



City Council Staff Report

Date:

9/18/2024

Applicant:

Mapleton City

Location:

Residential Zones

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Attachments:

1. Application information.
2. Correspondence.

REQUEST

Consideration of a discussion item to review minimum lot size requirements for internal accessory apartments within the City.

BACKGROUND & DESCRIPTION

Prior to 2021, the City required a minimum lot size of 14,500 square feet for a homeowner to qualify to create an internal accessory apartment. In 2021, the State Legislature adopted changes to accessory apartment standards that included:

- Cities must allow accessory apartments on lots of 6,000 square feet or larger;
- Cities may prohibit accessory apartments on lots of any size within a specific zoning district if the district is 25% or less of the total area zoned for residential in the city; and
- Cities cannot require more than one off-street parking space.

In response to the changes to state law, Mapleton City adopted an ordinance prohibiting accessory apartments within the SDP-1 zone (Harvest Park), but allowing them on all other residential lots of 6,000 square feet in size or larger. The Harvest Park HOA had requested that the City ban them due to concerns that parking issues that already exist would get worse.

During a recent City Council meeting, a member of the public expressed a desire to reduce the minimum required lot size to allow his son to have an internal accessory apartment on his 5,300 square foot lot in Mapleton Village. The purpose of this item is to discuss whether the Council would be interested in amending the code to allow accessory apartments on lots smaller than 6,000 square feet.

EVALUATION

The City's Housing Element of the General Plan encourages allowing accessory apartments as one of the primary methods of providing more affordable housing options within the City. While accessory apartments are certainly encouraged, the City Council should consider potential neighborhood impacts when determining whether ordinance changes would be appropriate. The Mapleton Village neighborhood is a good case study to look at potential impacts of allowing accessory apartments on smaller lots.

The first phase of Mapleton Village has been constructed and includes 106 lots. The breakdown of the types and sizes of lots are as follows:

- 27 townhomes (not eligible for accessory apartments).
- 50 single family lots of less than 6,000 square feet (not eligible for accessory apartments).
- 29 single family lots of 6,000 square feet or more (eligible for accessory apartments).

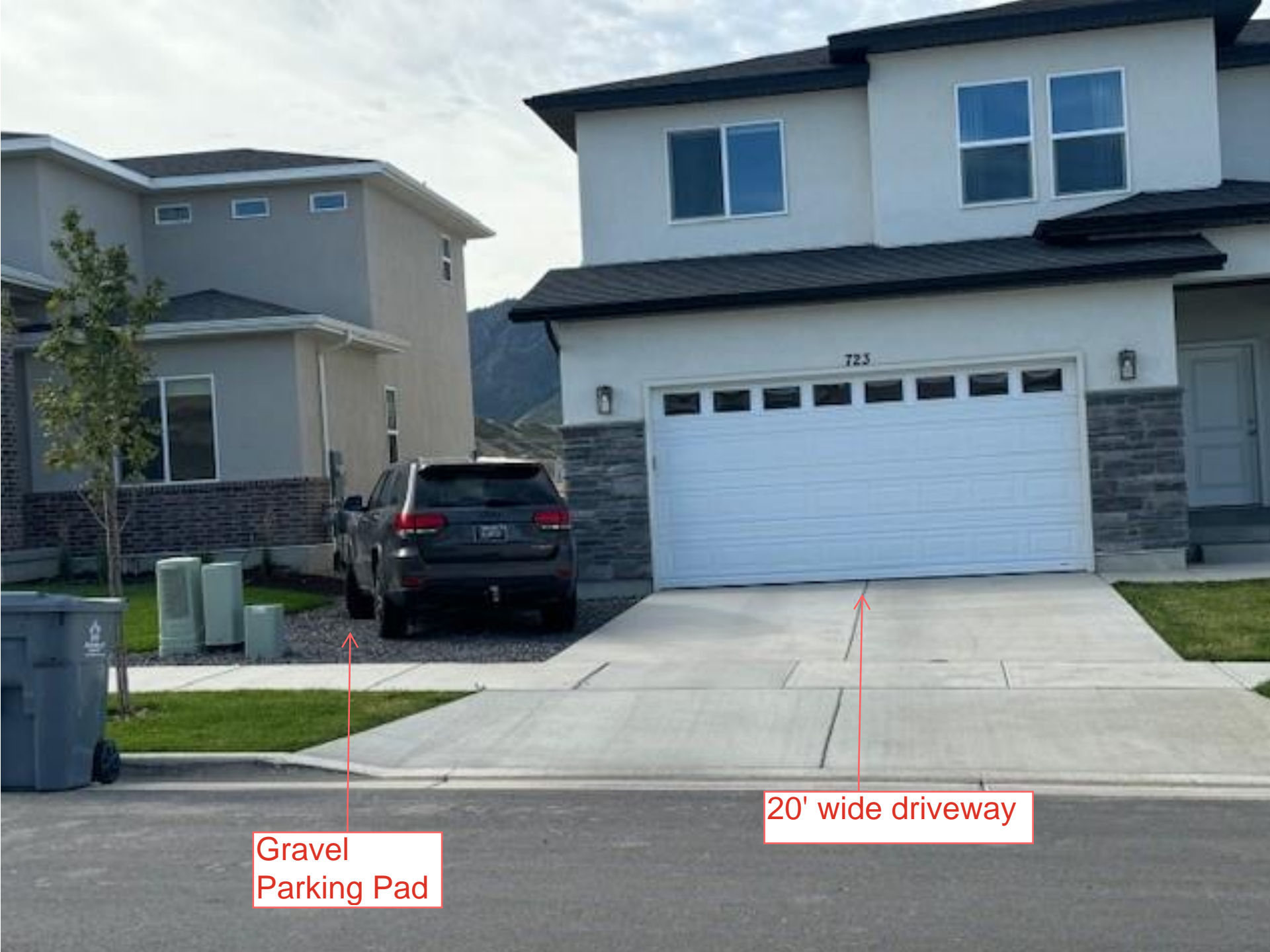
Most of the single family dwellings have narrow frontages between 40 to 60 feet. They have been constructed with a two-car garage accessed by a 20' wide driveway as well as a gravel parking pad between the driveway and the adjacent lot. The gravel parking pad areas in many cases appear to have insufficient space for a large vehicle, may be difficult to access particularly if a car is parked in the driveway, and some have utility boxes within the gravel parking pad area. As staff has driven through the neighborhood, people are already parking on many of these parking pads. Staff is concerned that if accessory apartments were to be allowed on all lots, regardless of size, that the parking most likely would spill out onto the street creating potential parking concerns. With frontages as narrow as 40' wide, most of the front yard could be occupied by vehicles and there is limited space between driveways along the street for more parking.

Other subdivisions in town that have, or will have lots less than 6,000 square feet include Whisper Rock, Sunrise Ranch and Harmony Ridge.

RECOMMENDATION

Provide direction on whether the Council could potentially support allowing accessory apartments on lots less than 6,000 square feet in size.

1st phase of Mapleton Village



Gravel
Parking Pad

20' wide driveway





If a car is parked in driveway, a car can either not get in or not get out of parking pad





Utility boxes
in parking
pad areas



In some areas, may
have more ability for
on-street parking

Attachment "2"
Correspondence

Mayor Hakes,

First, thank you for all you do for the city of Mapleton. My son and his wife are new residents and I have had family in Mapleton for over 20 years.

I am writing to you regarding the referenced code in the subject line.

Recently, my son and daughter in-law built a home in Mapleton Village with Salisbury homes.

Their names are Ethan and Caitlin Kerr.
3913 S Powderhorn Ln
Mapleton, Utah 84664

Ethan is a recent BYU graduate in computer science and Caitlin (originally from Tomball, TX) graduated from UVU school of Dental Hygiene. They are young, smart, industrious and will be excellent additions to Mapleton!

They worked very hard to earn the money and qualify to build their home. They earned the money on their own and qualified on their own. As you know, home ownership for this upcoming generation is becoming more and more out of reach due to the high costs of living, building and the economy in general. We are very proud of their accomplishments.

In deciding to build and part of the financial plan in affording to build, was to rent out their basement. Salisbury homes said that is allowed, so they made plans accordingly.

They began the process with the city. I am their general contractor in the application.

All was going smoothly until the city denied the application. The one reason is that their lot size is just under 5,400 sf. The current limit is 6,000.

As you can imagine, they were surprised and extremely disappointed.

The rental income they had planned for and having their mother in-law stay there as she gets older went up in smoke. This has put a considerable strain on their plans for a family and transition to a one-income family and are now needing to put off having children.

They qualify on all the items EXCEPT the lot size, which they are just under.

They paid to put in a separate entry, installed a parking place within the offsets of the lot, etc.

They are not putting a square peg in a round hole.

Here is my ask:

1. A one-time reasonable allowance and approve their existing application.
2. Or, an adjustment to the code to reduce the 6,000 minimum to 5,200, assuming all other items are met.
3. I know you have and do have a very successful building career. So, any other ideas you may have to help them.

I really appreciate your attention to this. If this can happen, you will be changing the stress and trajectory of this young couple who is doing all they can to be responsible and successful.

Gratefully,

Erik Kerr