

Mapleton City Planning Commission Staff Report

Meeting Date: April 19, 2012

Applicants: John and Barbara Pratt

Prepared by: Cory Branch

Parcel ID #'s: 26:067:0009 and 26:068:0048

Current Zone: A-2

General Plan Designation: Rural Residential

Total Acreage: Approximately 14.85 acres

Council Action Required: Yes

REQUEST:

John and Barbara Pratt requests to rezone property located generally at 1500 East between Maple Street and 400 North from the A-2 (Agricultural Residential) zone to the RA-1 (Residential Agricultural) zone.

FINDINGS OF FACT:

1. On March 8, 2012 the applicants submitted an application to the City proposing to rezone the subject parcels (Parcel #'s 26:067:0009 and 26:068:0048) from the A-2 zone to the RA-1 zone. A letter was submitted by the applicants citing that the intent of this rezone would be to allow for one (1) building lot adjacent to Maple Street with the remainder of the subject parcels to be retained in Green Belt and developed at a future date. As of today's date the applicants have not made application for a one (1) lot phased subdivision. Some of the issues which will need to be discussed at time of subdivision application approval include topics such as phasing of roads, curbs, gutters, and sidewalks, etc.). (see Attachment #1 – Information submitted by the Applicants)
2. The subject parcels are currently located in the A-2 (Agricultural Residential) zone. (see Figure 1 – Zoning Map)
3. The A-2 zone requires a minimum lot size of two (2) acres and the RA-1 zone requires a minimum lot size of one (1) acre.
4. Mapleton City's General Plan map designates the subject parcels as Rural Residential. (see Figure 2 – General Plan Map)
5. The written policies for Rural Residential, read, as follows:

Rural Residential (RR) (Equivalent to the A-2 and PRC Zones)

The RR Category is established to protect sensitive areas of the community and preserve lands for agricultural and livestock raising purposes. This land is characterized by environmentally conscious development design and open fields and farms devoted to the production of food, fiber, and animal products. Uses may include barns, corrals, row crops, livestock raising, houses of worship, and residential dwellings.

The objectives in the RR Category are to protect and preserve the natural environment, encourage the continued use of agricultural land for agricultural purposes, discourage commercial and industrial uses, and other uses which impede: 1. Environmental protection; 2. Agricultural use; 3. Protection against soil and groundwater pollution; and 4. Efficient cost of providing governmental services. Non-residential uses which would have a lesser impact than residential development may be considered. In order to allow animals and residential agricultural uses on all lots, lots smaller than 1 acre should not be allowed, even with TDR's or development agreements.

Single family residential development is allowed in the RR Category at a minimum of 2 acres per dwelling (exclusive of roads).

Densities higher than 2 acres/unit, but not higher than 1 unit/acre may be allowed pursuant to a development agreement or with the use of "Transferable Development Rights" (TDRs) and zone overlay of TDR-R. PRC zones are also permitted, with or without the use of TDRs.

STAFF ANALYSIS:

As stated in the above Findings of Fact #5 the zones equivalent to Rural Residential are the A-2 and PRC zones. It is the opinion of Staff that rezoning the subject parcels to RA-1 does not fulfill the City's written policies of Rural Residential. Staff is supportive of rezoning the subject parcels to the A-2 TDR-Receiving zone, thus allowing for an increase in density to one (1) acre with the use of TDR's.

	<p><u>STAFF RECOMMENDATION:</u> Staff recommends denial of the proposed rezone from A-2 to RA-1 based on the above Staff Analysis.</p> <p><u>ATTACHMENT:</u> 1. Information submitted by the Applicants</p>
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Figure 1 – Zoning Map



Figure 2 – General Plan Map



Figure 3 – Aerial of Subject Parcels



March 8, 2012

To the Mapleton City Council, Planning Commission, and Community Development Department:

Over 20 years ago, we were looking to relocate to Utah from Colorado. In our search for homes and properties, we looked at everything between Alpine and Payson. What solidified our decision to move to Mapleton was the open space, rural feel, fabulous scenery and small-town friendliness of the residents. In the years since, we have grown to love the area so much that we purchased an additional 14+ additional acres directly adjacent to our home.

The property we purchased directly west of our residence is currently zoned A-2. We respectfully request a zone change of this property from the A-2 Zone (Agricultural-Residential, One Dwelling Unit Per Two Acres) to RA-1 Zone (Residential Agricultural Zone, One Dwelling Unit Per Acre). The property to be considered is located between Maple Street and 400 North, between approximately 1400 East and 1700 East.

This zone modification would make our property compatible with *existing* RA-1 zoning in these adjacent areas: (1) a subdivision directly across Maple Street on the south – the Aspen subdivision along Maple Street and Aspen Drive; (2) property just 200 feet to the west along Maple Street – The Hofheins property; (3) Dr. Gibby's Freedom Vista Subdivision - three blocks further to the east along Maple Street; and (4) Rex Jensen's subdivision on 400 North – 600 feet to the west of our property.

This zone modification will provide more manageable size properties for individuals in the future. With a one acre parcel, homeowners can still maintain the rural flavor of the neighborhood with green space, large gardens and orchards, and animal rights, as they so choose. We can read in the Land Use Element of the Mapleton City General Plan that *the residents of Mapleton, as per the Vision Statement want "...a unique community retaining a peaceful, country atmosphere through rural master planning."* In the Mapleton City Code we read: 18:32.010 *The RA-1 zone is established to provide areas in which minor agricultural pursuits can be encouraged and supported within the municipality.* In changing the zoning to RA-1 this subdivision will maintain the rural, open and spacious atmosphere that attracted us to Mapleton many years ago.

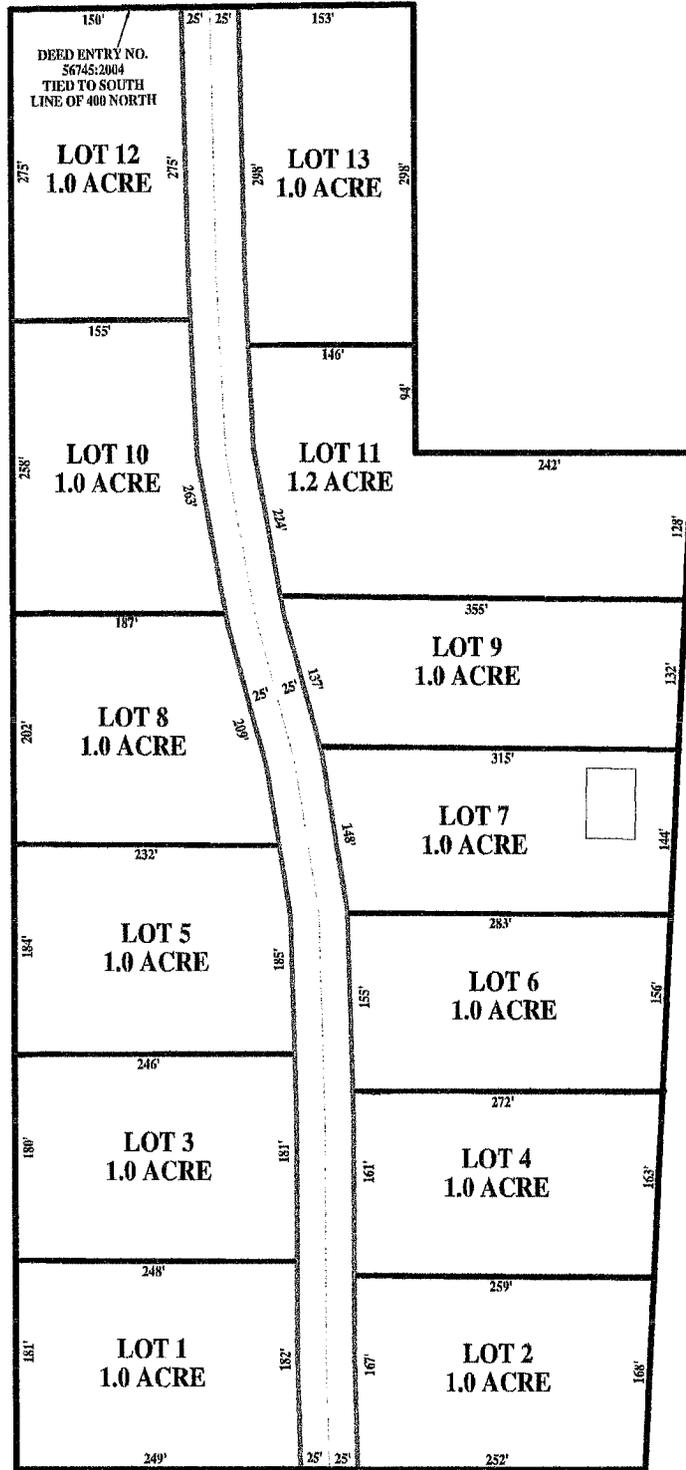
Our intent at this time would be to provide a building lot for our son and his family who have moved here from Seattle, Washington. They would like to build a home close to us along Maple Street. The remainder of the property will be retained in Green Belt until the economy improves substantially – which is likely to be years from now.

Respectfully,

John & Barbara Pratt

400 NORTH STREET

DEED ENTRY NO.
56745:2004
TIED TO SOUTH
LINE OF 400 NORTH



MAPLE STREET





400 NORTH STREET

LOT 12
10 ACRES

LOT 11
10 ACRES

LOT 10
10 ACRES

LOT 9
10 ACRES

LOT 8
10 ACRES

LOT 7
10 ACRES

LOT 6
10 ACRES

LOT 5
10 ACRES

LOT 4
10 ACRES

LOT 3
10 ACRES

LOT 2
10 ACRES

LOT 1
10 ACRES

MAPLE STREET