

Planning Commission Staff Report

September 26, 2019

Item 2

Applicant: David

Broadbent, JB Brookside
Ranch LLC.

Location: 1400 S 1500 E

Prepared by: Sean Conroy,
Community Development

Director

Public Hearing: N

Zone: A-2/CE-1

Attachments:

1. Application
information.

REQUEST

Consideration of a request for a Conditional Use Permit to establish a ranch lot for one new home on a 5-acre parcel located at approximately 1400 South and 1500 East.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is five acres in size located at approximately 1400 South and 1500 East and is currently vacant. The property does not have frontage on a public road and is accessed by a driveway from 1600 South. About 2.25 acres of the property is zoned A-2 and approximately 2.75 acres is zoned CE-1.

The applicant is requesting approval of a conditional use permit to allow for a ranch lot for one new residence on the site.

EVALUATION

Most residential zones in the City establish minimum lot size standards and require a specific amount of frontage on a city road. One exception to this rule is the City's ranch ordinance, found in Mapleton City Code (MCC) section 18.84.395. The ordinance allows one home to be built on a parcel that does not have frontage provided the following standards can be met:

A. The property, or a minimum of two (2) acres of the property, must be located in the A-2 Zone.

B. The property must be at least five (5) acres in size.

C. The property must not have frontage onto an existing City street or dedicated public right-of-way.

D. A City street cannot be extended to the property without the purchase of additional property needed to extend the right-of-way.

E. An applicant that meets the above criteria shall provide to the City the following:

1. Proof of an easement needed to access the property.

2. Proof of an easement necessary for the extension of water lines and sewer lines necessary to serve the property.

3. Proof that the roadway to the proposed home is wide enough for emergency vehicle access.

The property is five acres in size and has over two acres in the A-2 zone. The property does not have frontage on a city road and a road could not be extended without the purchase of neighboring property. The applicant has the necessary easements and the fire department will review the construction plans to ensure sufficient emergency vehicle access. The application complies with the ranch ordinance.

RECOMMENDATION

Approve the conditional use permit.

August 22 2019

JB Brookside Ranch

150 N 750 East

Orem, Utah 84097

Dear Sirs:

JB Brookside ranch property includes 5 acres of land with 2.2 acres of agricultural and the rest critical environment. It meets the qualifications for building according to the newly amended ranchette statute. We have included the necessary easements for egress and the easements for utilities. We would petition Mapleton City for the right to build a home on this property. The parcel number is 26:073:0093. There have been earthquake studies and flood studies performed on this site which state that it meets the requirements for building. The approximate address is 1400 S 1500 east.

Sincerely yours,

A handwritten signature in cursive script that reads "David H. Broadbent". The signature is written in dark ink and is positioned above the printed name of the sender.

David H Broadbent Manager of JB Bookside Ranch



Proposed Ranch Lot -
1 new home

A-2 Zone

CE-1 Zone