

Planning Commission Staff Report



MAPLETON

Item:

3

Applicant:

Mapleton City

Location:

1320, 1548 W 2400 S

Prepared By:

Sean Conroy, Community Development Director

Public Hearing:

Yes

Zone:

A-2

Attachments:

1. Application information.

REQUEST

Consideration of an amendment to the Future Land Use Map of the General Plan for properties located at 1320 West and 1548 West 2400 South from Low Density Residential to Rural Residential.

BACKGROUND & DESCRIPTION

Both of the subject parcels are five acres in size and each contain a single-family dwelling. Both properties have a General Plan Land Use Designation of "Low Density Residential".

In the fall of 2019 the City initiated a process to update the Land Use Element of the General Plan. The process included numerous opportunities for public participation including an online survey, a program called Social Pinpoint, which allowed for comments to be placed on an online map, public open houses and public meetings. Many of the neighbors in this area participated, primarily through the Social Pinpoint program, and pointed out their desire for this area to remain rural.

Earlier this year, the Planning Commission reviewed an application to rezone the property at 1320 West from A-2 to RA-1 with a TDR-R Overlay. The Planning Commission recommended denial of the rezone to RA-1 but recommended approval of the TDR-R. On September 2, 2020 the City Council reviewed the rezone application and denied both the rezone to RA-1 and the TDR-R. During the review of the application, members of the public requested that the City amend the General Plan for this parcel as well as the parcel to the west located at 1548 West 2400 South.

Based on the guidance from the City Council, and the input from the public during the public hearings and the General Plan update, staff is now recommending that the Land Use Designations be amended for these two parcels from "Low Density Residential" to "Rural Residential".

EVALUATION

General Plan amendment requests are considered legislative in nature. 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.

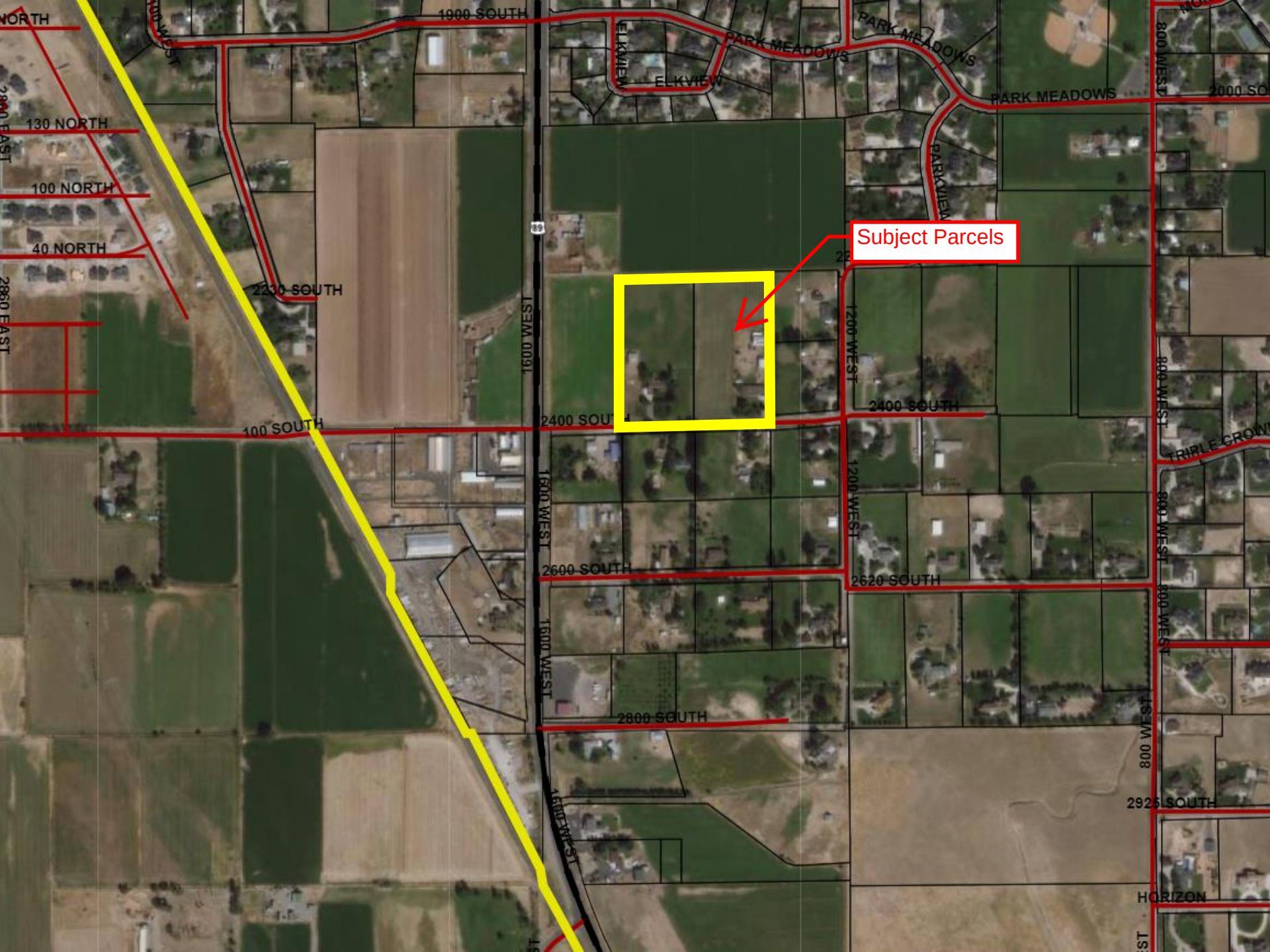
State Code: Utah Code section 10-9a-404 requires the Planning Commission to hold a public hearing as part of its process of making recommendations to the City Council regarding the adoption or modification of the General Plan. The purpose of this hearing is to comply with state code requirements and to obtain input from the public prior to the Commission's recommendation.

Future Land Use Map: The Future Land Use Map is adopted in the Land Use Element of the General Plan. The map assigns a land use designation to each property in the City. The map is intended to assist in land use decisions as development proposals are received. One of the primary goals in developing the map was to ensure logical land use transitions and to avoid land uses or developments from being incompatible with adjacent properties.

The properties to the north and west of these properties are designated "Low Density Residential", but are largely undeveloped while the properties to the east and south are designated as "Rural Residential" and are developed primarily with two acre lots or larger. The proposed general plan amendment is consistent with the neighborhood's desire to keep this area rural and with the existing A-2 zoning of the property.

RECOMMENDATION

Recommend that the City Council change the Land Use Designations from "Low Density Residential" to "Rural Residential".



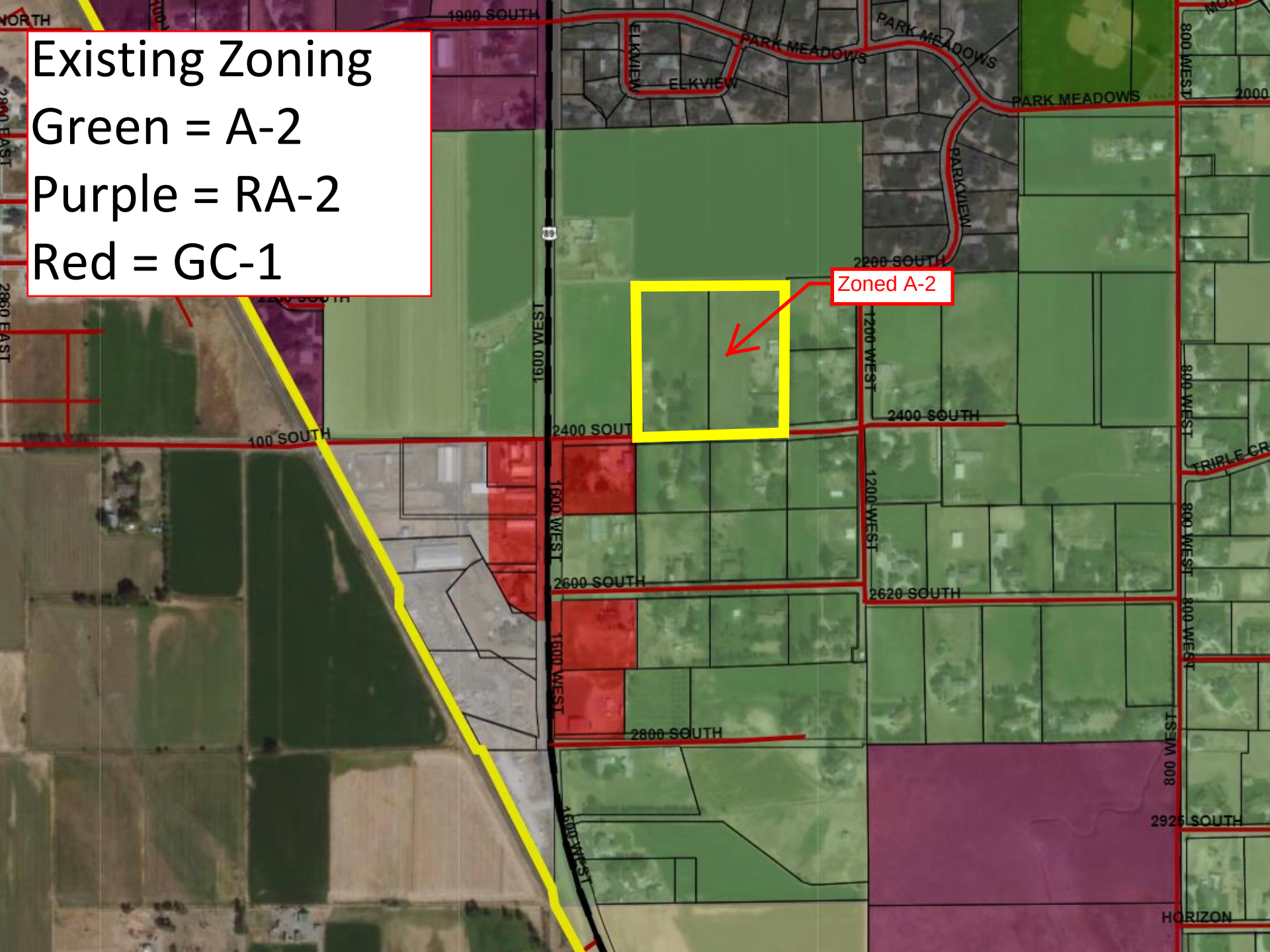
Subject Parcels

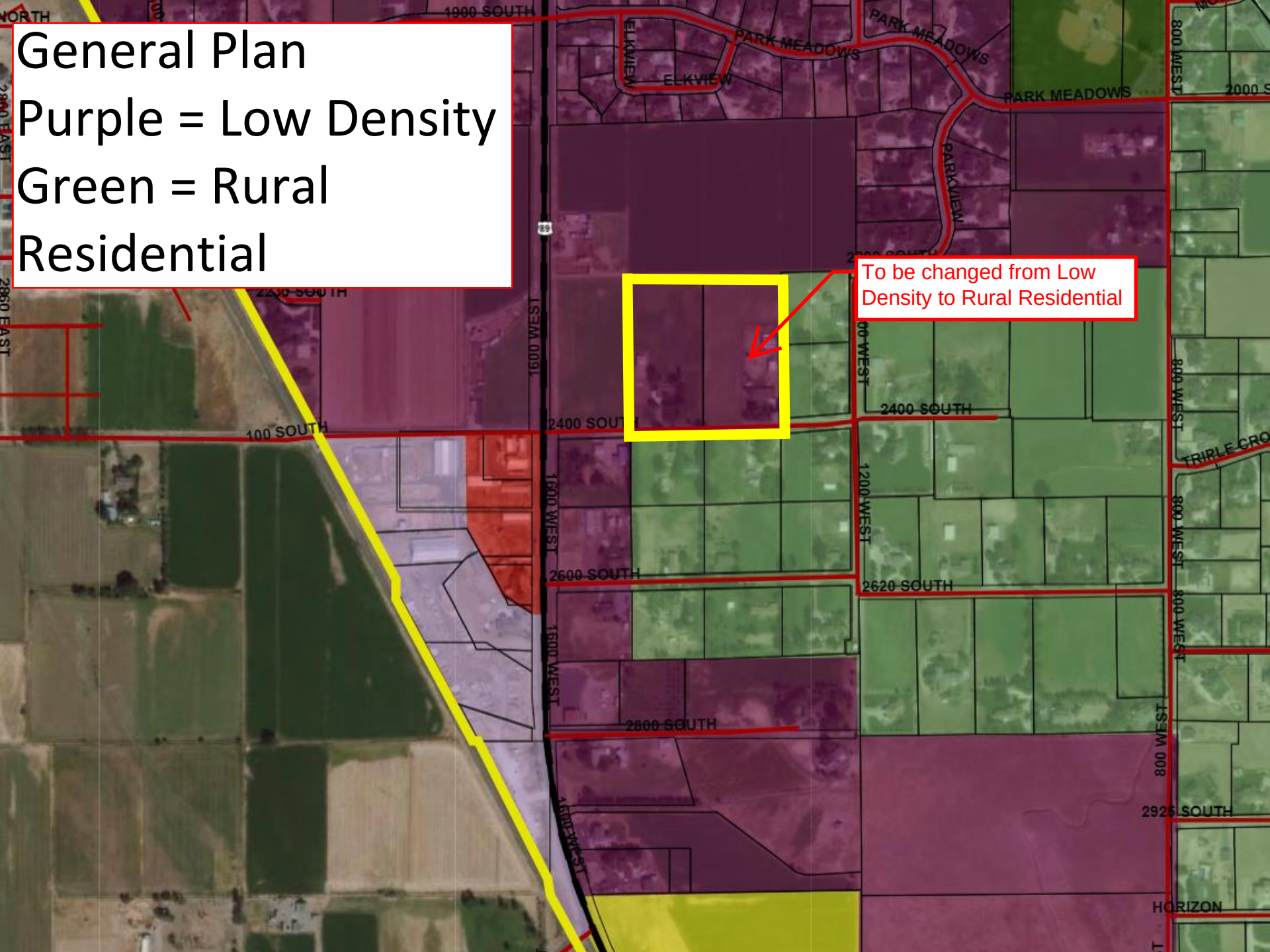
Existing Zoning

Green = A-2

Purple = RA-2

Red = GC-1





General Plan
Purple = Low Density
Green = Rural
Residential

To be changed from Low
Density to Rural Residential