

City Council Staff Report



Date:
7/7/2021

Applicant:
Warren Kunz

Location:
1116 East 900 North

Prepared By:
Brian Tucker, Planner

Public Hearing:
Yes

Zone:
A-2/RA-2

Attachments:
1. Current General Plan and Zoning Maps
2. Concept Plan

REQUEST

Consideration of an ordinance rezoning 2.08 acres at 1116 East 900 North from Agricultural-Residential (A-2) to Residential Minor-Agricultural (RA-2).

BACKGROUND & DESCRIPTION

The subject parcel is located at 1116 East 900 North. The property has an existing home that was built in 1992 and consists of 2.08 acres of property. The applicant would like to subdivide the property into 5 total lots. The property is currently zoned A-2 but the General Plan designation of "Medium Density Residential" suggests that this and other property in this area north of 800 North and west of 1200 East could be zoned RA-2. The applicant is requesting that the property be rezoned to RA-2.

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 General Plan indicates that this property should develop in a medium-density manner. The proposed 1/3 to 1/2 acre lots are very much in line with this indication. The characteristics of the "Medium Density Residential" land use category indicated by the General Plan includes "single-family residential development on lots between one-third to one acre in extent."

Zoning: The RA-2 zone designation is the zone typically used in conjunction with the "Medium Density Residential" General Plan designation. The requested rezone to RA-2 is appropriate for this property and other properties in this area north of 800 North and west of 1200 East. The RA-2 zoning district has a minimum lot requirement of 14,500 square feet (.333 acres) and minimum width of 100'.

Planning Commission: The Planning Commission recommended that the property located at 1116 East 900 North be rezoned from A-2 to RA-2.

RECOMMENDATION

Adopt the ordinance rezoning property located at 1116 East 900 North from Agricultural-Residential (A-2) to Residential-Minor Agricultural (RA-2).

ORDINANCE NO. 2021-

AN ORDINANCE REZONING 2.08 ACRES AT 1116 EAST 900 NORTH FROM AGRICULTURAL-RESIDENTIAL (A-2) TO RESIDENTIAL-MINOR AGRICULTURAL (RA-2).

WHEREAS, the project site is currently zoned A-2; and

WHEREAS, the Land Use Element of the General Plan designates the project site as “Medium Density Residential”; and

WHEREAS, the “Medium Density Residential” Land Use Designation is intended to allow the creation of lots ranging from 1/3 to 1 acre; and

WHEREAS, the proposed rezone is consistent with the General Plan; and

WHEREAS, the Planning Commission recommended approval to the City Council on June 24th, 2021.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to rezone 2.08 acres located at 1116 East 900 North from Agricultural-Residential (A-2) to Residential Minor-Agricultural (RA-2).

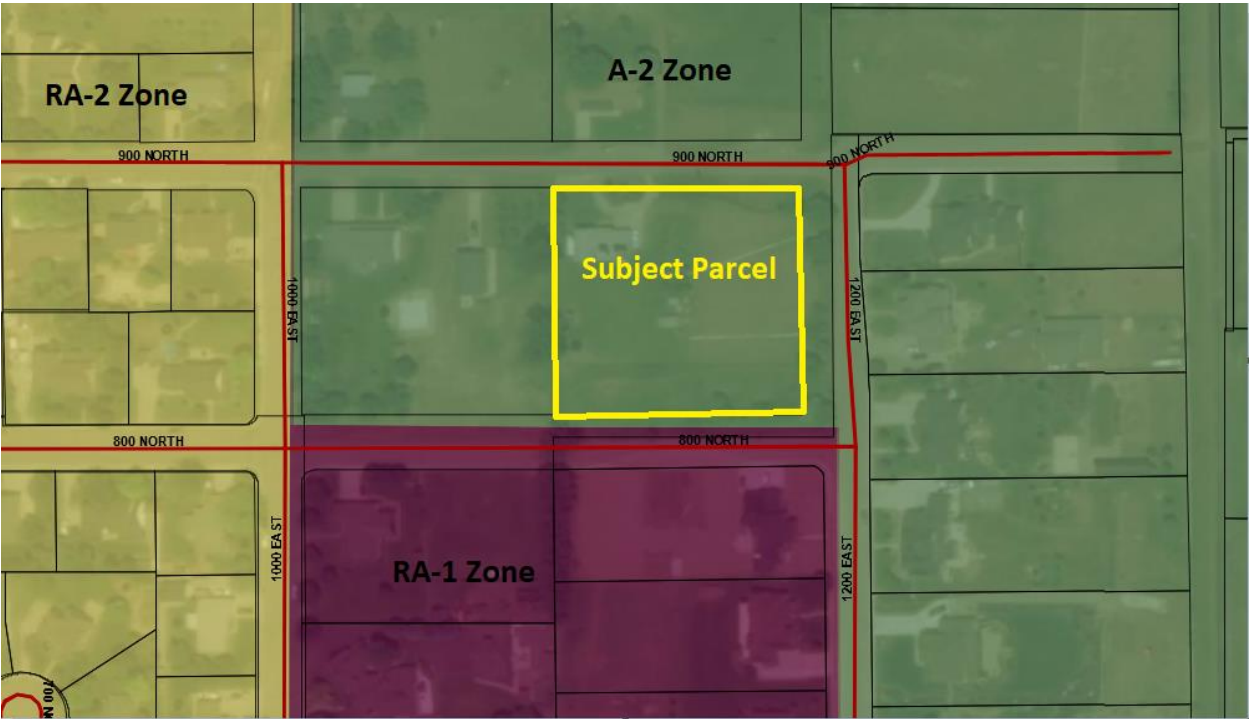
PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH, this 7th Day of July, 2021.

Dallas Hakes
Mayor

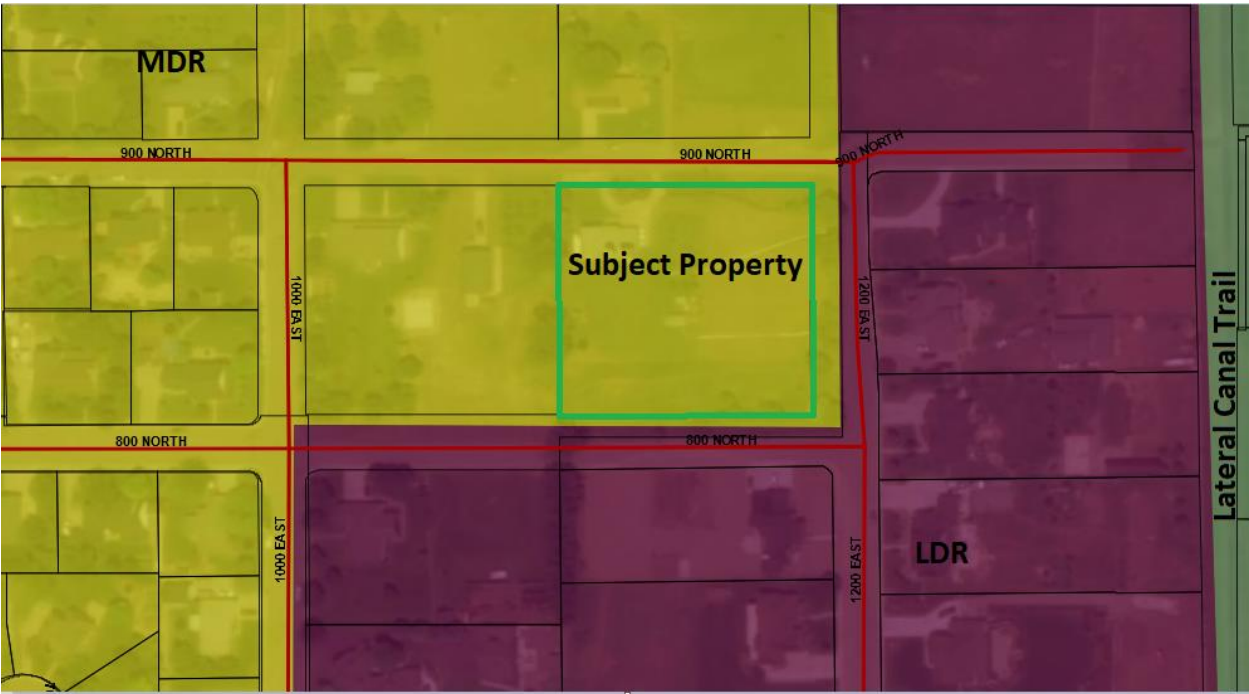
ATTEST:

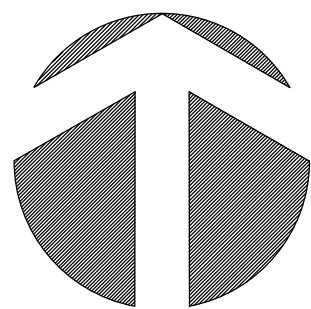
Camille Brown
City Recorder
Publication Date:
Effective Date:

Current Zoning

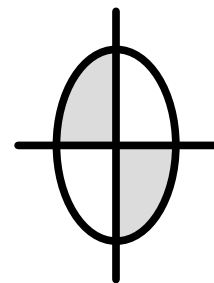


General Plan





NORTH
1" = 30'



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Utah

Warren Kunz Concept Plan

Mapleton City

Revisions

Date
5-17-2021
Scale
1"=30'
By
BHT
Tracing No.
L-14629

Sheet No.
C - 2.0



CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

