

City Council Staff Report

August 3, 2016

Applicant: R. Kent and Annette Evans

Location: 1022 E 1200 N

Prepared by: Brian Tucker

Public Hearing Item: Yes

Zone: RA-2/RA-1

ATTACHMENTS

1. Resolution
2. Application Materials
3. Proposed Project Layout.

REQUEST

Consideration of a rezone from RA-1 to Residential-Minor Agricultural (RA-2) Zone for approximately 3.2 acres, located at approximately 1022 East 1200 North.

BACKGROUND AND PROJECT DESCRIPTION

Located at the corner of 1000 East and 1200 North is 3.2 acres owned by Kent and Annette Evans. The two parcels, measuring 2.51 and .69 acres respectively, are zoned RA-1 in the south and RA-2 on the north with a sliver of RA-2 near the western property line. The Evans have made an application to rezone both parcels in their entirety to RA-2. The property is General Planned for “Medium Density Residential”, a designation generally synonymous with the RA-2 Zone. The applicant intends to create a 7 lot subdivision with lots varying between ½ acre and 1/3 acre.

EVALUATION

General Plan: The General Plan indicates that this property should develop in a medium density manner. The characteristics of the “Medium Density Residential” land use category indicated by the General Plan:

“This designation shall have a minimum lot size of 14,500 square feet, but may include Planned Unit Development zones with overall densities of 12,000 square feet per unit with the use of TDRs. Planned Unit Development zones not utilizing TDRs shall not exceed densities of 14,500 square feet per unit. Uses characteristic of this designation primarily include single family dwellings. Twin homes may be included in Planned Unit Developments. Houses of worship shall also be included in this designation. Zones for Planned Unit Developments shall only be allowed in an area located between 800 North to 1600 South east of Highway 89 commercial corridor to 1100 West.”

The proposed rezone and subsequent development of a 1/3 to ½ acre lot subdivision are very much in line with this indication.

Rezone: The MDR Land Use Designation is indicative of the RA-2 zone rather than the current RA-1 designation. As mentioned previously, the General Plan indicates that Medium Density is the appropriate level of development for this area and the MDR is indicative of the RA-2 zone.

Mapleton City Code (MCC) Chapter 18.12.010 states the following regarding zoning amendments:

“For the purpose of establishing and maintaining sound, stable, and desirable development within the city, it is declared to be the public policy that amendments shall not be made to the planning and zoning title and map except to promote more fully the intent of this title and the Mapleton City general plan or to correct manifest errors.”

MCC Chapter 18.12.010.B outlines the guidelines that shall be used to determine whether or not a rezone request is in the interest of the public and is consistent with the general plan. The guidelines are as follows:

- 1. Public purpose for the amendment in question.*
- 2. Confirmation that the public purpose is best served by the amendment in question.*
- 3. Compatibility of the proposed amendment with general plan policies, goals, and objectives.*
- 4. Potential adverse effects to the city by creating "leapfrog" development or areas away from the existing "core" or center of the city.*
- 5. Potential of the proposed amendment to hinder or obstruct attainment of the general plans articulated policies.*
- 6. Adverse impacts on adjacent landowners.*
- 7. Verification of correctness in the original zoning or general plan for the area in question.*
- 8. In cases where a conflict arises between the general plan map and general plan policies, precedence shall be given to the plan policies.*

It is staff's position that the requested Rezone is in the public interest and should be supported for at least the following reasons:

- General Plan Goal #3 indicates that *“all developments and zone changes to be consistent with the General Plan.”* The proposed zone change and development is consistent with the General Plan.
- The proposed rezone will lead to an infill of development in this partially developed area.
- The proposed rezone and development have no more adverse effect on neighboring land owners than any of the developments in this area that have come before.

**Note: The concept plan included in this staff report packet indicates the manner in which the property could develop. This concept is included for informational purposes only and this item does not include concept or plat approval.*

PLANNING COMMISSION DISCUSSION AND ACTION

On July 14, 2016 the planning commission held a public hearing on the proposed amendment. The planning commission, citing the current General Plan designation of Medium Density Residential, recommended that the City Council approve the rezone to RA-2 in accordance with the current General Plan.

STAFF RECOMMENDATION

Adopt the attached Resolution.

RESOLUTION NO. 2016-

A RESOLUTION TO APPROVE A REQUEST FOR A ZONING AMENDMENT OF 3.2 ACRES OF PROPERTY LOCATED AT 1022 EAST 1600 NORTH 1600 SOUTH FROM RESIDENTIAL-AGRICULTURAL (RA-1) TO RESIDENTIAL - MINOR AGRICULTURAL (RA-2).

WHEREAS, The City's General Plan indicates that property in this area should develop in a "Medium Density Residential" manner; and

WHEREAS, The General Plan indicates that "Medium Density Residential" is indicative of 14,500 square foot and larger lots; and

WHEREAS, The Residential Minor-Agricultural (RA-2) zone is the zoning district that corresponds to "Medium Density Residential" development; and

WHEREAS, the rezone request is in the public interest of the City as it will allow the property to develop as envisioned by the General Plan; and

WHEREAS, the Planning Commission, after having taken public comment, recommended approval of the request on July 14, 2016.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to amend the zoning designation from RA-1 to RA-2 as described in Exhibit "A".

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 3rd Day of August, 2016.

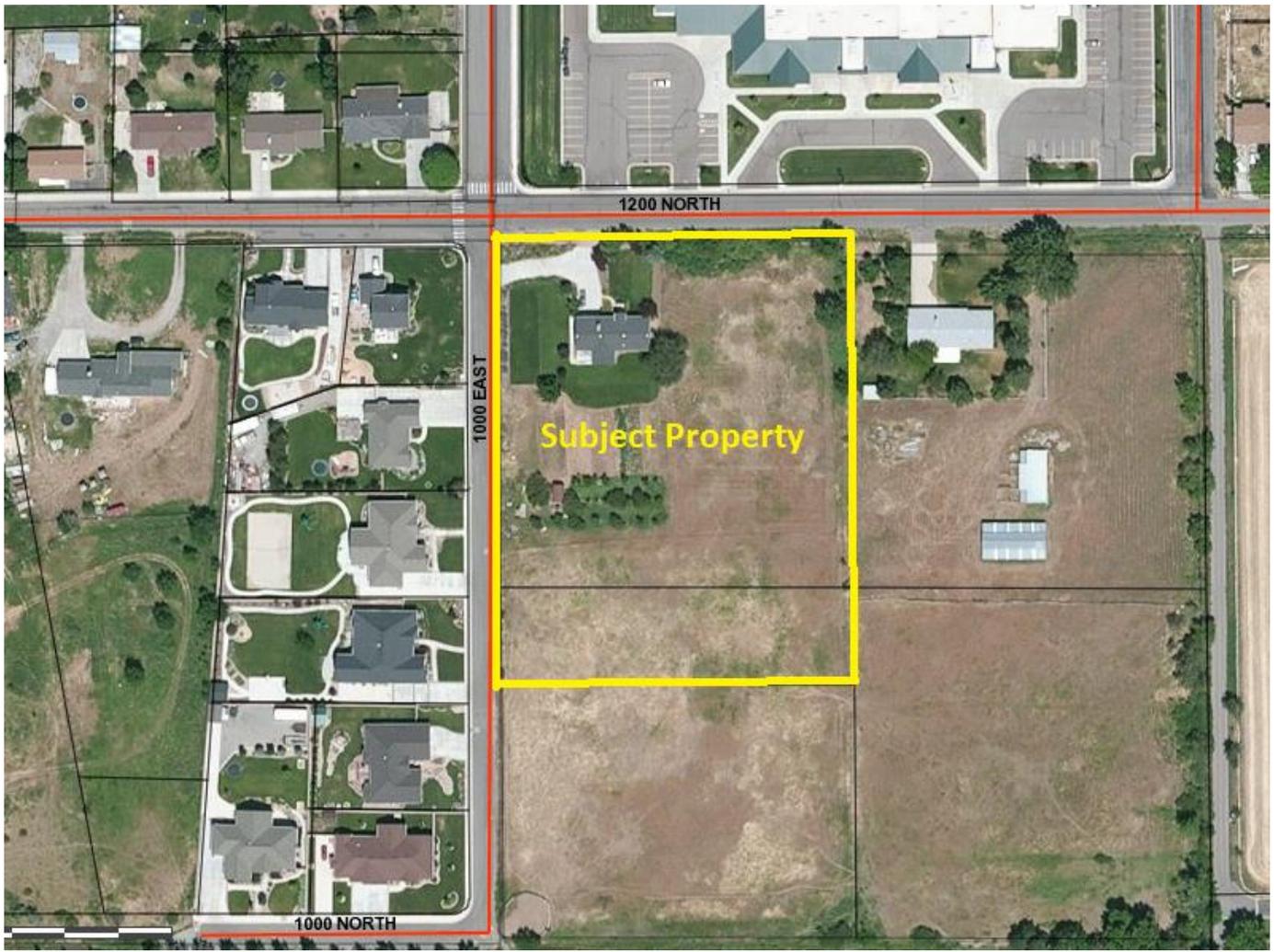
Brian Wall
Mayor

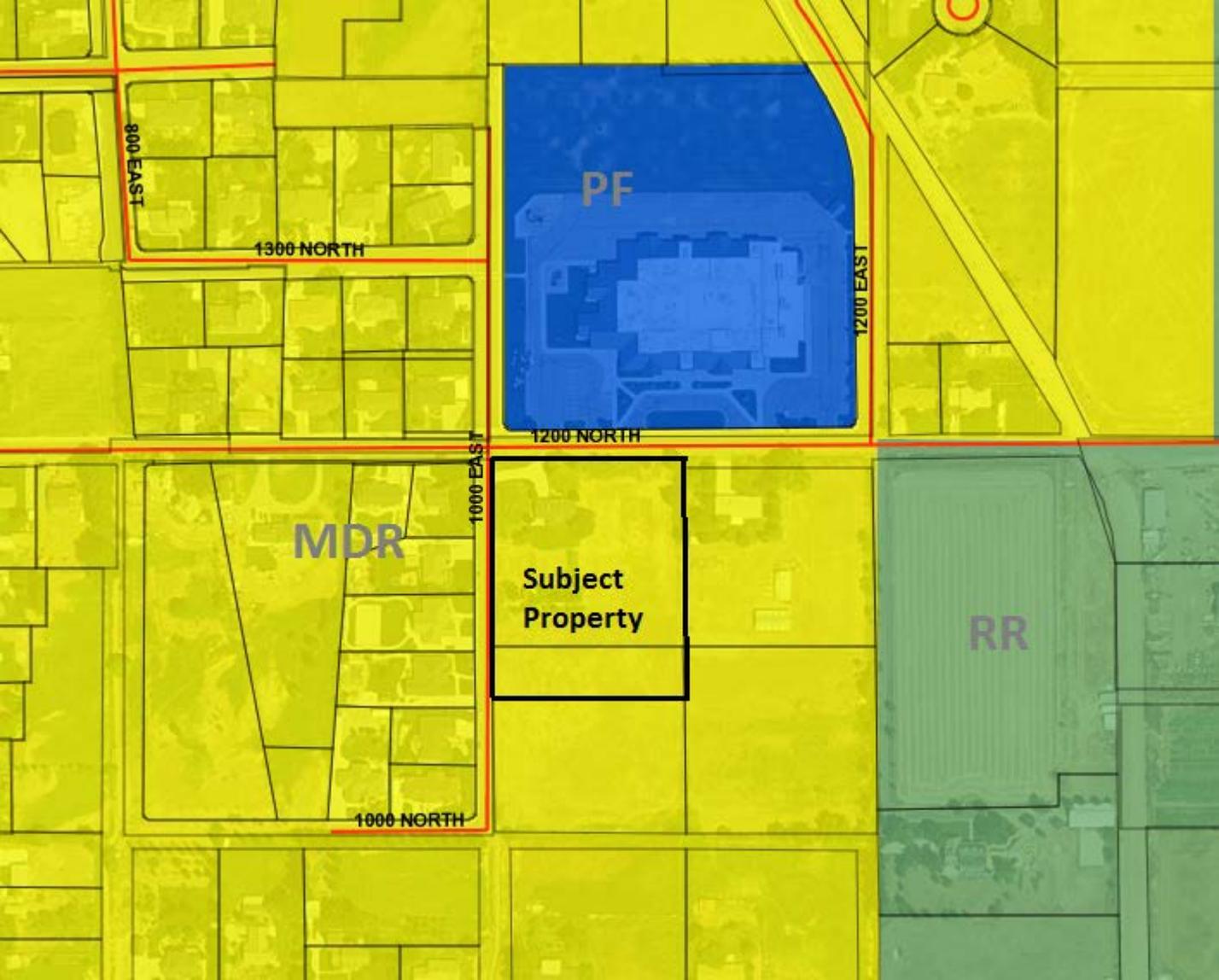
ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"

Parcels: 26:066:0136 and 26:066:0137





PF

MDR

Subject
Property

RR

800 EAST

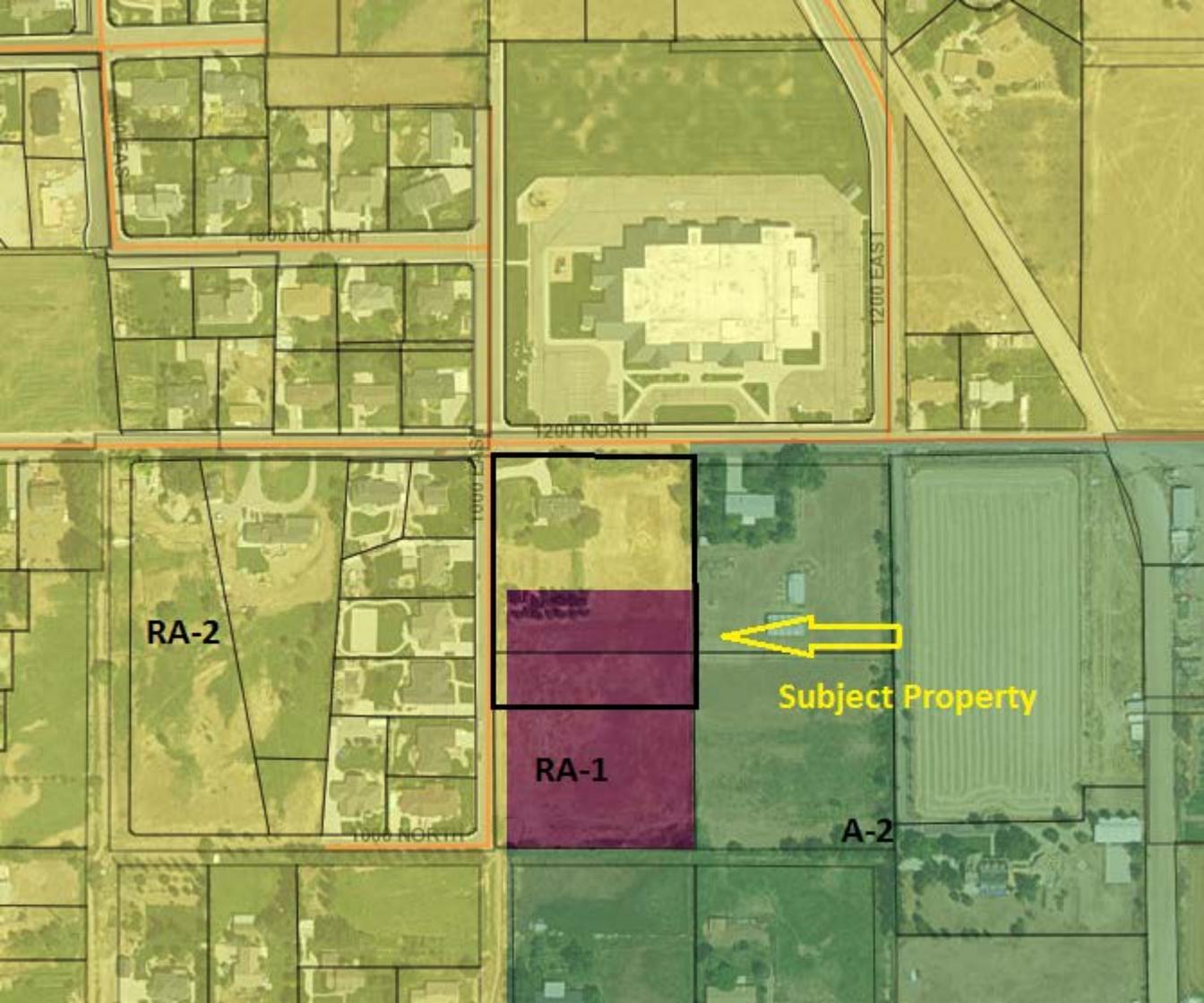
1300 NORTH

1200 NORTH

1000 EAST

1000 NORTH

1200 EAST

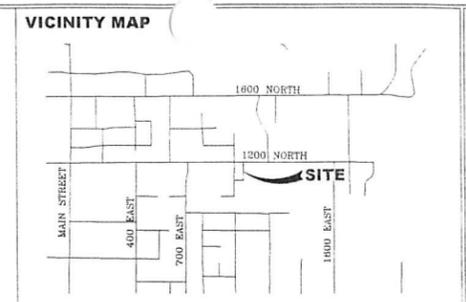
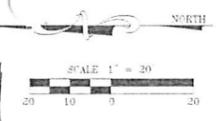


RA-2

RA-1

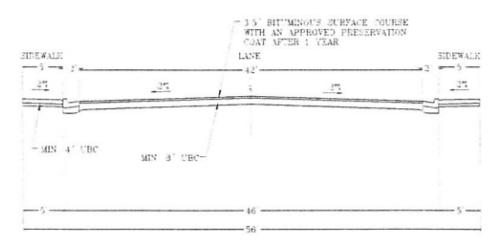
A-2

Subject Property



TABULATIONS

ZONE:	RA-2
TOTAL AREA:	3.2 ACRES
LOT #	7
DENSITY	2.2 UNITS/ACRE



LEI
 - A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
 3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.3393
 office@lei-eng.com
 www.lei-eng.com

CONCEPT
 1022 EAST 1200 NORTH MAPLETON, UTAH
 PREPARED FOR: KENT EVANS
 PROPERTY OF: KENT EVANS

REVISIONS

1	
2	
3	
4	
5	
6	
7	

LEI PROJECT #: 2015-0168
 DRAWN BY: MJV
 CHECKED BY: DF
 SCALE: 1" = 20'
 DATE: 09/23/2015

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Brian Wall, Mayor

ATTEST:

Camille Brown
City Recorder

Exhibit "A"

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