

Date:
8/3/2022

Applicant:
Casey Walker

Location:
1285 W 1600 S

Prepared By:
Ryan Robinson, Planner

Public Hearing:
Yes

Zone:
A-2

Attachments
1. Application
Information.

REQUEST

Consideration of an ordinance approving the rezone of approximately 4.57 acres of land located at approximately 1285 West 1600 South from the A-2 (Agricultural-Residential) Zone to the RA-1 (Residential-Agricultural) Zone and review of a Concept Plan for 4-lots.

BACKGROUND & DESCRIPTION

The subject property is approximately 4.5 acres in size and is developed with a single-family dwelling. The property has frontage on 1600 South. 1200 West also stubs into the southeast corner of the site from the Park Meadows subdivision. The applicant is requesting approval to rezone the property from A-2 (two-acre minimum) to RA-1 (one-acre minimum). The applicant has submitted a concept plan that includes four one-acre lots and an extension of 1200 West to 1600 South.

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 (MCC) 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 questions.*
- 8. In cases where a conflict arises between the general plan map and general plan policies, precedence shall be give to the plan policies.*

General Plan: The Future Land Use Map designates the site as “*Low Density Residential*”. This designation allows densities of one lot per acre or one lot per ½ acre when TDRs are included. The General Plan also encourages the focus on large lot subdivisions as a way to maintain the City’s rural character. The proposed one acre lots are consistent with this designation.

Zoning: The RA-1 zone requires a minimum lot size of at least one acre with 125 feet of frontage on a city road. The applicant is proposing one acre lots as allowed in the zone.

Transportation Master Plan: The neighboring home to the east is roughly five feet from the property line. The Transportation Master Plan shows 1200 West ending in a cul-de-sac rather than connecting with 1600 South, presumably because of the location of the existing home to the east. Proposing a cul-de-sac rather than a through street would likely result in one fewer lots. The applicant included a concept that includes the cul-de-sac, but the length exceeds the maximum allowed of 500 feet.

MCC section 17.16.025 indicates that the minimum width for a new road shall not be less than half of the required right-of-width plus seven feet. The applicant was originally proposing a half plus seven extension of 1200 West along the eastern property line. However, that would have necessitated the demolition of all or at least a portion of the neighboring residence to the east if the road was ever to be completed to its full width. In order to avoid that issue, the applicant is now proposing a full width road along the length of lot one (next to the existing home to the east) and then transitioning to a half plus 7’ road for the remaining lots.

Staff recommends the Council discuss the following options:

- 1) Require that 1200 West end in a cul-de-sac as envisioned in the Transportation Master Plan. The maximum length of the cul-de-sac could not exceed 500 feet. This would eliminate any setback concerns regarding the existing home to the east.
- 2) Allow 1200 West to extend to 1600 South as proposed. Since 1600 South is a UDOT road, UDOT approval would be required. Staff typically prefers requiring through streets rather than cul-de-sacs when opportunities for connectivity exist.

The Planning Commission reviewed both road options did not favor one over the other and recommended approval of the rezone while allowing the applicant to work with UDOT to determine if the proposed connection to 1600 South could be approved.

RECOMMENDATION

Approve the rezone request from A-2 to RA-1 and provide guidance on the Concept Plan as the Council determines appropriate.

ORDINANCE NO. 2022-

AN ORDINANCE TO REZONE APPROXIMATELY 4.57 ACRES OF PROPERTY LOCATED
AT 1285 WEST 1600 SOUTH FROM A-2 TO RA-1.

WHEREAS, the subject property is approximately 4.57 acres in size and is
zoned A-2; and

WHEREAS, the General Plan designates the property as "*Low Density
Residential*"; and

WHEREAS, the request to rezone the property to RA-1 is consistent with the
General Plan designation; and

WHEREAS, the Planning Commission reviewed this request on July 14,
2022.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah,
to rezone approximately 4.57 acres of property from A-2 to RA-1 as described in
exhibit "A".

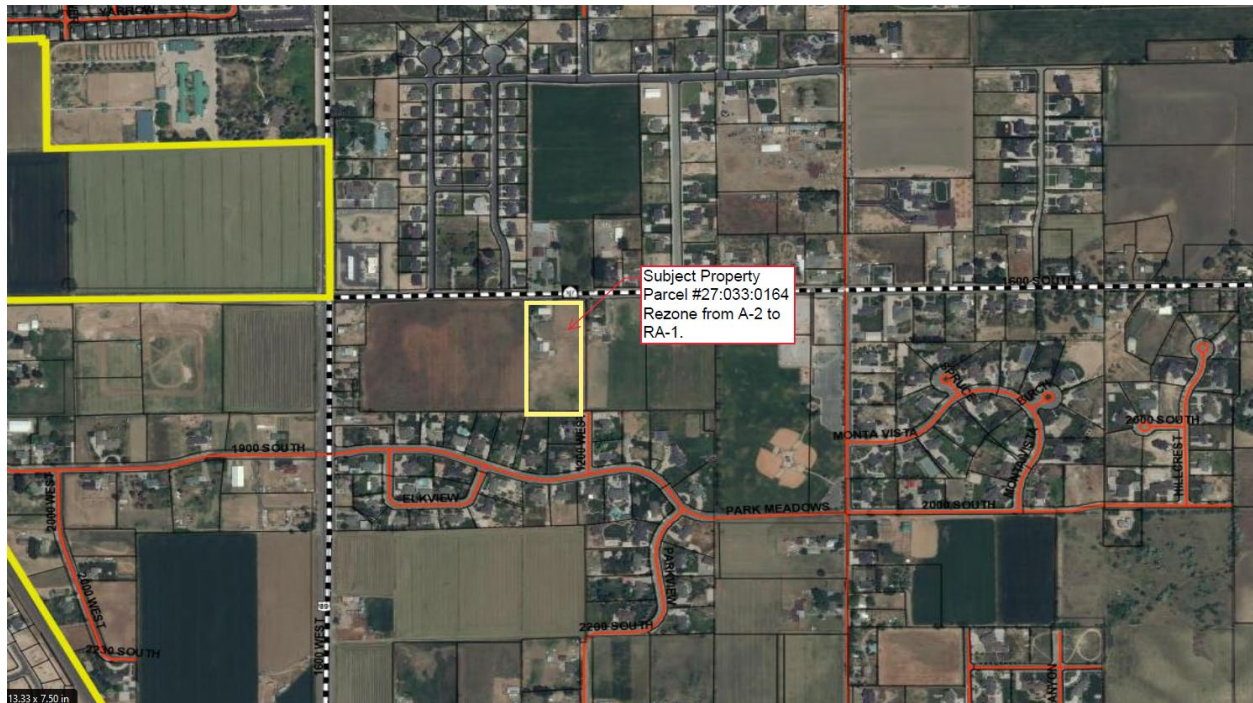
PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,
this 3rd Day of August, 2022.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"

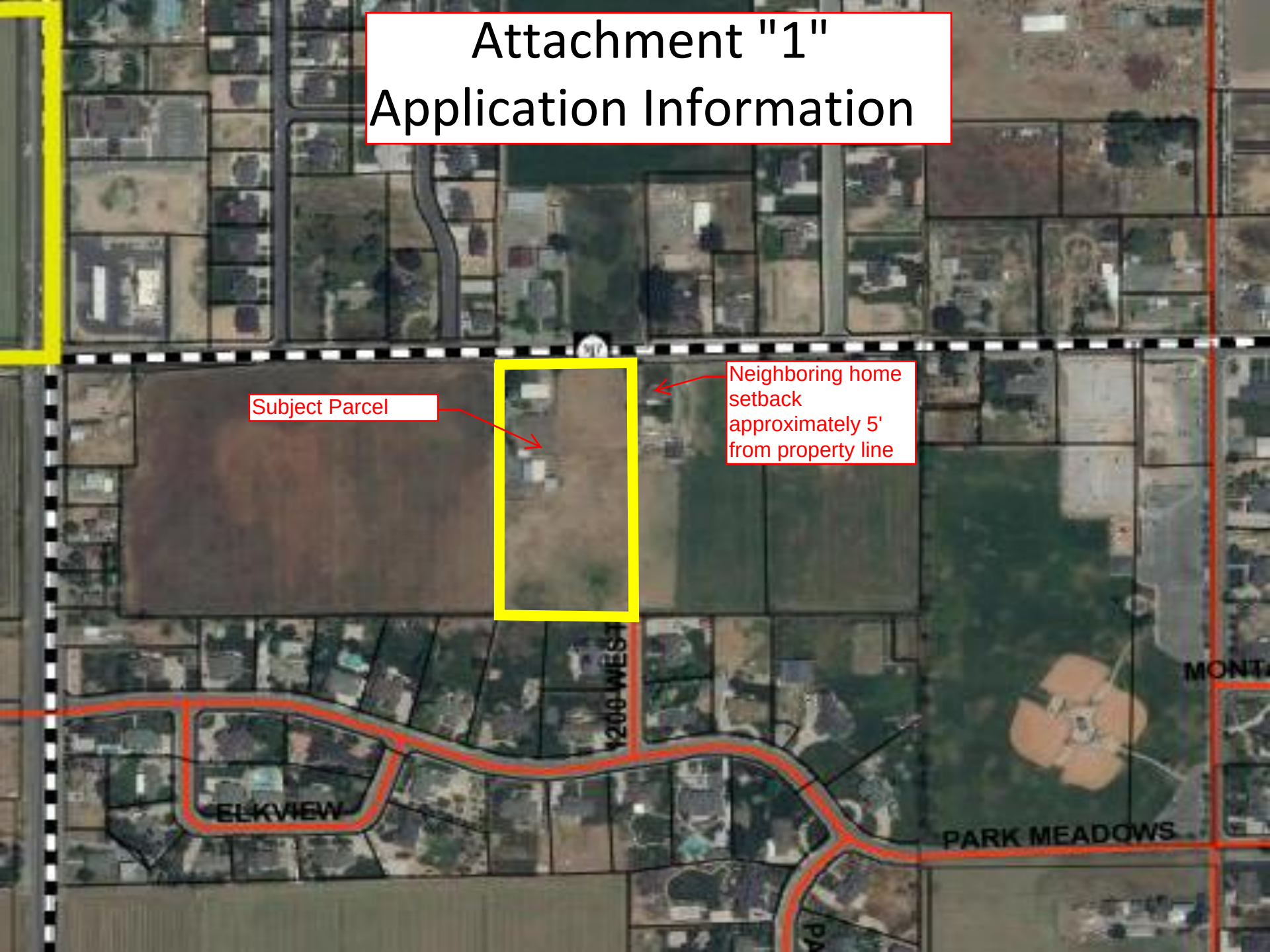


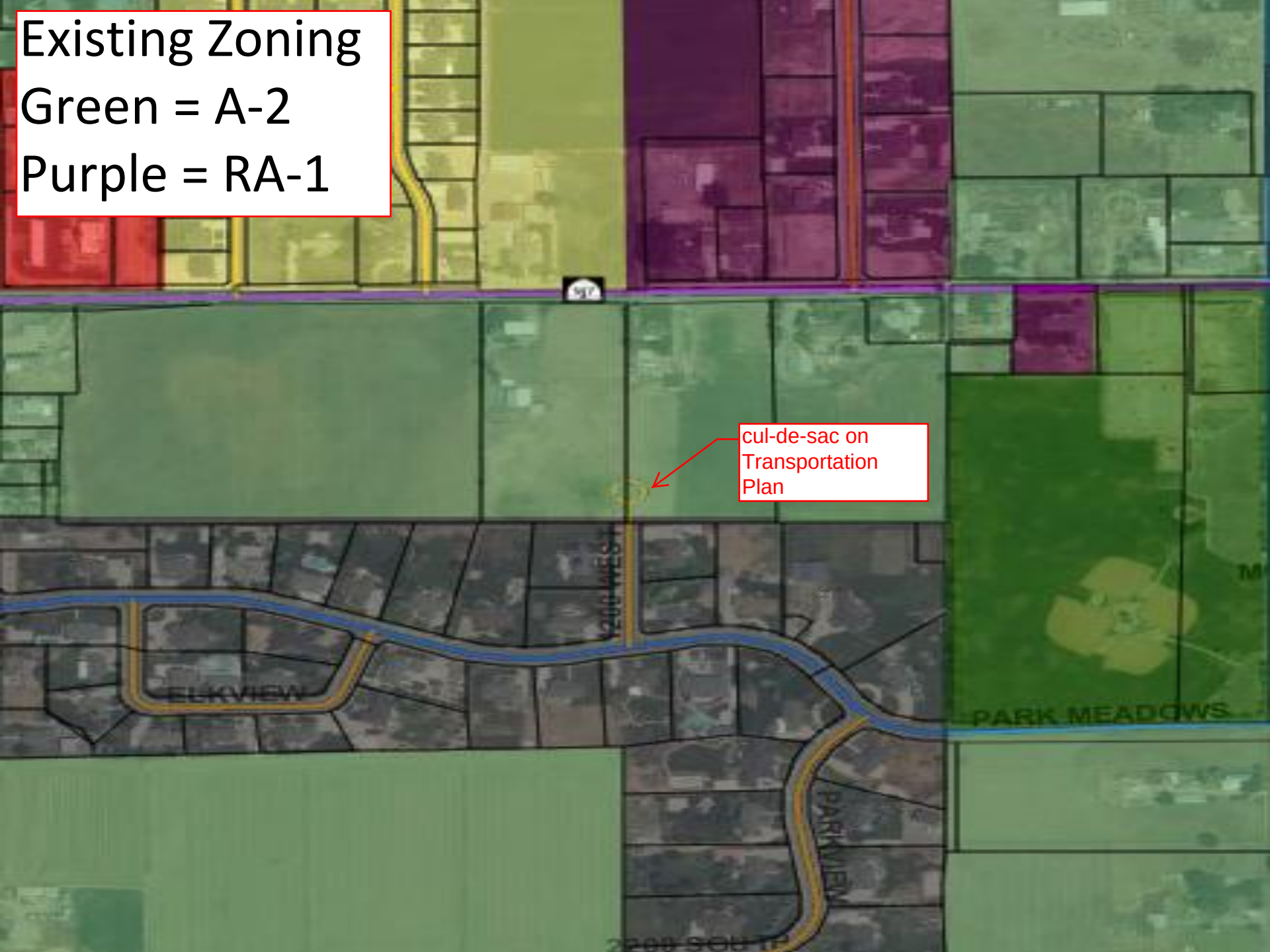
Attachment "1"

Application Information

Subject Parcel

Neighboring home setback
approximately 5'
from property line





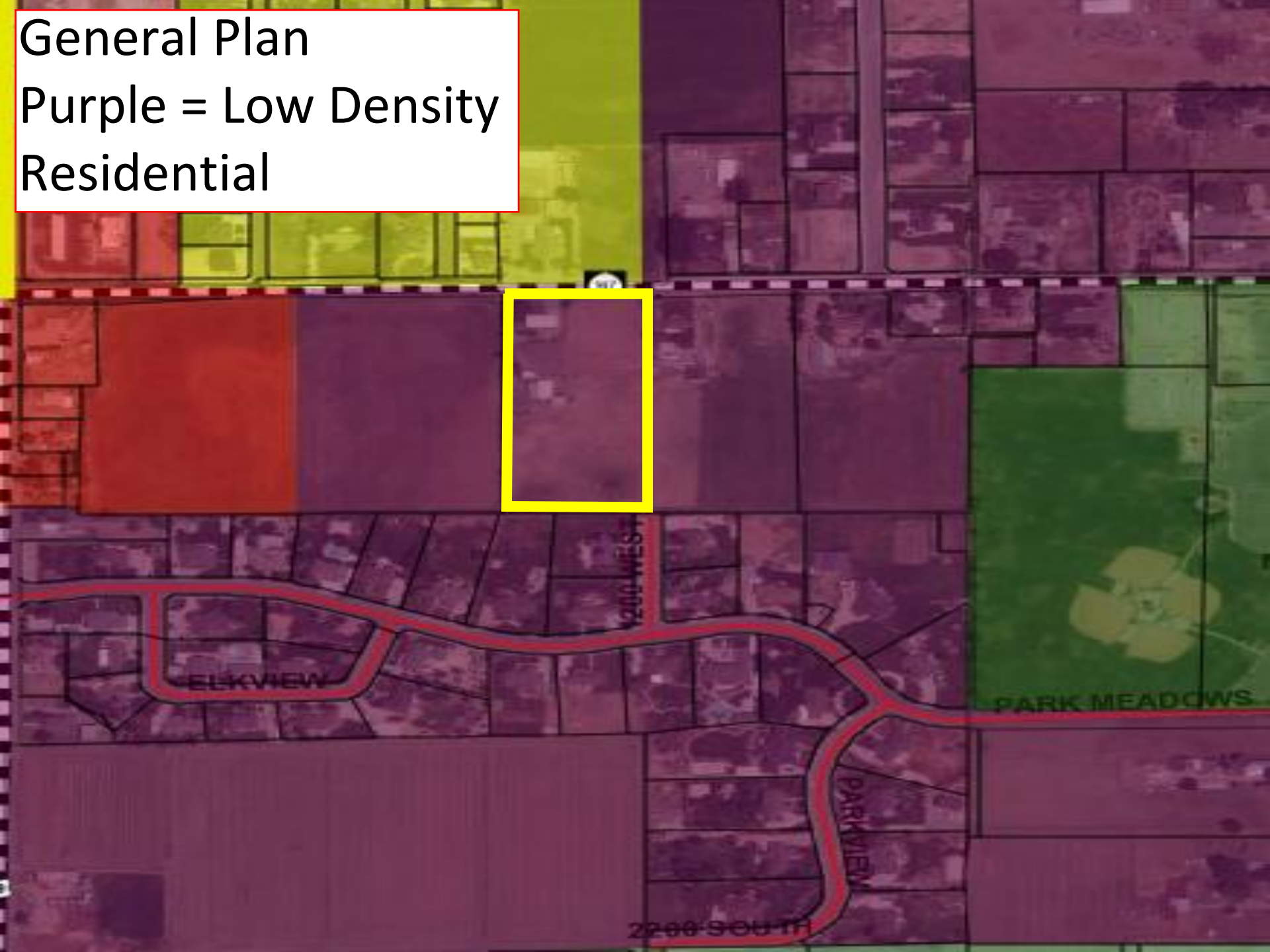
Existing Zoning

Green = A-2

Purple = RA-1

cul-de-sac on
Transportation
Plan

General Plan
Purple = Low Density
Residential



POMMERENING DEVELOPMENT

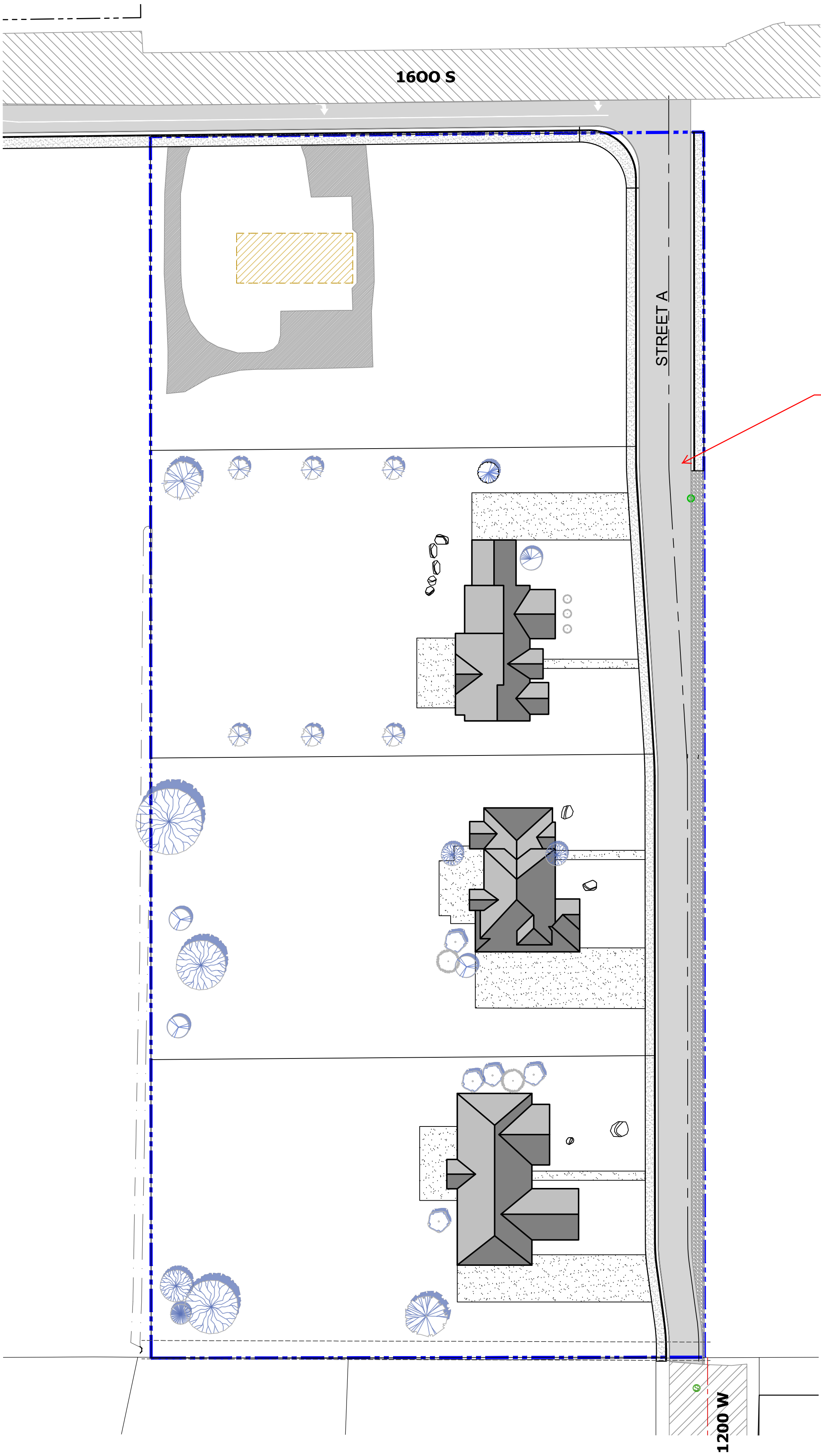
MAPLETON CITY, UTAH COUNTY, UTAH

ENGINEER
INFINITY CONSULTANTS
CONTACT: SCOTT McFARLAND, PE
(801) 726-6797

OWNER / DEVELOPER
JEREMY POMMERENING
jmessenger@wasatchcommercial.com
theadiomani@yahoo.com

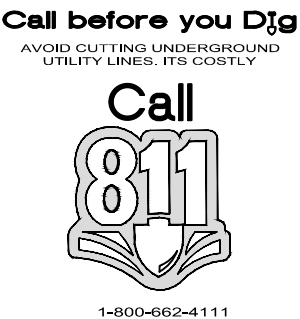
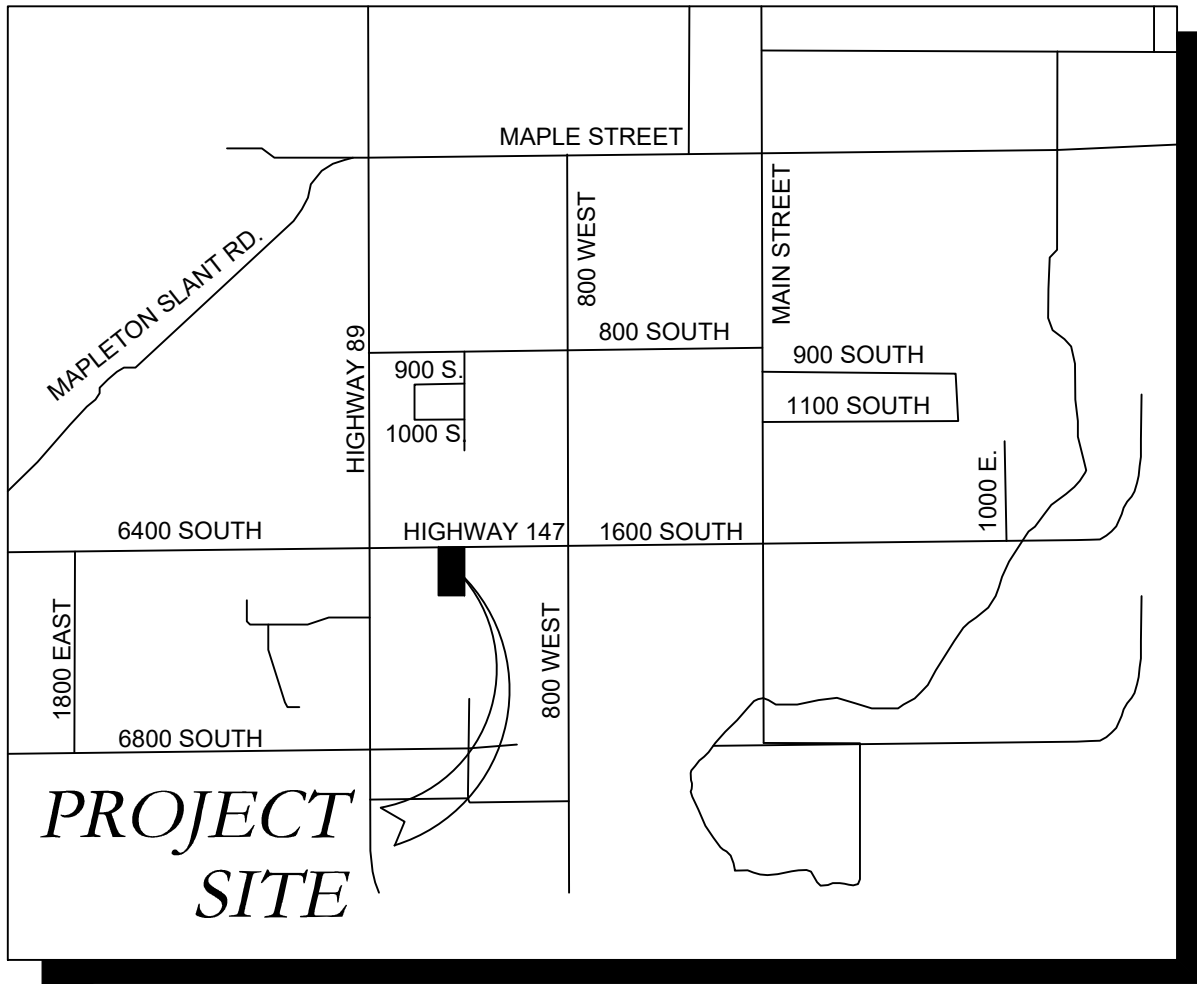
DRAWING INDEX	
DRAWING TITLE	SHEET NO.
COVER SHEET	CV1
GENERAL NOTES	GN1
DEMOLITION	D1
SITE PLAN	SP1
SITE PLAN	SP2
GRADING	G1
UTILITY	U1
PLAN & PROFILE	PP1
IRRIGATION	IR1
DETAILS	D1
DETAILS	D2

COUNTY BENCHMARK:
COUNTY MONUMENT LOCATED AT THE
INTERSECTION 1600 W and 1600 S
ELEVATION = 4716.54



Full width transitions
to ½ width to avoid
existing home to the
east

VICINITY MAP
SCALE: NTS



SCALE (HORIZ): 1" = 100'
SCALE (VERT): 1" = 80'
DRAWN BY: SPM
CHECKED BY: RHD
DATE: 09.29.2021
PROJECT No: 2XXX

No.	DESCRIPTION	BY	DATE



infinity
CONSULTANTS

2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

POMMERENING DEVELOPMENT

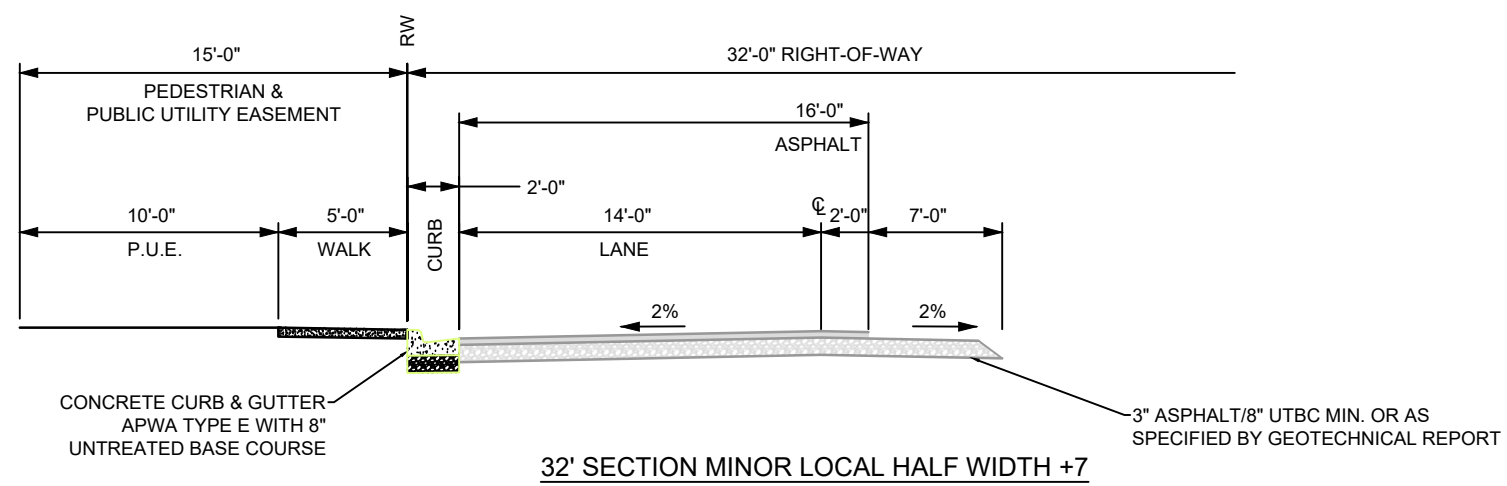
COVER SHEET

MAPLETON, UTAH COUNT, Y UTAH

SHEET
CV

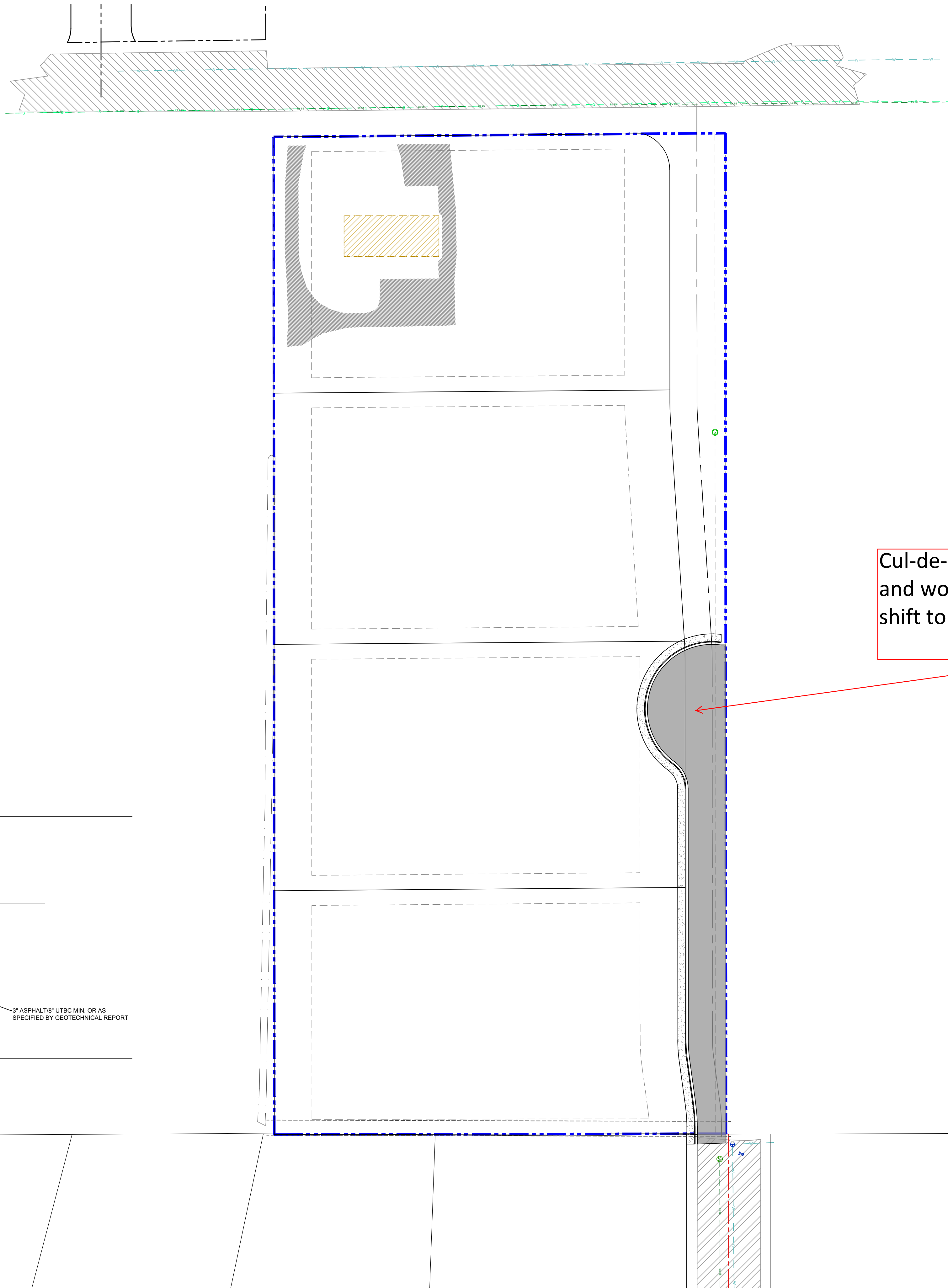
P:\Shared Files\Projects\2456 - Pommerenning Mapleton\00-Cadd\00-Base\2456 - C3D.dwg July 13, 2022 - 5:11pm

2 MAPLETON CITY - CUL-DE-SAC
N.T.S.

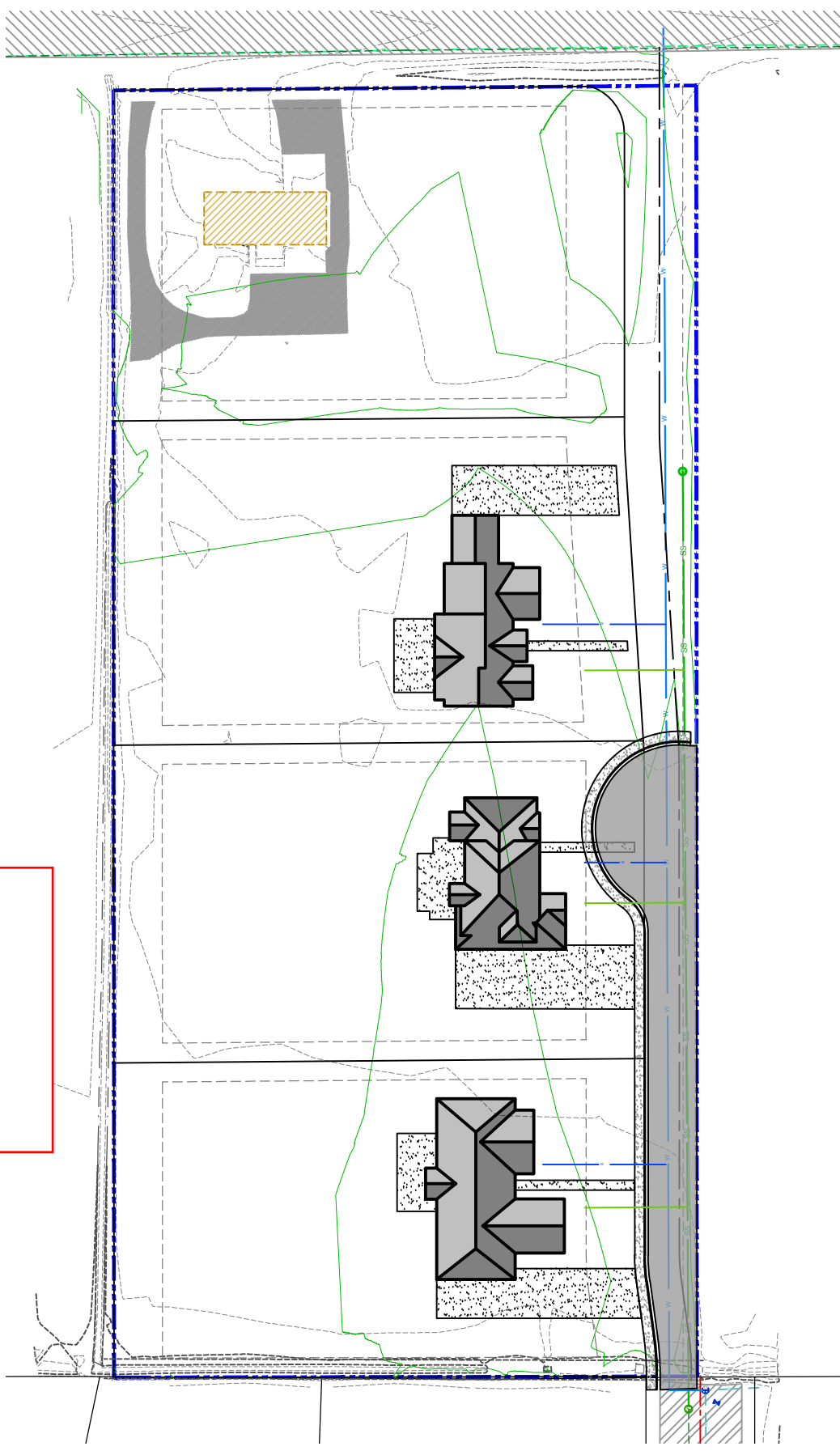


3 MAPLETON CITY - ROADWAY SECTION HALF WIDTH
N.T.S.

- NOTES:
1. ROADWAY DESIGN PROPOSED IN THE PLANNING COMMISSION REVIEW.
 2. CUL-DE-SAC OPTION PROPOSED BY PLANNING COMMISSION REVIEW.
 3. ROADWAY NEEDED TO EXTEND TO THE FULL FRONTAGE OF THE BACK TWO LOTS AND TOUCH THE REMAINING LOT FOR ACCESS.
 4. PARCELS WOULD NEED TO BE REDISTRIBUTED IN ORDER TO ACCOMMODATE APPROPRIATE FRONTAGE TO THE LOT AT THE END OF THE CUL-DE-SAC OPTION.



Cul-de-sac is too long
and would need to
shift to the south



1 DEVELOPMENT EXHIBIT
N.T.S.

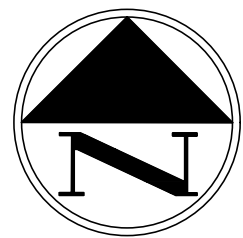
SETBACK NOTES:
FRONTAGE.....30'
SIDE.....10'
REAR.....25'

- GENERAL SITE NOTES:
1. Stalls designated as accessible will require a painted accessible symbol and sign. (See Details)
 2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
 3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
 5. All dimensions are to back of curb unless otherwise noted.
 6. All construction within the UDOT Right-of-Way shall conform to the most current UDOT standard (including supplemental) drawings and specifications. found at www.udot.utah.gov > Inside UDOT > Project Development > Standards and Specifications.
 7. For asphalt construction within the UDOT Right-of-Way, match existing, or the anticipated existing of 8 inches of UDOT - approved hot mix asphalt (HMA), PG-grade 64-34 asphalt binder, 1/2 inch nominal max. 7-75-115 gradation per UDOT standard specification 02741; over 12 inches untreated base course (UTBC) per UDOT specification 02721; over 18 inches of granular burrow (GB) per UDOT specification 02056 (whichever is greater). Provide documentation of compaction from a UDOT-qualified laboratory. Micro-Surfacing per UDOT standard specification 02735S required for this roadway on all new pavement placed within UDOT Right-of-Way.

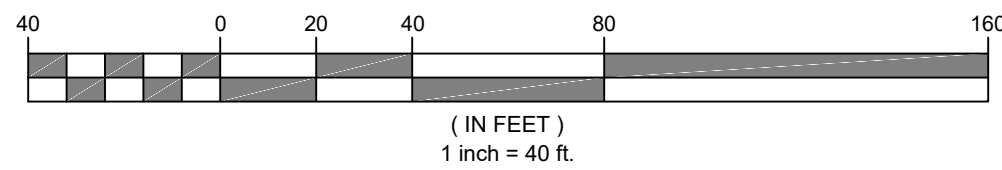
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY.

ALL CONSTRUCTION WITHIN UDOT RIGHT OF WAY TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.



GRAPHIC SCALE



No.	DESCRIPTION	BY	DATE

SCALE (HORIZ): 1" = 100'
SCALE (VERT): 1" = 80'
DRAWN BY: SPM
CHECKED BY: RHD
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POMMERENNING DEVELOPMENT

SITE DEVELOPMENT - OPTION

CITY, COUNTY STATE

SHEET
SITE 2