

# Mapleton City Planning Commission Staff Report

Meeting Date: January 10, 2013

Item: 2

Applicant: Bryan E. & Louise F. Hobbs

Location: 925 W 1600 N (parcel #'s 45:135:0005 & 45:135:0006)

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: RA-2

## **REQUEST**

Consideration of the reissuance of Preliminary and Final Plat approval for the Lou Dean Subdivision Plat "B" amending the Lou Dean Subdivision Plat "A" located generally at 925 W 1600 N.

## **BACKGROUND AND PROJECT DESCRIPTION**

On November 5, 1991 the City Council approved the Lou Dean Subdivision, which consisted of four lots. Lot 1 was 1.29 acres in size. On March 25, 2004 the Planning Commission approved an amendment to lot 3 that created an additional lot. On October 11, 2007 the Planning Commission approved the Lou Dean Subdivision "Plat B" that divided Lot 1 into two parcels. However, the final plat was never recorded with the Utah County Recorder and has expired.

The applicant is reapplying for Preliminary and Final Plat approval for the Lou Dean Subdivision Plat "B". This amendment would create a new building lot that would be .5887 acres in size, leaving the existing home on Lot 1 with a lot size of .7048 acres. No changes to the plat have been made since the Planning Commission originally approved it on October 11, 2007.

## **EVALUATION**

Mapleton City Code (MCC) Chapter 17.04.080 authorizes the Planning Commission to review and approve preliminary and final plats for subdivisions of three lots or less. MCC Chapter 17.04.050.B outlines the review standards that shall be used by the Planning Commission in making its determination. These standards are shown in attachment 1 "findings for decision".

The RA-2 Zone requires a minimum lot size of 14,500 square feet with a minimum width of 100 feet. Both lots included in this amendment will comply with these requirements. There have been no changes to the City's subdivision ordinance that would necessitate any changes to the plat as originally approved by the Planning Commission.

## **STAFF RECCOMENDATION**

Approve the Preliminary and Final Plat for the Lou Dean Subdivision Plat "B" with the attached special conditions.

## **SPECIAL CONDITIONS**

1. The applicant shall record the final approved mylar within three years of the Planning Commission's approval.
2. Any outstanding issues raised in the DRC minutes dated 8/16/2007 shall be addressed prior to recording.

**ATTACHMENTS**

1. Findings for Decision.
2. Application Materials.

| <b>Attachment "1" Findings for Decision</b> |   |   |
|---|---|---|
| <b>No.</b>                                  | <b>Findings</b>   |   |
| 1.  | The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.  | ✓ |
| 2.  | The submitted plans, documents and submission materials conform to applicable city standards.   | ✓ |
| 3.  | The proposed development conforms to city zoning ordinances and subdivision design standards.   | ✓ |
| 4.  | There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.   | ✓ |
| 5.  | The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.   | ✓ |
| 6.  | The project does not impose an undue financial burden on the City.  | ✓ |
| 7.  | The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan. | ✓ |
| 8.  | The project plan recognizes and accommodates the existing natural conditions.   | ✓ |
| 9.  | The public facilities, including public utility systems serving the area are adequate to serve the proposed development.  | ✓ |
| 10.   | The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.   | ✓ |

Attachment "2"



