

City Council Staff Report

May 20, 2015

Applicant: Elisa Opt'Hoff

Location: Approx. 1780 E
1600 N

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: No

Zone: A-2

Attachments:

1. Application materials.

REQUEST

A discussion item regarding potential public improvements associated with a single lot subdivision located at approximately 1780 East and 1600 North in the Agricultural Residential (A-2) Zone.

BACKGROUND AND PROJECT DESCRIPTION

Mark and Lori Sheranian own a large undeveloped parcel (126 acres) in the A-2 zone at approximately 1780 East and 1600 North. Their daughter, Elisa Opt'Hoff, is proposing to subdivide a two acre building lot from the larger parcel. Typically when parcels are subdivided, public improvements such as street widening, installation of utilities, and construction of curb, gutter and sidewalk are required. The applicant is requesting a waiver from these requirements.

EVALUATION

Property Characteristics: 1600 North includes approximately 22 feet of asphalt width at the subject location with no curb, gutter or sidewalk. The applicant's property currently extends to the edge of asphalt on the south side of the road. The lots to the north have been subdivision, and dedicated approximately 43 feet from the centerline of the road as right-of-way for 1600 North. An irrigation ditch runs east and west along the northern property line that is elevated several feet about the road.

The City's proposed lateral canal trail will run along the north side of 1600 North. The trail will be separated from the asphalt edge, but no curb or gutter is proposed. 1600 North is listed on the Transportation Master Plan as a Major Local Road with an ideal right-of-way of 66 feet. East of Main Street, 1600 North has a mix of areas with curb, gutter and sidewalk in some locations and no curb, gutter or sidewalk in other locations.

Subdivision Ordinance: Mapleton City Code (MCC) Chapter 17 constitutes the city's subdivision ordinance. This chapter requires right-of-way improvements as part of all subdivision applications, but does contain the following exception:

"17.12.040.B. As part of the preliminary plan review process, if approved by the city council, the curb, gutter, and sidewalk improvements otherwise required may be modified and specifically tailored to more effectively achieve the policies, goals, and objectives of Mapleton City. The modification shall be consistent with appropriate engineering measures to protect public safety and shall be made after the recommendation of the city engineer, the city staff, and the planning commission."

The City Engineer is requesting that the applicant dedicate 33' from the centerline of the road to the City, widen the road and install curb, gutter and sidewalk. This may also necessitate the piping and lowering of the existing drainage ditch. The applicant is requesting that in order to avoid an island of curb, gutter and sidewalk and to maintain the rural look of the area, that these improvements be waived. The applicant is also requesting that the right-of-way dedication be determined based on the existing right-of-way dedication on the north side of the street, which would result in a dedication of approximately 23 feet from the centerline of the road rather than the requested 33 feet. This would also likely avoid the need to lower the entire irrigation ditch.

Right-of-Way Dedication: From Main Street east towards the project site, there are several locations where property owners still own into the street. The City Engineer's request to dedicate 33 feet from the centerline of the road is intended to allow for as straight of an alignment for 1600 North as possible as the road is further expanded and developed. Staff notes in this instance that if the applicant dedicated the full 33 foot width, the City's total right-of-way would be 76 feet, 10 feet wider than recommended in the Transportation Plan.

Street Widening, Curb, Gutter and Sidewalk: The request to waive street widening, curb, gutter and sidewalk improvements often comes up, particularly in situations where the improvements will look out of place. The argument for requiring the improvements is that it is better to have the developer pay for the improvements rather than the City needing to burden the tax payers if the improvements were installed by the City at a later time. The arguments against requiring the improvements include that they often appear out of place and detract from the rural character of an area, and the improved areas often deteriorate and need repairs before they are ever connected to additional improvements.

Staff notes that the General Plan states the following:

“Retain rural features by way of open area, alternatives to curb, gutter, and sidewalk, planting strips, rail or log fences, trees, shrubs, etc.”

As a side note, as the City works to update the General Plan, an important issue should be clarifying when and where waivers like the ones being requested are appropriate.

STAFF RECCOMENDATION

Discuss the requested waivers and provide direction to staff and the applicant.

Hi Sean,

I am making a request to go before the council with a discussion item.

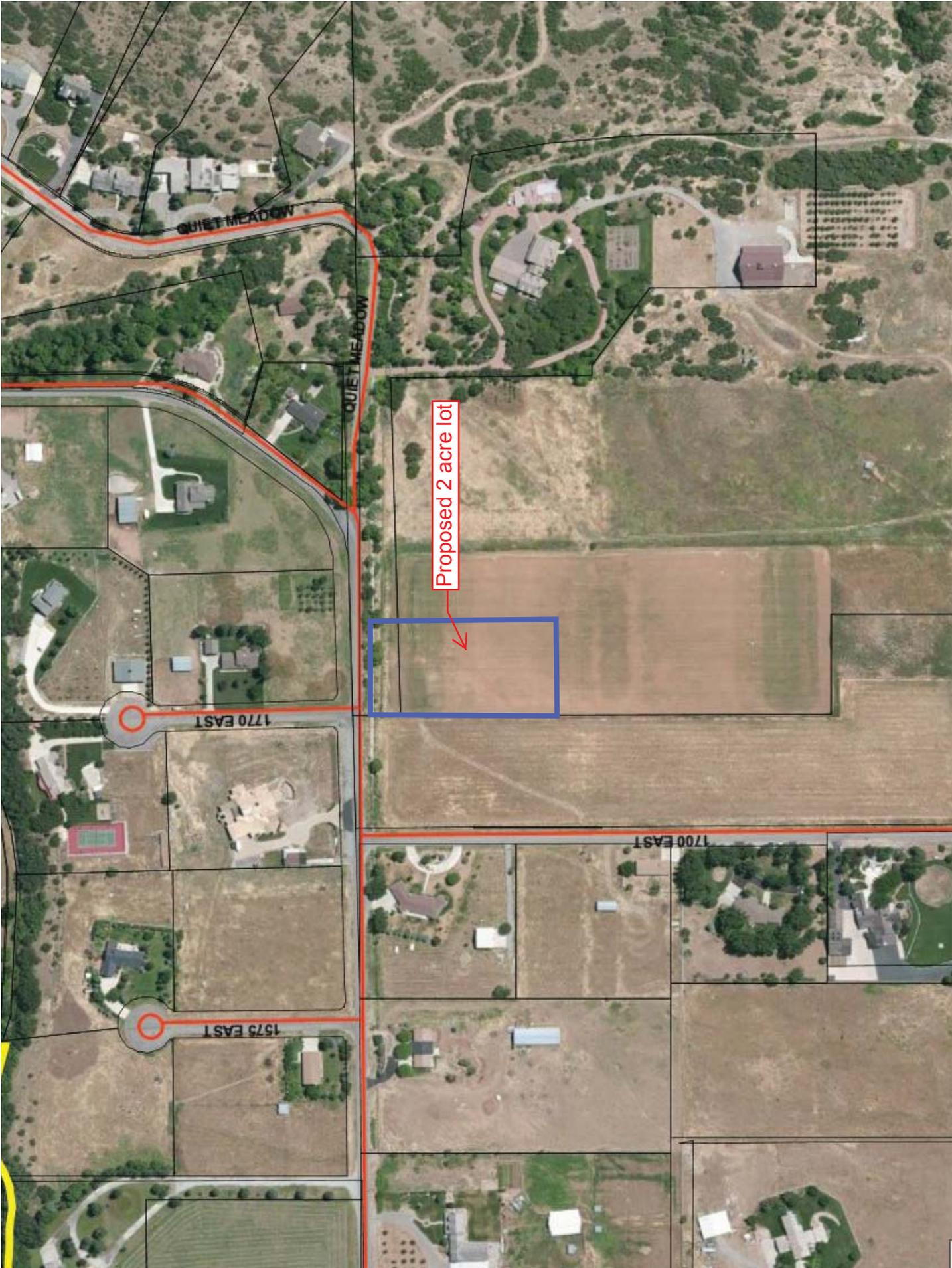
I am proposing a 2 acre one lot subdivision with frontage off 1600 N at approximately 1900 E. so I can build a residential home.

I would like to ask council to consider waiving the requirement to put in curb, gutter and sidewalk on the frontage in order to keep the rural feel of the area and avoid an island sidewalk that may never connect to any other segment, as there are no other sidewalks in the area.

I would also like to propose that ROW width for the frontage of the proposed lot remain uniform with the current width of 1600 N. We'd like to keep the original proposed alignment set forth by the previous Subdivisions to the North & West and keep it consistent along that stretch of 1600 North.

Attached is a pdf of the concept. Thank you.

Elisa Op't Hof
801-836-0585



Proposed 2 acre lot

1600 North
Looking East

City Trail to be
located on north side





Elevated Ditch

