

Mapleton City Planning Commission Staff Report

Meeting Date: March 28, 2013

Item: 5

Applicant: Christopher Dockter

Location: 1925 W Autumn Dr and 2026 W Silver Leaf Dr

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: SDP-1

REQUEST

Consideration of recommendations to the Community Development Director on a request to combine lots T8 and T9 of Harvest Park Plat "C" into a single lot, and to combine lots T2 and T3 of Harvest Park Plat "E" into a single lot.

BACKGROUND AND PROJECT DESCRIPTION

Harvest Park is located west of Highway 89 between roughly 500 South and 1100 South in the SDP-1 Zone. An overall concept plan and development agreement was approved November 19, 2003. The concept plan included a mix of single family detached, twin homes and condominium units. The concept plan included twin homes on several lots throughout the development.

The applicant is requesting approval to amend both plat "C" and plat "E" to combine lots T8 and T9 of plat "C" into a single lot and lots T2 and T3 of plat "E" into a single lot. A total of two single family dwellings would then be built rather than four twin homes as originally proposed.

EVALUATION

Development Code: Mapleton City Code (MCC) Chapter 17.04.090 states the following regarding amendments to recorded subdivision plats:

"Petitions to adjust lot lines between adjacent properties, **or petitions to combine lots in a platted and recorded subdivision** shall require approval from the planning and zoning director, and the plat shall be signed by the planning commission chairperson, city council, and all other applicable signatures." (emphasis added).

While the MCC allows staff to administratively approve the combining of lots within a recorded subdivision, because this project is also amending an overall concept plan, staff is requesting input from the Commission.

Lot Changes: The combined lots will be approximately .3 acres (13,058 square feet) and .23 acres (9,881 square feet) in size. These will be larger than the adjacent parcels, but not so much larger as to appear out of scale or inconsistent with the neighborhood. The Harvest Park HOA has submitted a letter of support for the project.

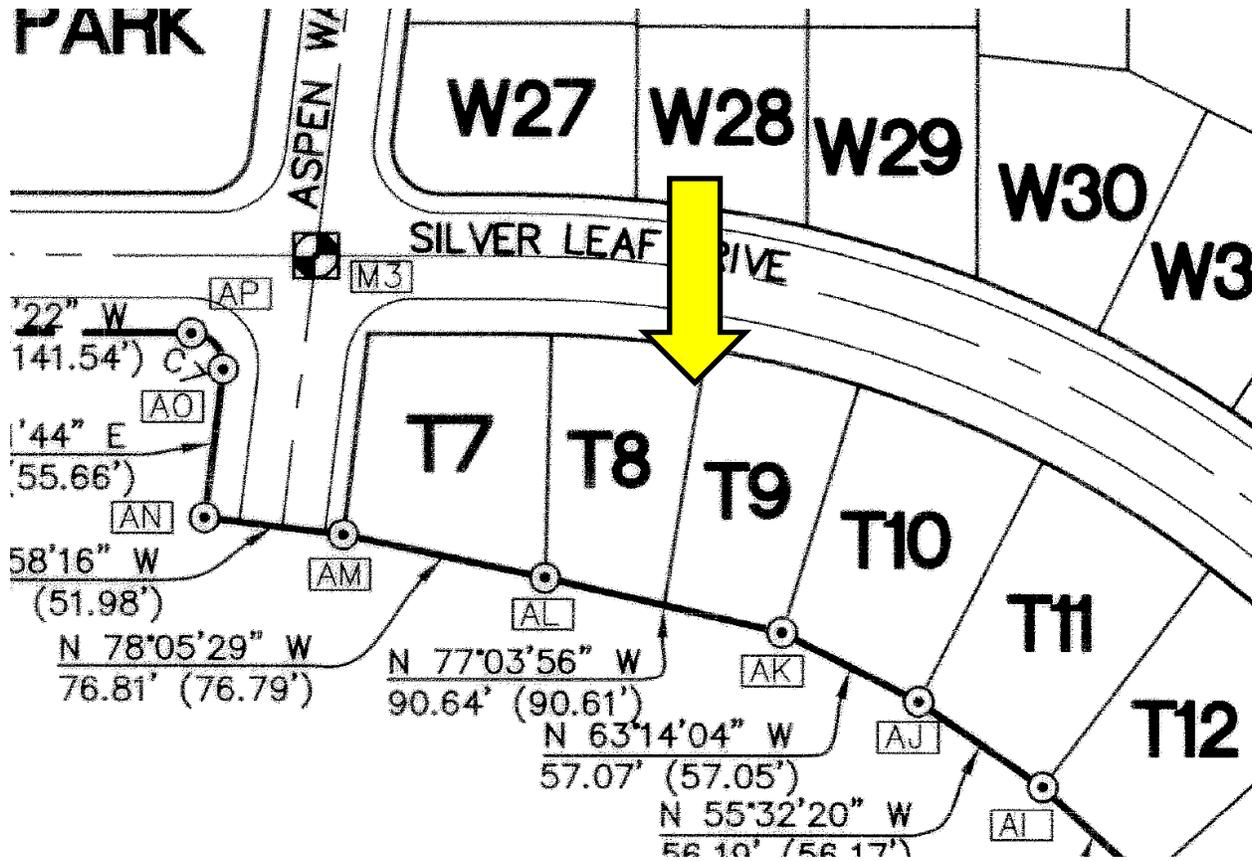
STAFF RECCOMENDATION

Recommend that the Community Development Director approve the proposed amendments to Plat "C" and Plat "E" of Harvest Park.

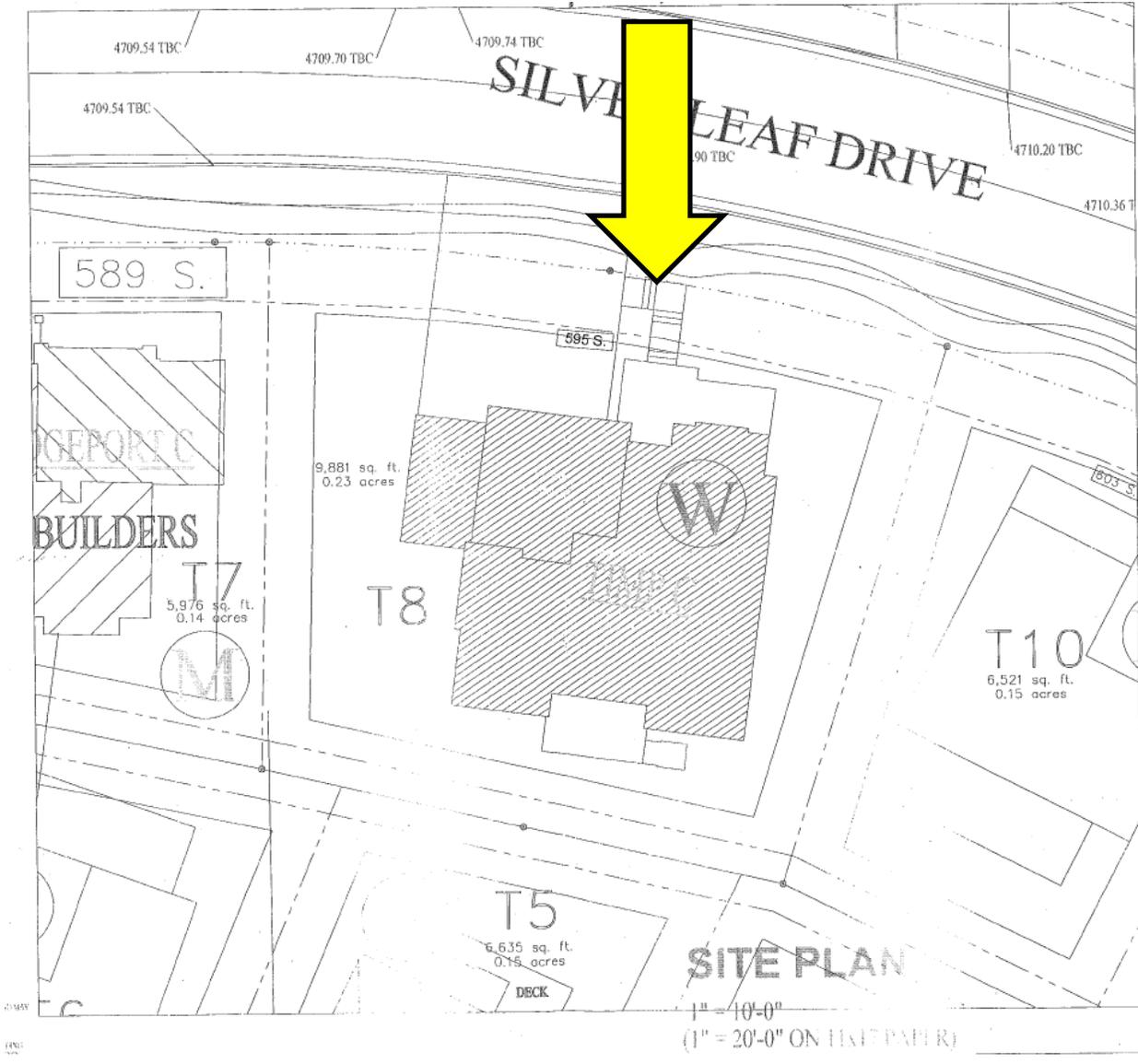
ATTACHMENTS

1. Application Materials.

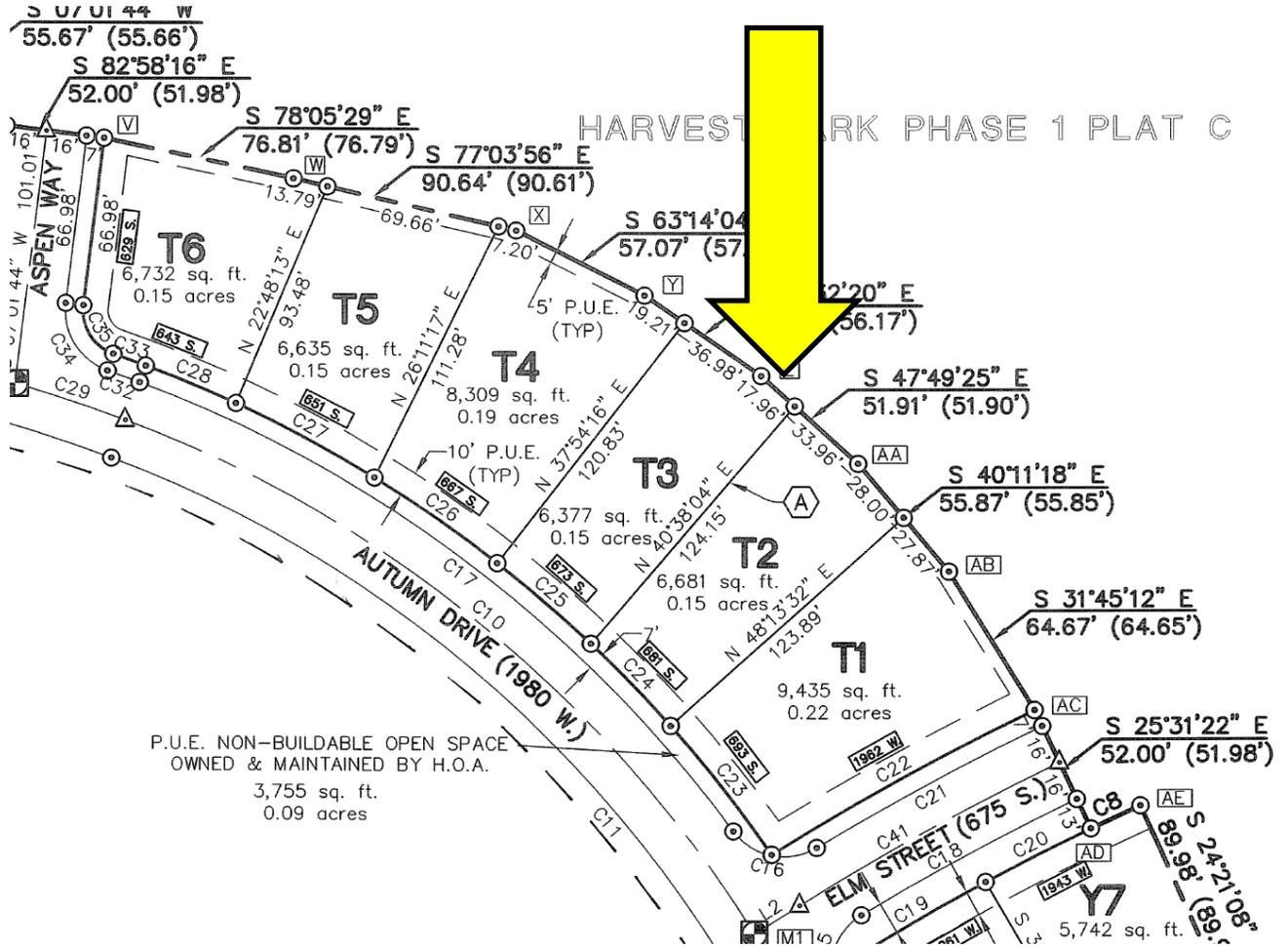
Plat "C" Lots T8 & T9 existing configuration



Amended Plat "C" combining lots T8 & T9



Plat "E" Lots T2 & T3 existing configuration



Harvest Park Homeowners Association, LLC
841 S. Sege Lily Way
Mapleton, Utah 84664



March 9, 2013

Mapleton City Planning Commission
125 W Community Center Way
Mapleton, UT 84664

Re: Harvest Park Lots T2-T3 and T8-T9 plat amendments in Plat C&E

Dear commissioners:

We have reviewed the attached plat amendment requests for combining Lots T2 and T3 together into one lot, and for combining T8 and T9 together into one lot, and approve of those changes as currently proposed. These changes decrease the density of said recorded plats, and we feel that the proposed lot sizes are within the scope of beautification, style, goals, and uses within the development agreement.

We request your consideration of the following submissions:

1. An amendment to the current Harvest Park Phase I, Plats "C" & "E".

Plat "C"	Original	70 units
	Amended	69 units
Plat "E"	Original	13 units
	Amended	12 units

Thank you for your consideration.
Sincerely,

March 9, 2013, continued

Leslie Jones

Harvest Park Homeowners Association President



Michael Hendron

Treasurer



Blaine Turner

Board Member



Michael Jeppesen

Board Member



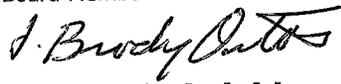
Aaron Dockter

Board Member



Brody Orton

Board Member



Ramon Zabriskie

Board Member

~~**Architectural Control Committee**~~

~~**Jerry Robinson**~~

~~Committee Member~~



~~**Ramon Zabriskie**~~

~~Committee Member~~