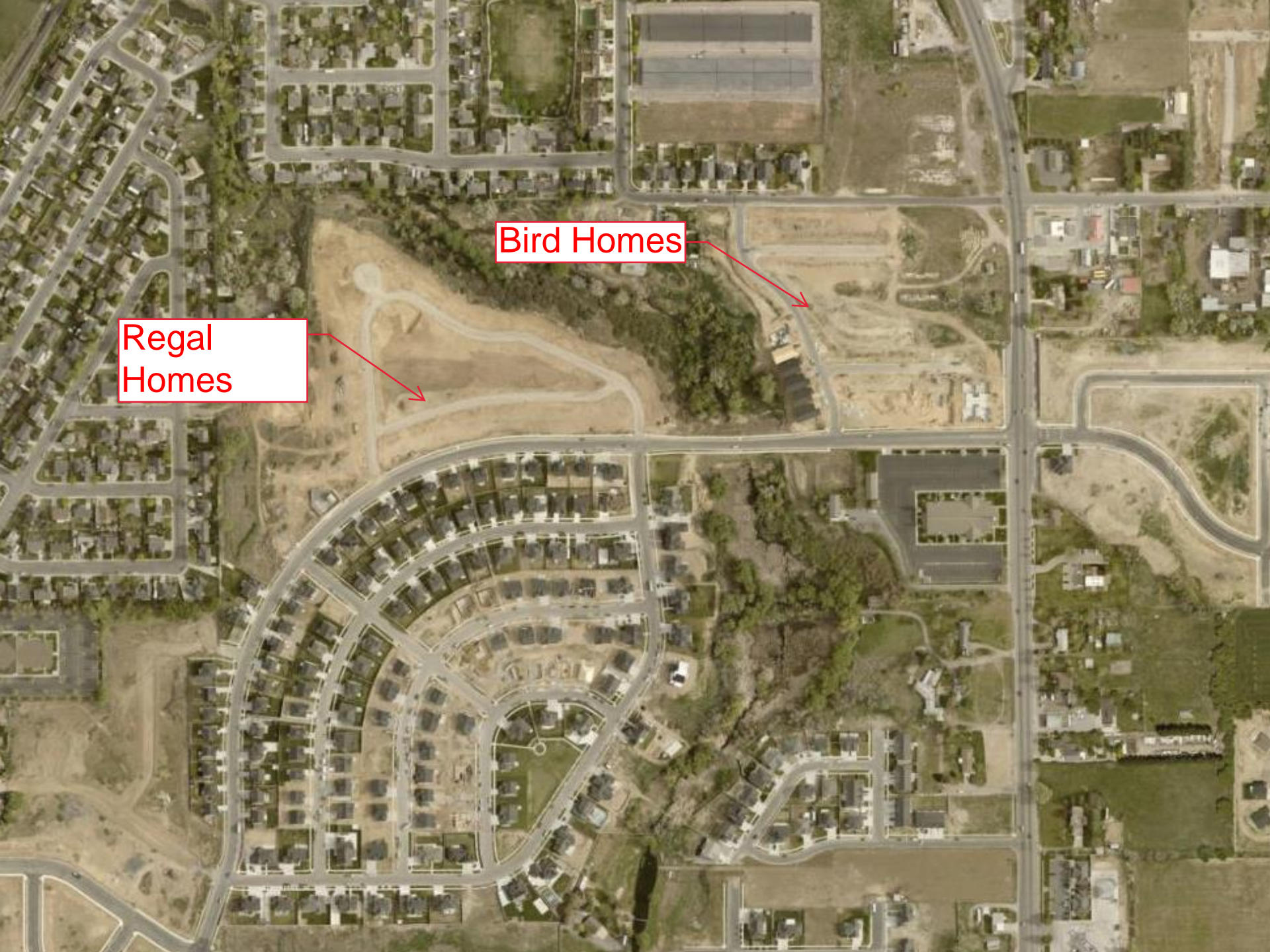
Ryan Poelman

MAPLETON SUNRISE RANCH PROPERTY CONCEPT PLAN



ACREAGE= 171.05 ACRES
PARK AREA= 23.63
AREA W/O ROADS= 143.3
UNITS ALLOWED= 143.3x4 = 573
UNITS SHOWN= 539
COMMERCIAL PARCEL= 2.65 ACRES





Regal
Homes

Bird Homes

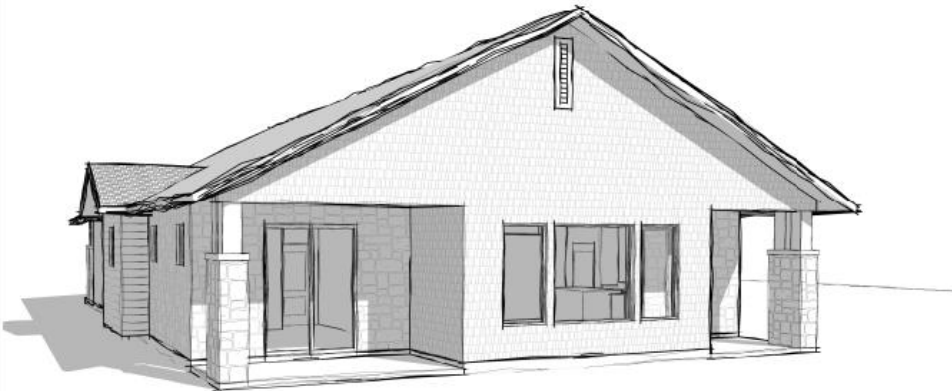
Product Type Examples



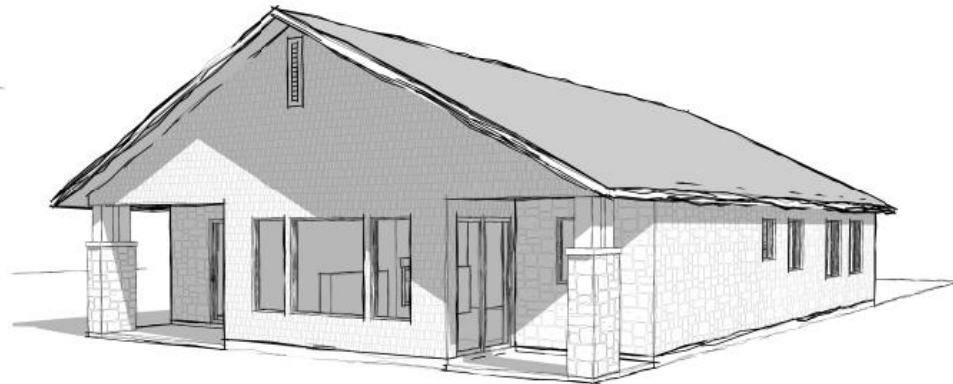
FRONT RIGHT 3D VIEW



FRONT LEFT 3D VIEW



REAR RIGHT 3D VIEW





UNIT TYPE C
MIRRORED
SIDE ELEVATION

UNIT TYPE C
SIDE ELEVATION

1
1/8" = 1'-0"

EXTERIOR SOUTH ELEVATION



UNIT TYPE A
MIRRORED
SIDE ELEVATION

UNIT TYPE A
SIDE ELEVATION

1
1/8" = 1'-0"

EXTERIOR NORTH ELEVATION



UNIT TYPE A
MIRRORED
SIDE ELEVATION

UNIT TYPE C
MIRRORED
SIDE ELEVATION

1
1/8" = 1'-0"

EXTERIOR EAST ELEVATION



UNIT TYPE C
MIRRORED
SIDE ELEVATION

UNIT TYPE A
MIRRORED
SIDE ELEVATION

1
1/8" = 1'-0"

EXTERIOR WEST ELEVATION