

City Council Staff Report

Date:

October 7, 2020

Applicant:

Steve Rawlings

Location:

2101 West 325 South

Prepared By:

Brian Tucker, Planner

Public Hearing:

Yes

Attachments

1. Proposed Ordinance
2. Proposed Plat
3. DRC Minutes

REQUEST

Consideration of an Ordinance rezoning approximately 0.40 acres located at 2069 West 325 South from RA-1-C and A-2 to RA-2 and approving the 2 lot South Hollow Subdivision Plat B.

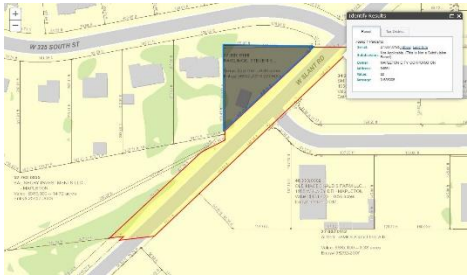
BACKGROUND & DESCRIPTION

The project is located at south west corner of the intersection of 325 South and Slant Road. The South Hollow Subdivision was recorded in April of 1999 and is zone RA-1-C, but did not include an approximately 1.4-acre parcel that included Slant Road and two triangular protrusions into the South Hollow Subdivision. The .35 acre parcel nearest 325 South is the parcel of interest for this item. The .35 acre parcel is zoned A-2.

September 2000 Property Lines



September 2020 Property Lines



The applicant owns a 1/2 acre lot in the South Hollow subdivision located at 2101 West 325 South that includes a home as well as the vacant .35 acre triangular remainder parcel next to it. The applicant is requesting to rezone the remainder parcel from A-2 to RA-2 and to reconfigure the existing lot and the remainder parcel to create an additional home site.

EVALUATION

Rezone requests are considered legislative actions. The Planning Commission and City Council generally have broad discretion when acting on legislative matters, provided it can be reasonably debated that the action taken (to approve or deny) will promote or protect the general welfare of the community, and is supported by city ordinances and policies.

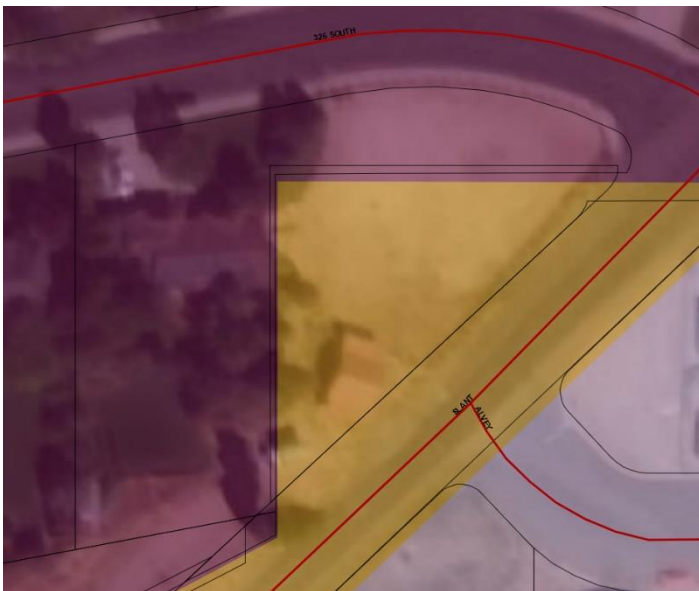
Mapleton City Code Section 18.12.010.B provides the following list of guidelines to be used in reviewing amendment requests:

1. *Public purpose for the amendment in question.*

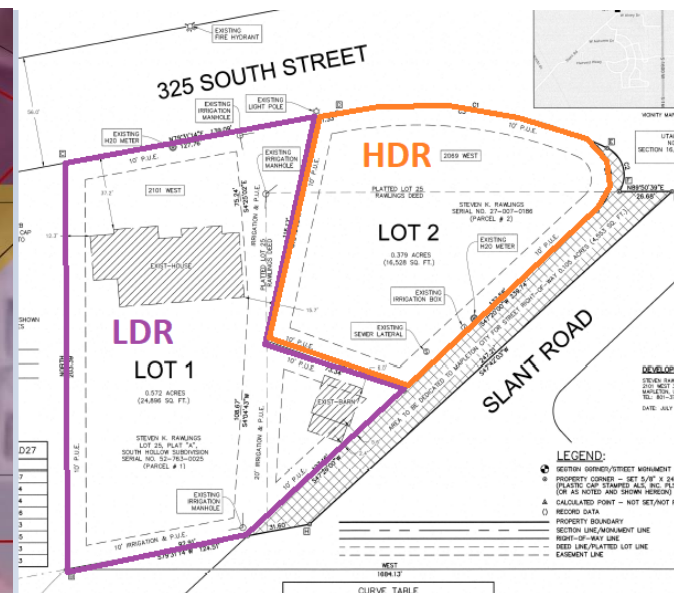
2. Confirmation that the public purpose is best served by the amendment in question.
3. Compatibility of the proposed amendment with general plan policies, goals, and objectives.
4. Potential adverse effects to the city by creating "leapfrog" development or areas away from the existing "core" or center of the city.
5. Potential of the proposed amendment to hinder or obstruct attainment of the general plan's 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.

General Plan: The remainder parcel is currently General Planned for "High Density Residential." The High-Density land use category is maintained in locations previously established by the preceding General Plan. The applicant is proposing a minor adjustment to the General Plan designations for the site as described below to accommodate the proposed new lot. The General Plan would be adjusted to match the property lines within the proposed subdivision as shown.

Current General Plan



Proposed General Plan



Zoning: The remainder parcel is currently zone A-2, which requires two acres per lot. The South Hollow Subdivision is zoned RA-1-C, a 1 unit per acre average density zone designation. The applicant is requesting that the zoning be changed in conjunction with the General Plan, with Lot 1, proposed as LDR, retaining the current RA-1-C designation and Lot 2, proposed as HDR, being rezoned to RA-2. Lots located within the RA-2 zoning district have a minimum lot requirement of

14,500 square feet and minimum width of 100'. The RA-2 district is typical of the "Medium Density Residential" General Plan Designation, although there is no prohibition against zoning a property to a less intensive zone designation.

The remainder parcel is not in a position to be anything other than a building lot. The parcel is surrounded by subdivisions and was created through acts by Mapleton City. Mapleton City approved the South Hollow Subdivision, which did not include this remnant parcel. Mapleton city asked for the road dedication for Slant Road in order to widen and finish the street through this area. This parcel is, at least partly, a product of Mapleton City projects and approvals, it would be unreasonable to rob it of any possible use.

Subdivision Review Criteria: MCC Chapter 17.04.050.B outlines the subdivision review standards that shall be used by the Planning Commission. These standards are shown in attachment "1". The proposed project complies with these standards.

RECOMMENDATION

Approve the rezone and preliminary plat with the attached special conditions.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes shall be addressed prior to plat recording.

ORDINANCE NO. 2020-

AN ORDINANCE REZONING APPROXIMATELY 0.40 ACRES LOCATED AT 2069 WEST 325 SOUTH FROM RESIDENTIAL AGRICULTURAL (RA-1-C) AND AGRICULTURAL-RESIDENTIAL (A-2) TO RESIDENTIAL-MINOR AGRICULTURAL (RA-2) AND APPROVING THE 2-LOT SOUTH HOLLOW SUBDIVISION PLAT B

WHEREAS, title 17 of the Mapleton City Code (MCC) outlines the process and requirements for subdivision approval; and

WHEREAS, the proposed project complies with title 17 of the MCC as outlined in the findings for decision attached to the City Council Staff Report; and

WHEREAS, the General Plan designation for the property is medium density residential; and

WHEREAS, the project complies with the General Plan and the RA-2 zoning standards; and

WHEREAS, the Planning Commission has reviewed this project and has recommended approval to the City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the rezone to RA-2 and the 2 lot South Hollow Subdivision, Plat B with the findings and conditions as outlined in the staff report dated October 7, 2020.

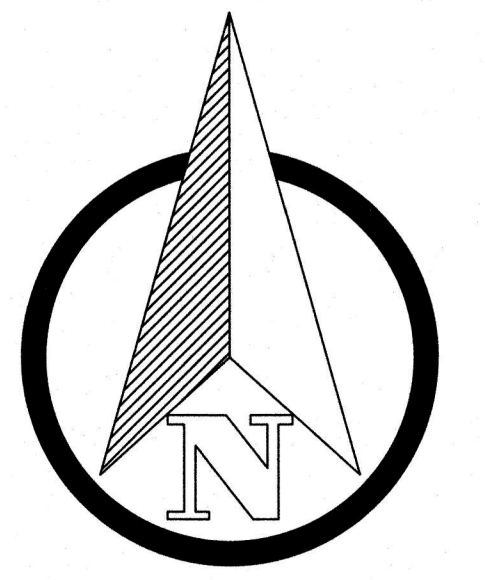
PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 7th Day of October 7, 2020.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:



GRAPHIC SCALE
0 20 40 Feet
1 INCH = 20 FEET

PLAT "B"
SOUTH HOLLOW SUBDIVISION
ALSO INCLUDING A VACATION OF LOT 25, PLAT "A", SOUTH HOLLOW SUBDIVISION
BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.
MAPLETON CITY, UTAH COUNTY, UTAH
JULY - 2020



VICINITY MAP - NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JAMES PATRICK FRONK, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NO. 376079, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS. HEREAFTER TO BE KNOWN AS PLAT "B", SOUTH HOLLOW SUBDIVISION, ALSO INCLUDING A VACATION OF LOT 25, PLAT "A", SOUTH HOLLOW SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

7-28-2020
DATE

[Signature]
JAMES PATRICK FRONK, PLS
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OCCUPIED BY A FOUND BAR AND CAP MARKING THE SOUTHWEST CORNER OF LOT 25, PLAT "A", SOUTH HOLLOW SUBDIVISION, A RECORDED SUBDIVISION, SAID POINT BEING 1308.09 FEET S01°18'38"E ALONG THE SECTION LINE AND 1684.13 FEET WEST FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 16, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE NORTH 203.39 FEET; THENCE N79°31'14"E 139.09 FEET TO A POINT OF CURVATURE; THENCE 139.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 222.00 FEET, SUBTENDED BY A CHORD BEARING S82°30'35"E 136.88 FEET TO A POINT OF CURVATURE; THENCE 25.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, SUBTENDED BY A CHORD BEARING S15°22'59"E 22.70 FEET; THENCE N89°50'39"E 26.68 FEET; THENCE S47°42'03"W 247.21 FEET; THENCE S79°31'14"W 124.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.056 ACRES OF LAND (45,977 SF).

CONTAINING 2 LOTS TOTAL.

BASES OF BEARINGS: S01°18'38"E ALONG THE SECTION LINE FROM THE NORTHEAST CORNER TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 16, UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__

STEVEN K. RAWLINGS

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, 20__ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY-ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY'S FULL NAME & COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ MAYOR OF _____ MAPLETON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20__.

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__ BY THE MAPLETON CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIRMAN

CITY ENGINEER'S APPROVAL

CITY ENGINEER (SEE SEAL BELOW)

COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR

PLAT "B"
SOUTH HOLLOW SUBDIVISION
ALSO INCLUDING A VACATION OF LOT 25, PLAT "A", SOUTH HOLLOW SUBDIVISION
BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.
MAPLETON CITY, UTAH COUNTY, UTAH

SUBDIVISION _____ UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

NOTE:
OFFSET PINS TO BE PLACED ON THE BACK OF CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.

PLAT VACATION NOTICE
THE CITY OF MAPLETON IS SATISFIED THAT NEITHER THE PUBLIC OR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOT 25, PLAT "A", SOUTH HOLLOW SUBDIVISION.

RELEASE OF P.U.E.
WE HEREBY APPROVE THE RELEASE OF THE P.U.E. SHOWN ON THIS PLAT AND ACKNOWLEDGE THAT NO UTILITIES CURRENTLY EXIST WITHIN THE RELEASED P.U.E..

ROCKY MOUNTAIN POWER _____ DATE _____
CENTURYLINK _____ DATE _____
QUESTAR GAS _____ DATE _____

LOT 24, PLAT "A",
SOUTH HOLLOW SUBDIVISION
SERIAL NO. 52-763-0024

STATE PLANE COORDINATES - NAD27		
TAG	NORTHING	EASTING
A	654479.58	1972875.47
B	653171.90	1971198.94
C	653375.23	1971198.94
D	653400.52	1971335.66
E	653382.67	1971471.43
F	653360.79	1971477.45
G	653360.87	1971504.13
H	653194.54	1971321.33

"POINT OF BEGINNING"
S.W. CORNER LOT 25, PLAT "A",
SOUTH HOLLOW SUBDIVISION
(FOUND BAR & CAP
STAMPED "JUDCO")

LOT 50, PLAT "A",
SOUTH HOLLOW SUBDIVISION
SERIAL NO. 52-763-0055

LOT 1
0.572 ACRES
(24,896 SQ. FT.)

STEVEN K. RAWLINGS
LOT 25, PLAT "A",
SOUTH HOLLOW SUBDIVISION
SERIAL NO. 52-763-0025
(PARCEL # 1)

LOT 2
0.379 ACRES
(16,528 SQ. FT.)

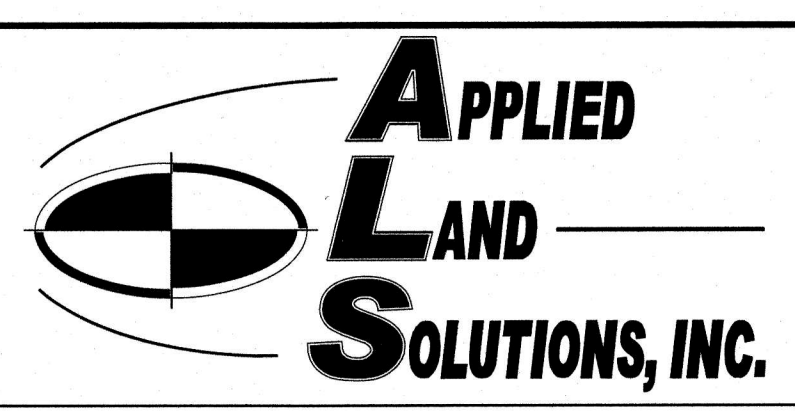
STEVEN K. RAWLINGS
SERIAL NO. 27-007-0186
(PARCEL # 2)

DEVELOPER/OWNER
STEVEN RAWLINGS
2101 WEST 325 SOUTH
MAPLETON, UTAH 84664
TEL: 801-372-2388
DATE: JULY 28, 2020

LEGEND:

- SECTION CORNER/STREET MONUMENT - FOUND BRASS CAP
- PROPERTY CORNER - SET 5/8" X 24" BAR & CAP (PLASTIC CAP STAMPED ALS, INC. PLS # 376079) (OR AS NOTED AND SHOWN HEREON)
- CALCULATED POINT - NOT SET/NOT FOUND
- RECORD DATA
- PROPERTY BOUNDARY
- SECTION LINE/MONUMENT LINE
- RIGHT-OF-WAY LINE
- DEED LINE/PLATTED LOT LINE
- EASEMENT LINE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	139.25'	222.00'	136.98'	S82°30'35"E	35°56'21"
C2	25.74'	15.00'	22.70'	S15°22'59"E	98°18'52"
C3	126.64'	222.00'	124.93'	S84°08'13"E	32°41'07"
C4	44.21'	22.00'	37.14'	S10°13'50"E	115°07'39"



PROFESSIONAL LAND CONSULTING SERVICES
PLANNING • LAND SURVEYING • DEVELOPMENT
P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225

QWEST APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20__

QWEST

COMCAST APPROVAL

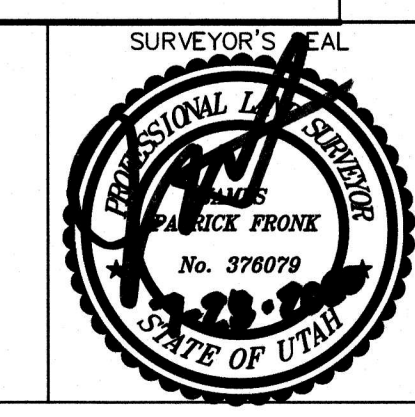
APPROVED THIS _____ DAY OF _____, A.D. 20__

COMCAST

MAPLETON IRRIGATION COMPANY APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20__
BY MAPLETON IRRIGATION COMPANY.

MAPLETON IRRIGATION COMPANY



CITY ENGINEER SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER