

# City Council Staff Report

March 2, 2016

**Applicant:** Dix Densley

**Location:** 600 S Slant Rd

**Prepared by:** Sean Conroy,  
Community Development  
Director

**Public Hearing:** No

**Zone:** N/A

**Attachments:**

1. Cover Letter and Background information.
2. Previous Concept Plan.
3. City Council minutes dated 4/1/09.

## REQUEST

A discussion item related to a project concept to construct approximately 84 apartment units on a 6.38 acre parcel located at approximately 600 S Slant Road.

## BACKGROUND AND PROJECT DESCRIPTION

The subject parcel is approximately 6.38 acres in size, is triangular in shape and is located at approximately 600 South Slant Road. The property is has not yet been annexed into Mapleton City but is part of the DR Horton/Stillman annexation petition that is being reviewed during this meeting.

In 2008 the property owner had submitted an application to annex the subject property into Mapleton City. On April 1, 2009 the City Council approved the annexation of the property with a development agreement and concept plan that included the following (see attachment 2):

- 84 condominium units;
- The use of 14 TDRs;
- 208 parking spaces;
- A clubhouse; and
- Approximately 2.6 acres of landscaped open space.

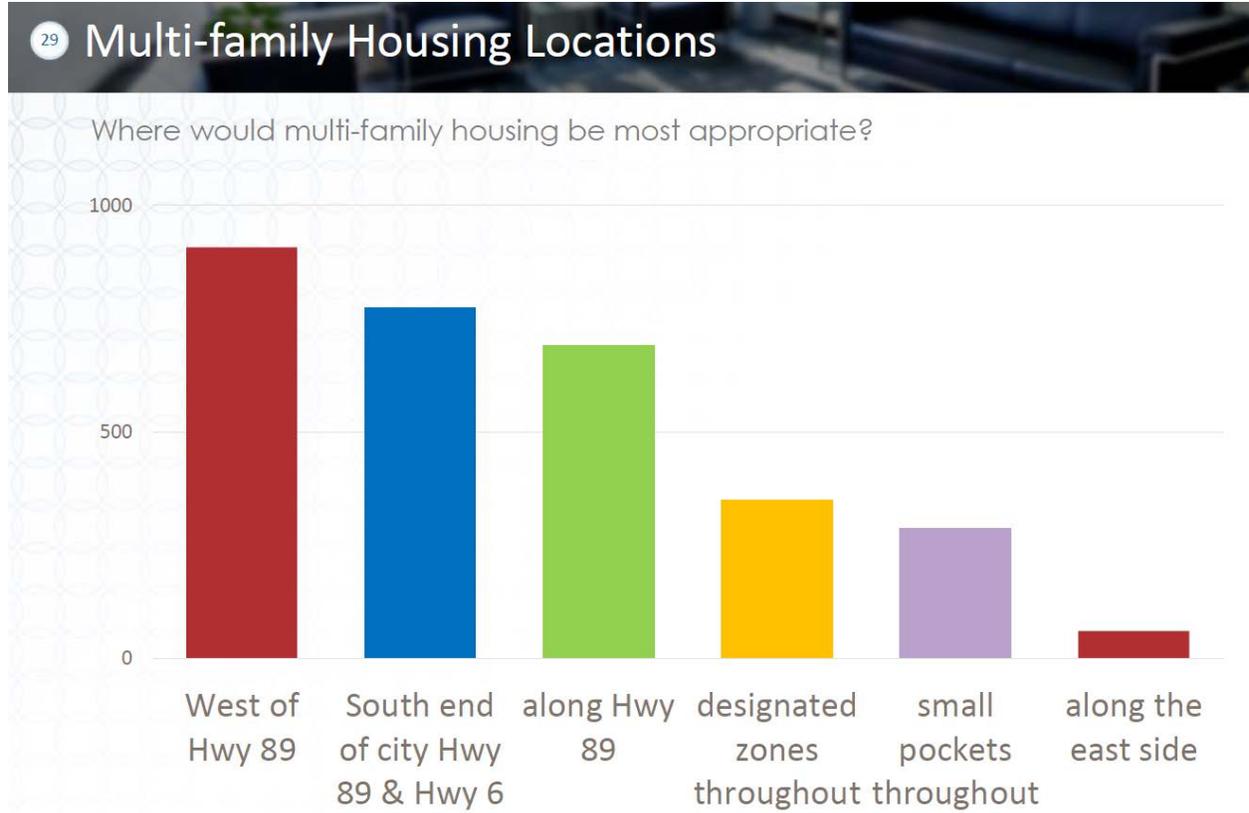
The previous applicant never finalized the annexation and the approvals have since expired. The new applicant is interested in a similar project to what was approved in 2008, but would prefer apartment units rather than condominiums. The purpose of this item is to discuss whether the Council is supportive of this type of project at this location.

## EVALUATION

**General Plan:** The General Plan designation for this property is High Density Residential. This designation typically allows densities of 3-4 units per acre, with the potential for higher densities with the use of TDRs.

**Density:** The previously proposed density of 84 units equates to approximately 13 units per acre. This is a density that is common for a multi-family apartment complex, but is significantly denser than any other development within the City. The Harvest Park project has the highest density within the City and averages approximately five units per acre. However, the town home section of Harvest Park averages about 12 units per acre.

One of the questions that was asked in the MyMapleton community survey was where would multi-family housing be most appropriate. Below is a summary of the responses:



Staff is generally supportive of multi-family housing at this location. However, the previously proposed concept plan included three story buildings. The city code currently only allows a maximum of two stories. A project with a similar footprint as previously proposed but with only two stories, would likely yield approximately 57 units, rather than 84, for a density of approximately nine units per acre. The Council should discuss whether it is supportive of multi-family housing at this location, and if so, at what density.

**Surrounding Development:** The South Hollow subdivision is located just north of the subject property. This subdivision consists of lots of approximately .5 acres in size and is surrounded by approximately 14 acres of open space. If the project was constructed consistent with the previously approved concept plan, the apartment buildings would be approximately 200 feet from the closest property line in South Hollow and over 300 feet from the closest home.

The property located to the south and west of the subject property is part of the DR Horton annexation proposal that would include approximately 210 single family detached units with an overall density of approximately 2.25 units per acre. As previously mentioned, the Harvest Park development is located to the east with approximately five units per acre, but with densities as high as

12 units per acre for the townhomes portion. Staff also notes that the concept plan for Harvest Park includes an additional 79 attached units that will abut Slant Road in a future phase. Harvest Park is required to submit one TDR for every six units being constructed. This is a similar ratio to what the City was previously requesting with the subject project.

**Traffic:** During the review of the DR Horton concept plan, the Council expressed concerns regarding the potential traffic impacts along Slant Road and adjoining streets. Staff recommends that the applicant prepare a traffic study to analyze potential project impacts if the Council is supportive of this project moving forward.

**Utilities:** If the Council is supportive of this project moving forward, staff recommends that the applicant submit their concept plans to RB&G Engineering to review the project with the City's water model. This will help determine if additional system upgrades will be required. The applicant should also speak with the East Bench Canal Irrigation Company regarding the elevated ditch that runs along Slant Road.

**Council Questions:** The Council may want to discuss and provide direction on the following questions:

- Is the Council supportive of multi-family housing at this location? If so, at what density?
- Is the Council supportive of requiring one TDR per six units?
- Are there concerns with the previously approved concept plan?

### **STAFF RECCOMENDATION**

Provide direction to staff and the applicant.

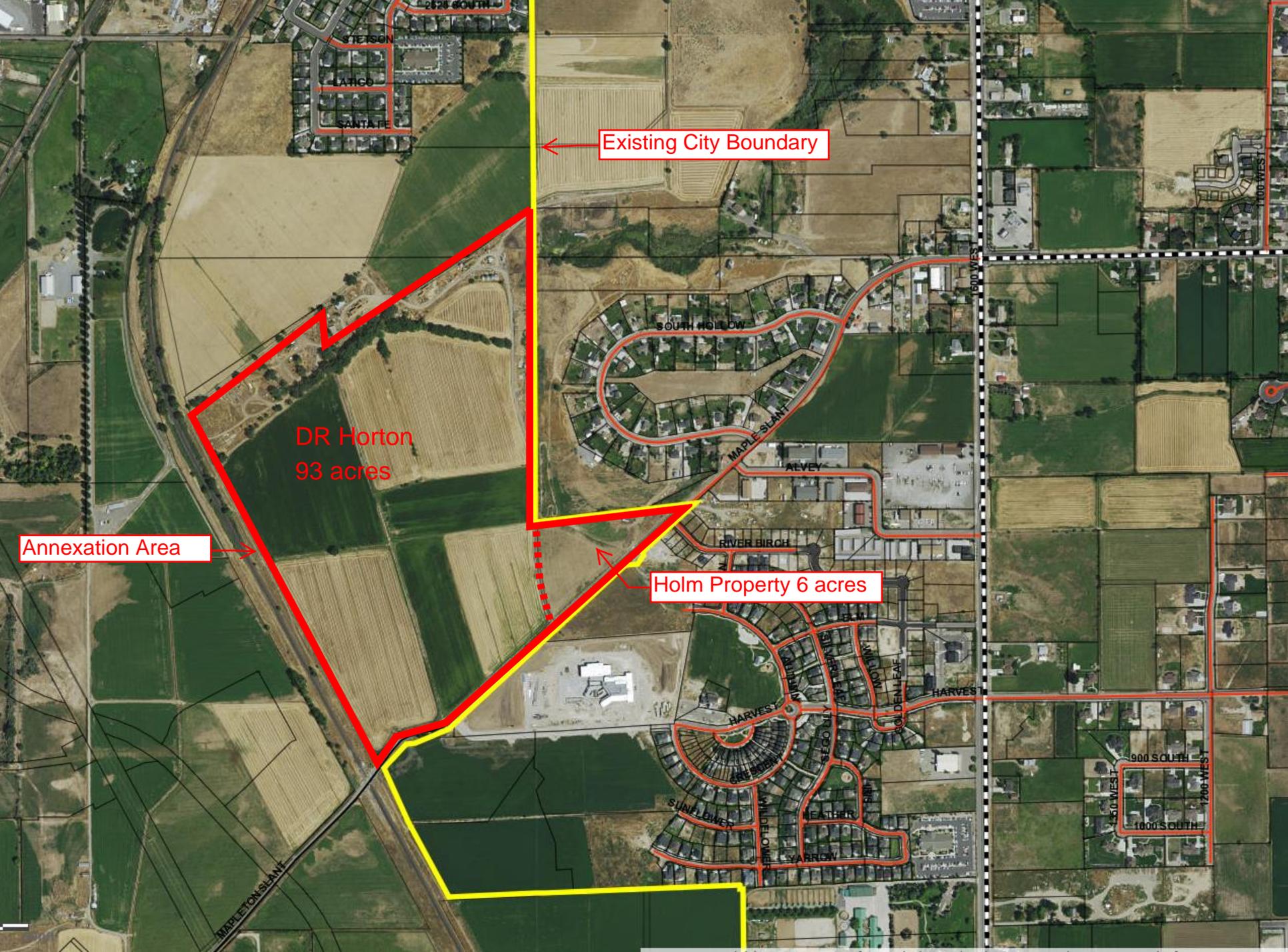
Dear City Council Members

My name is Dix Densley. I am the Managing Member and Principle of Aspen Assets and Acquisitions, LLC. AAA, LLC has been acquiring properties in Utah and San Pete Counties for the past 5 years. These properties to date have been single family homes and student housing at BYU. It has come to my attention that there is a wonderful piece of property in south west Mapelton that would suit our needs perfectly as we expand into multi-family housing.

In 2008 this same piece of property and the Concept Plan associated with the property was presented to the City Council and was approved for annexation, zoning and building. The developer, Sabadell, Inc., never moved forward with the project. We are interested in presenting the same Concept Plan to the City in hopes that you would again provide a favorable resolution to this new request. We have read the Concept Plan and feel that it would meet our plans as well as the cities plans for development in the area. It is our intention to add a beautiful, safe and enjoyable housing complex to the community.

I would like to thank-you ahead for your consideration

Dix Densley



Existing City Boundary

DR Horton  
93 acres

Annexation Area

Holm Property 6 acres

STEVENSON  
LATICIA  
SANTANA

SOUTH HOLLOW

MAPLE SLANT

REVEY

RIVER BIRCH

HARVEST

SUNFLOWER

FEATHER

WARRIOR

900 SOUTH

1000 SOUTH

MAPLETON SLANT

1600 WEST

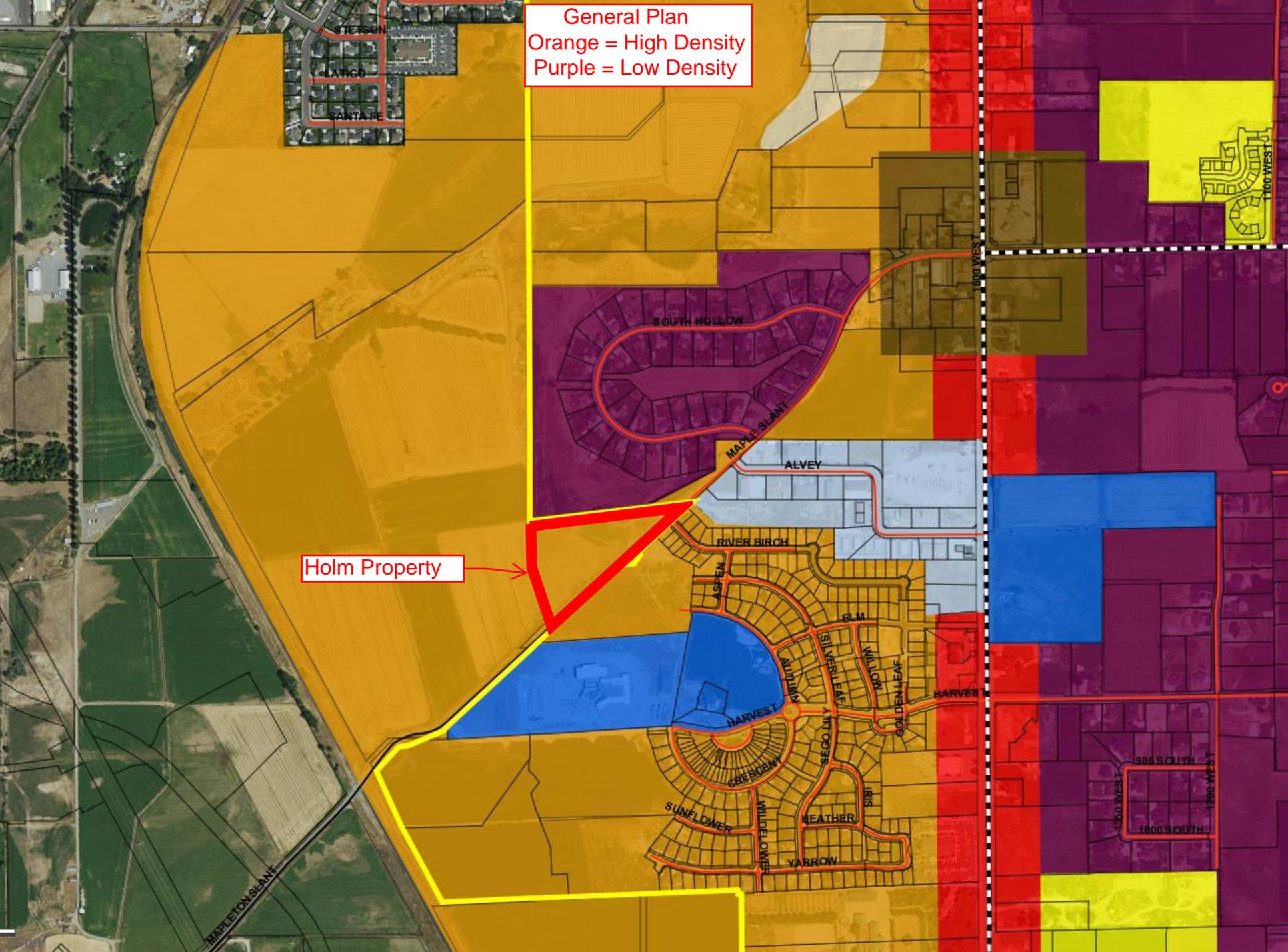
1500 WEST

1700 WEST

1700 WEST

General Plan  
Orange = High Density  
Purple = Low Density

Holm Property

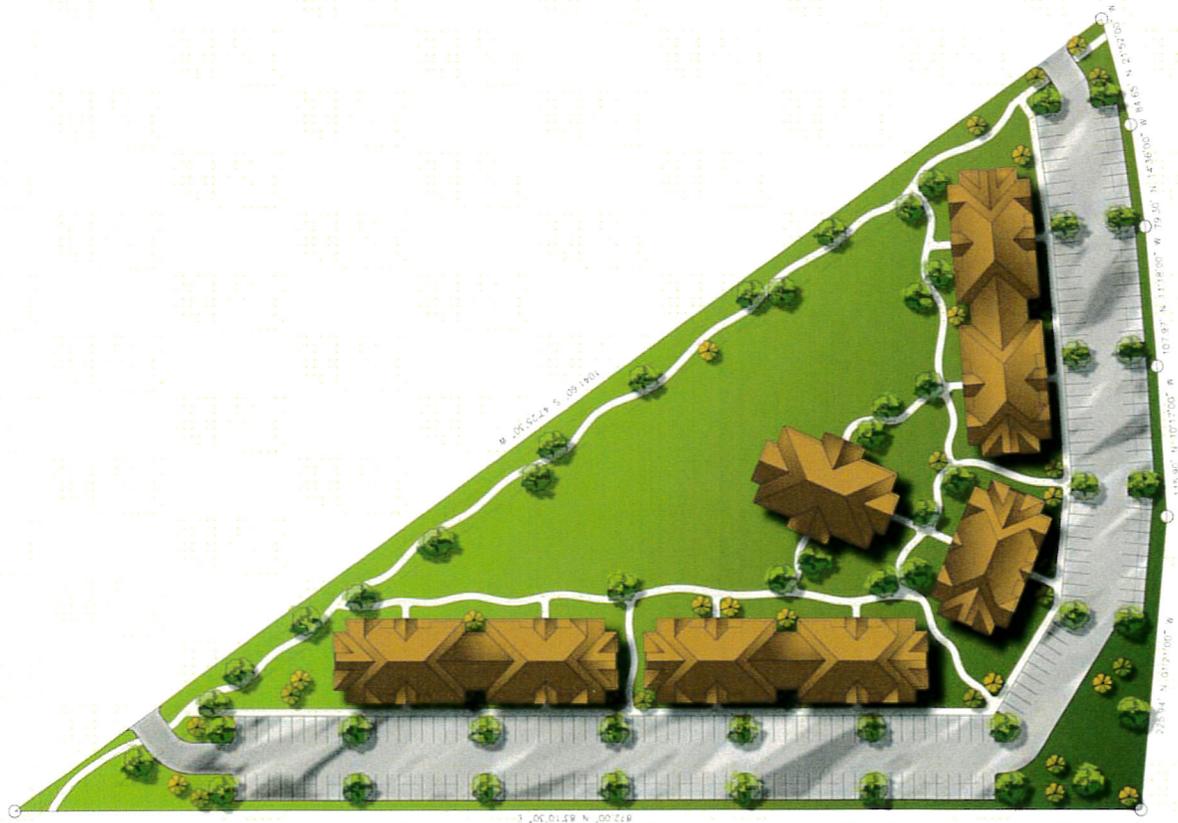


## Exhibit "B" Concept Plan

The site plan consists of three twenty four unit buildings, one twelve unit building and a clubhouse. The basic floor plan, building design and site plan is shown on the following pages.

The following ratios will be used for the project.

Tabulation Table	Square Footage	Acreage	Percent
<b>Total Area</b>	<b>277793</b>	<b>6.38</b>	<b>100%</b>
<b>Total Building Area</b>	<b>48361</b>	<b>1.24</b>	<b>17%</b>
<b>Impervious Area</b>	<b>67657</b>	<b>2.52</b>	<b>24%</b>
<b>Landscaped Area</b>	<b>161775</b>	<b>2.62</b>	<b>59%</b>
<b>Total Units</b>	<b>84</b>		
<b>Total Parking Spaces</b>	<b>208</b>		



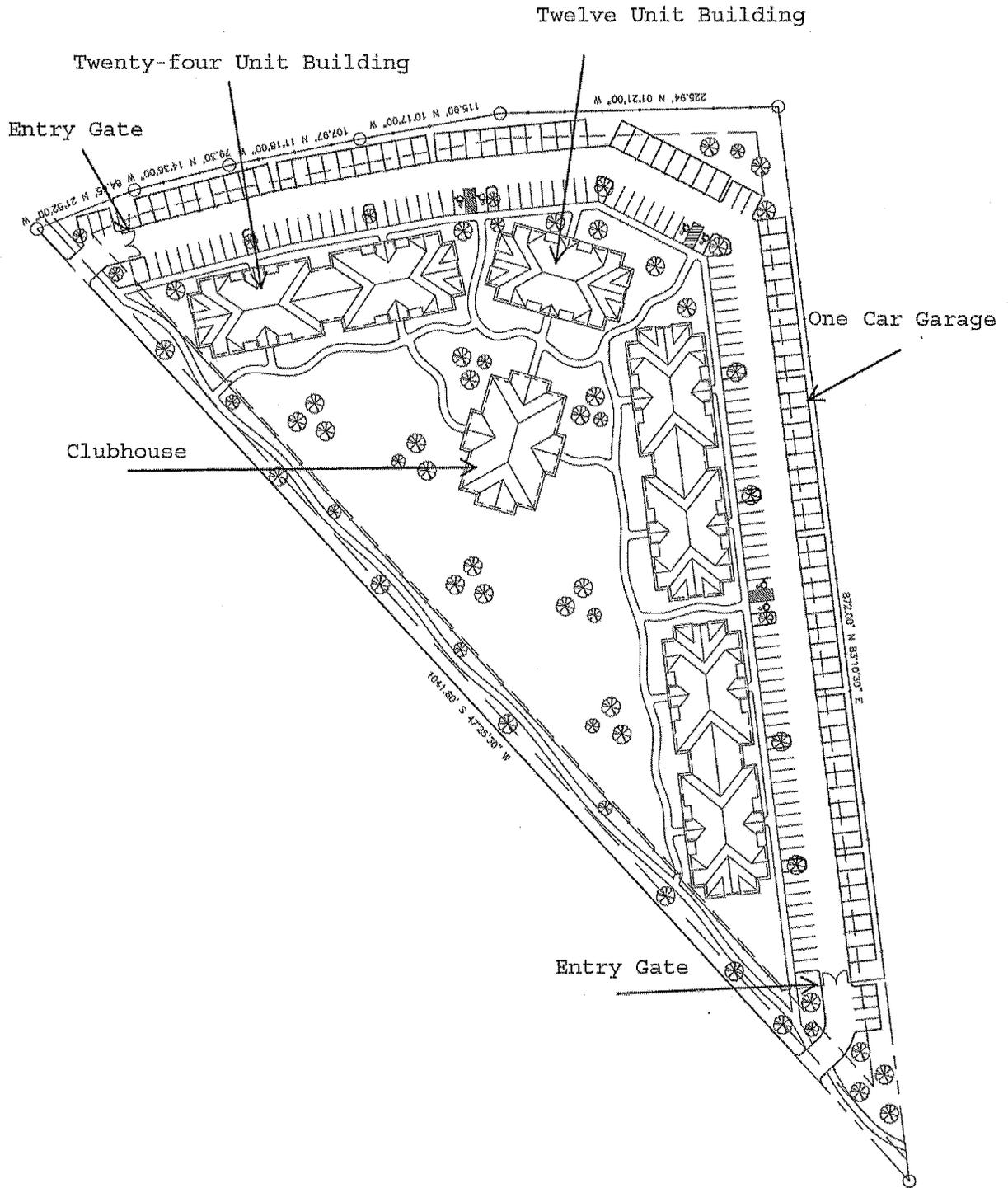
The overall height of the building will be 45 feet from finish grade to the top of the roof. Each building will have a combination of cultured stone and stucco or brick and stucco. This picture is for illustration purposes the actual building design and colors may vary. The 12 unit building shall be approximately 60 feet by 110 feet. The 24 unit building will be approximately 60 feet by 220. The clubhouse shall be approximately 5000 square feet.



All 84 units will be essentially the same with three bedrooms and two bathrooms and nine foot ceilings. They will be approximately 1300 square feet.



# Site Plan



**MAPLETON CITY COUNCIL MEETING**

**April 1, 2009**

**PRESIDING AND CONDUCTING:** Mayor Laurel Brady  
**Council Members:** Ben Christensen  
Mike Cobia  
Michael Nelson  
Ann H. Tolley  
Brian Wall

**Also Present:** Gary Calder- Public Works/Engineering Department  
Cory Branch- Community Development Director  
Robert Bradshaw- City Administrator  
Dean Pettersson- Police Chief  
Jeannie Bell

**Minutes Recorded by:** Camille Brown- City Recorder

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**CALL TO ORDER:** Mayor Brady called the meeting to order at 7:05 p.m. Cl. Mike Nelson gave the invocation and Bob Bradshaw led the meeting in the Pledge of Allegiance. There were several scouts in the audience from troops 1479 and 66 who were working on their merit badges.

**Utah Valley Home Builders Association: discussion regarding a proposal to allow for alternative options concerning the payment of impact fees by the developer.**

Richard Lewis with the Home Builders Association presented information to the council regarding the Home Builders Association and building during this economic downturn. The Home Builders Association would like to see Mapleton City defer impact fees to the time of building permit is issued. Mapleton City's lot costs are higher due to developers having to front the costs of impact fees and this would make land more affordable for the city.

The association had discussed the formation of a task force for economic development to help with more businesses for the city. Mayor Brady stated that the city has an economic development commission established and encouraged builders to come to the meetings to help develop a tax base for Mapleton City.

**OPEN FORUM:** No comments were made.

**CONSENT AGENDA:**

**1. City Council meeting minutes- March 18, 2009.**

**Motion:** Cl. Christensen moved to approve the minutes of the March 18, 2009 City Council meeting

**Second:** Cl. Cobia seconded the motion.

**Vote:** Passed 5:0

**ACTION ITEMS:**

**2. Replacement of Trees as per 1989 Agreement for Tree Screen adjoining Water Tank adjoining Dean Allan's property**

Bob Bradshaw presented a staff report. He indicated that he had spoken to the Mr. Allan after the last city council meeting and stated that Mr. Allan would be satisfied that if the City Council would assist in the purchase of the trees then he would take over the maintenance of the drip system and watering of the

**Second:** Clw. Tolley seconded the motion.

**Vote:** Passed 3:1:1 abstaining vote

Cl. Nelson	Nay
Cl. Tolley	Aye
Cl. Cobia	Aye
Cl. Christensen	Aye
Cl. Wall	Abstained

**6. Amendment Title 18, Development Code, Part III, Zoning, Chapter 18.86, Signs.**

Consideration was given to Planning Director's, Cory Branch, staff report on the applicant's requesting to amend the sign ordinance to allow for increased sign area and height within the commercial zone.

The city council reviewed all options of the sign ordinance. It was suggested an off premise sign be allowed and that is issue be reconsidered. The item was opened for public comment.

Mark VanWagoner stated that he does not have a problem with signs, he would recommend to the council to allow off premise signs to direct people to his business.

The public hearing was closed at 10:15 pm

**Motion:** Cl. Cobia moved to amend Title 18 Development Code, Part III, Zoning, Chapter 18.86, Signs, and adopt the new ordinance in order to allow for an increase in sign area and height within commercial zone with the following changes:  
**18.86.060 #7 remove off premise signs and make them a conditional use;**  
**Page 5 of 9 free standing monument pole signs; c 3 change 18 to 20- change d3 from 36 to 42;**  
**Page 6 of 9 21b from 45 days to 60 days; 19, off premise signs are a conditional use and may be allowed by this chapter;**  
**Page 7 of 9 add new c may not erected more than 7 days before the event c to d, and d to e.**

**Second:** Cl. Nelson seconded the motion.

**Vote:** Passed 5:0

Cl. Nelson	Aye
Cl. Tolley	Aye
Cl. Cobia	Aye
Cl. Christensen	Aye
Cl. Wall	Aye

**7. 530 South Mapleton Slant Road-approval of an annexation known as Holm Annexation on property consisting of approximately 7.51 acres – Brian Bowers applicant**

The development agreement was reviewed with the applicant and necessary changes were made with regards to arbitration. Brian Bowers stated that 42 water shares is more than adequate shares for the use of the project.

The item was opened to the public at 10:35 pm, no comments were made.

**Motion:** Cl. Christensen moved to approve the request for annexation with the staff recommendations:  
No. 1-3 have already been taken care of;  
No. 4, the deletion of two sentences regarding arbitration in the middle of the paragraph  
No. 5 amend the last sentence to consider making instead of making.  
No. 6 remove the last sentence;  
These additions: Culinary shares on page two, c. should say three quarter culinary water share per unit;

The applicant shall purchase 14 TDR at the price of \$25,000, amount of TDRs can fluctuate but the total price shall stay the same. The developer shall purchase 14 TDRs at the ratio of one to six per unit and 12 of which can be paid for at time of plat approval and balance to be paid at the beginning of the second phase- the applicant needs to have adequate public facility.

**Second:** Cl. Wall seconded the motion.

**Vote:** Passed 4:0 1 abstaining

Cl. Nelson Present

Cl. Tolley Aye

Cl. Cobia Aye

Cl. Christensen Aye

Cl. Wall Aye

#### **MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS**

Cl. Cobia stated that the Utah Lake Commission required the city to pay \$3 to 4,000.00 membership fee a year; some of the four non voting members have been removed and questioned if the city's participation is necessary. The Mayor is having second thoughts.

Mike Nelson reported that the library book sale will be held April 15<sup>th</sup>. For the next agenda, Cl. Nelson would like to discuss dividing the city into voting districts.

Gary Calder: stated that the Westwood well is online and the culinary connection has been made to the Jr. High. He is working with the school district to go 50/50 to provide curb gutter and sidewalk west of Mapleton Elementary for which \$40,000 is in the budget.

**Motion:** Cl. Christensen moved to adjourn the meeting.

**Second:** Cl. Wall seconded the motion

**Vote:** Passed unanimously

Meeting adjourned at 11:40 pm

Camille Brown, City Recorder

**APPROVED:** April 22, 2009