

# Mapleton City Planning Commission Staff Report

Meeting Date: June 12, 2014

**Item:** 6

**Applicant:** Mark & Lori Sheranian

**Location:** Approximately 1200 N 1800 E

**Prepared by:** Sean Conroy, Community Development Director

**Public Hearing Item:** No

**Zone:** A-2

## **REQUEST**

A discussion item regarding potential development options for property at approximately 1200 N and 1800 E in the A-2 Zone.

## **BACKGROUND AND PROJECT DESCRIPTION**

The subject parcel is approximately 126 acres in size and includes approximately 22.5 acres in the A-2 Zone and 103.5 acres in the CE-1 Zone. Most of the property in the CE-1 zone is protected under a conservation easement. The parcel has a small amount of frontage at the end of 1200 North. There is also an existing water line that runs north and south through the parcel.

The applicant also owns a 9.86 acre parcel that bisects the larger parcel and is developed with a home and a barn. The lot has a narrow strip of frontage on 1600 North and also fronts on Quiet Meadow Lane. The driveway to the home is located on Quiet Meadow Lane.

In the short term, the applicant is considering subdividing one lot from the 103.5 acre parcel. In the long term, the applicant may consider subdividing additional lots in the future but would like to keep the area relatively rural. The applicant is requesting a discussion item to explore potential development alternatives with the Planning Commission for a one lot subdivision.

## **EVALUATION**

**A-2 Zone:** The A-2 zone requires a minimum lot size of two acres with at least 200 feet of frontage on a City recognized street. With the use of a Transferable Development Right, the minimum lot size could be reduced to one acre with a minimum frontage of 125 feet. As the Commission discusses alternatives, it is important to keep in mind the minimum required frontage and lot size requirements.

**Transportation Master Plan:** The Transportation Master Plan shows a future 1800 E running through the applicant's property and connecting with 1600 North as a minor local road. The Plan also shows a road side trail that would match the existing trail on the east side of 1800 East. Minor local roads are generally not considered critical to the overall transportation network but do provide beneficial connectivity. The applicant has suggested that they may only want to do a small cul-de-sac off of 1200 North for a few lots, rather than installing a full road through the property.

If the Commission determines that the local road and trail configuration as shown on the Transportation Plan are important, any proposed subdivision should not preclude the road and trail from being constructed in the future. If the Commission is supportive of some type of cul-de-sac approach, it is possible to re-route the trail to follow 1200 North and then 1700 East to 1600 North.

It is important to note that the Transportation Master Plan generally discourages the use of cul-de-sacs except where the possibility of future adjacent development does not exist or due to the location of existing development.

**Frontage:** Staff has identified the following options for the Commission to consider for the creation of one additional building lot:

*Option #1: Create frontage on 1600 North (see attachment 2).* A lot could be designed that would comply with the minimum lot size and frontage requirements, and not preclude the construction of an extension of 1800 East in the future. One major challenge to access off of 1600 North is the existing irrigation ditch. The ditch is built several feet above the road and would be difficult and expensive to cross.

*Option #2: Create a lot that has frontage on 1600 North and/or Quiet Meadow Lane but shares a driveway with the applicant's home (see attachment 2).* This would avoid the need to cross the existing irrigation ditch. However, the applicant is not supportive of this option as they would prefer not to have a shared driveway.

*Option #3: Create frontage near 1200 North by installing a portion of 1800 East (see attachment 2).* This option would allow for a portion of the road and trail to be installed that would stub to the north end of the proposed lot. When the remaining property is developed, the road and trail could be extended. Staff notes that one concern with this option is that if the applicant doesn't ever develop the remaining property that the road and trail would not provide connectivity with other trail systems or roadways.

*Option #4: Create a knuckle off of 1200 North (see attachment 3).* For lots that front on a knuckle or a cul-de-sac, the frontage requirement is measured 30 feet back from the center of the knuckle or cul-de-sac. The applicant could likely design one lot using this option. The downside to this option is it may preclude future access off of 1200 North.

*Option #5: Create a cul-de-sac that would provide frontage for the proposed lot and future lots (see attachment 4).* The maximum allowed length of a cul-de-sac is 400 feet. It is possible to install a cul-de-sac that could allow for the construction of several homes on the property.

### **STAFF RECCOMENDATION**

Provide direction to the applicant and staff.

### **ATTACHMENTS**

1. Applicant's information.
2. Options #'s 1-3
3. Option #4
4. Option #5.

Mapleton City community planning  
Sean Conroy  
125 west 400 north  
Mapleton, Utah 84664

Monday, May 19, 2014

Sean,

Per our phone conversation last week, I would like you to schedule a work session with the planning commission, so that we can explore all possibilities for the development of our property. My daughter and son in law will also want to attend, to help come up with a plan that will work for their needs, and for our future development.

Please let me know the earliest available time we could be scheduled.

Thank you for your assistance, best regards

Mark Sheranian 801-376-7516

[mshermanian@ymail.com](mailto:mshermanian@ymail.com)

Elisa Op'tHof 801-836-0585



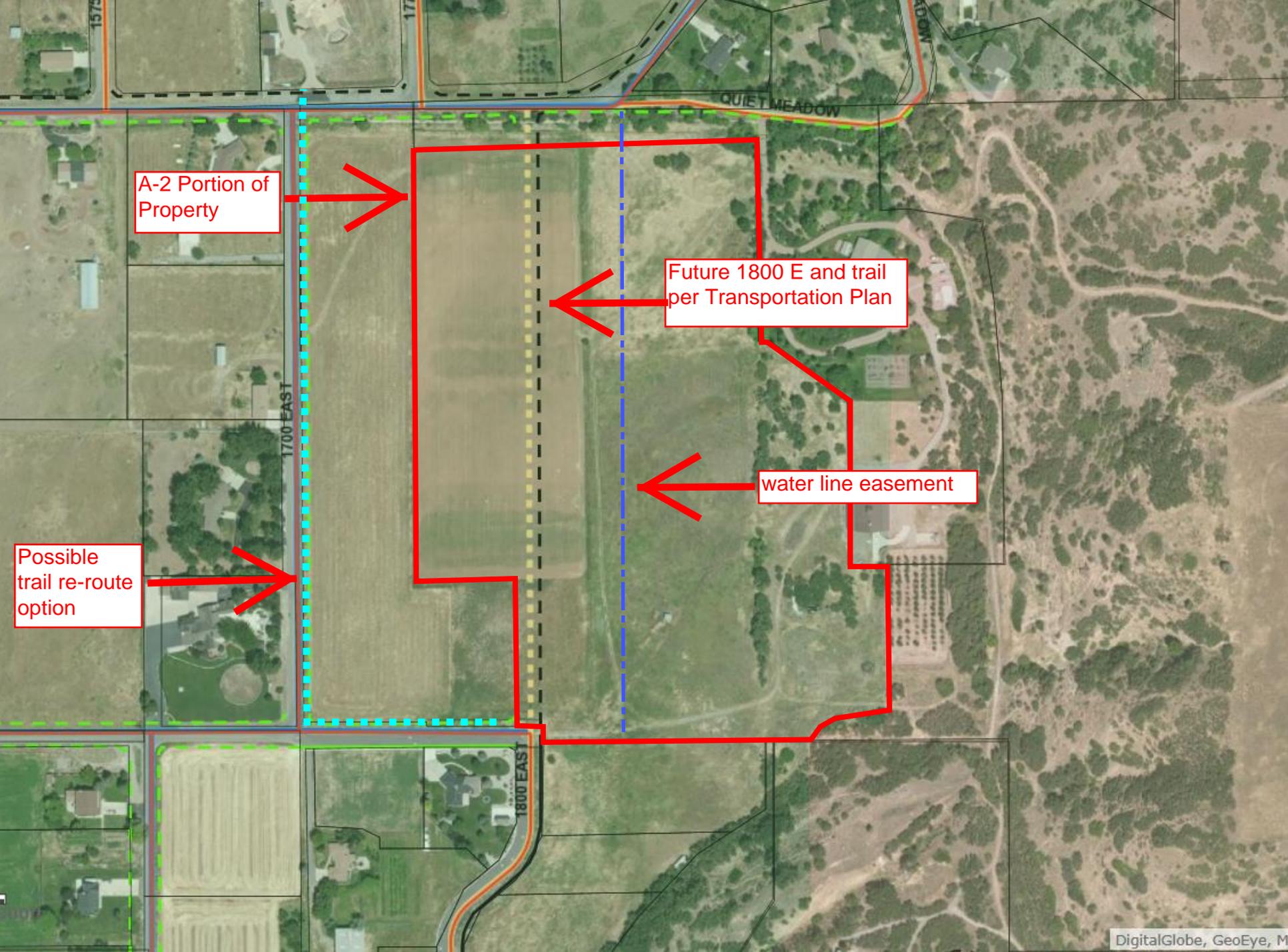
Looking northeast from 1200 N/1800 E





Looking southeast from 1600 N



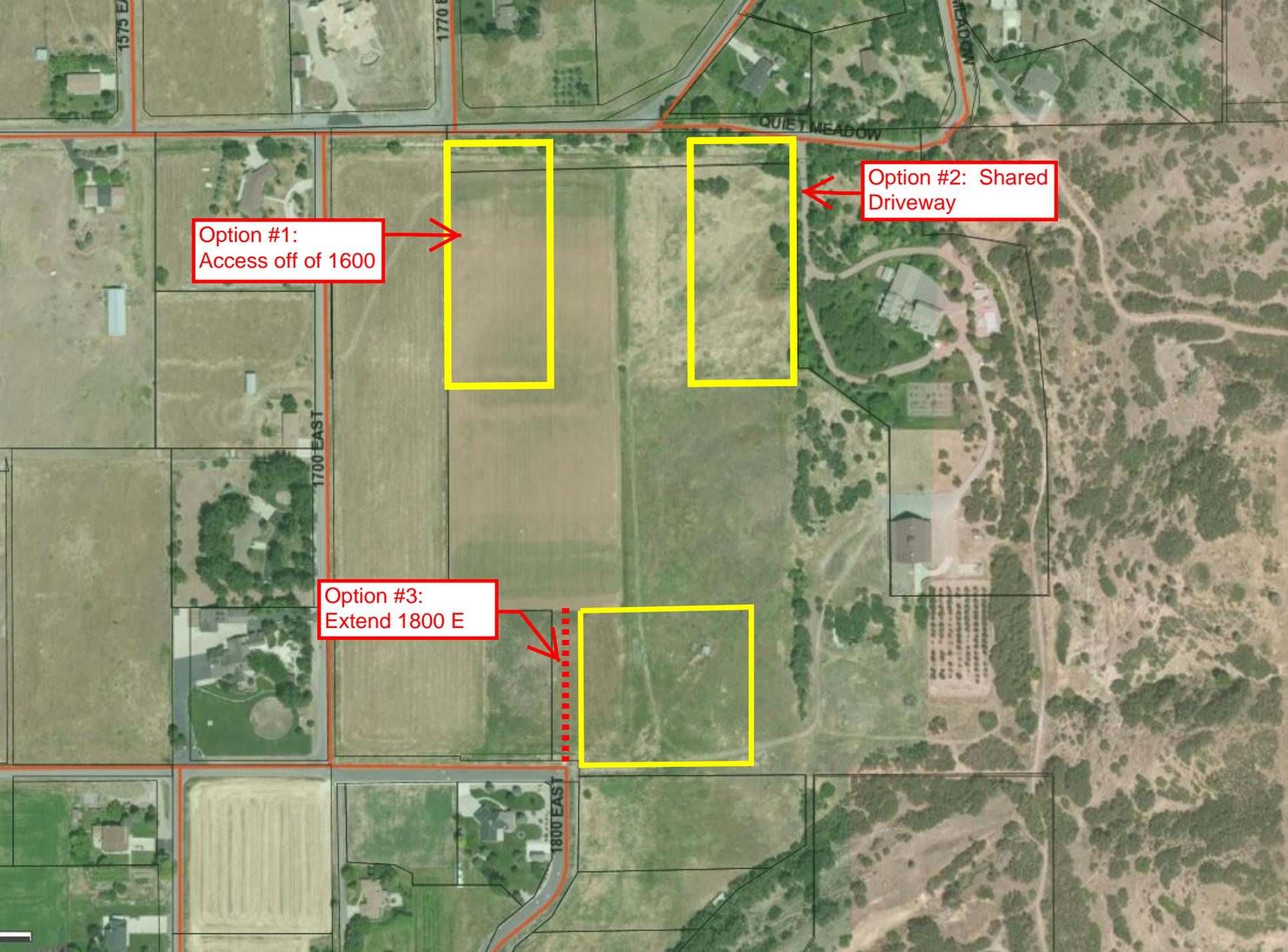


A-2 Portion of Property

Future 1800 E and trail per Transportation Plan

water line easement

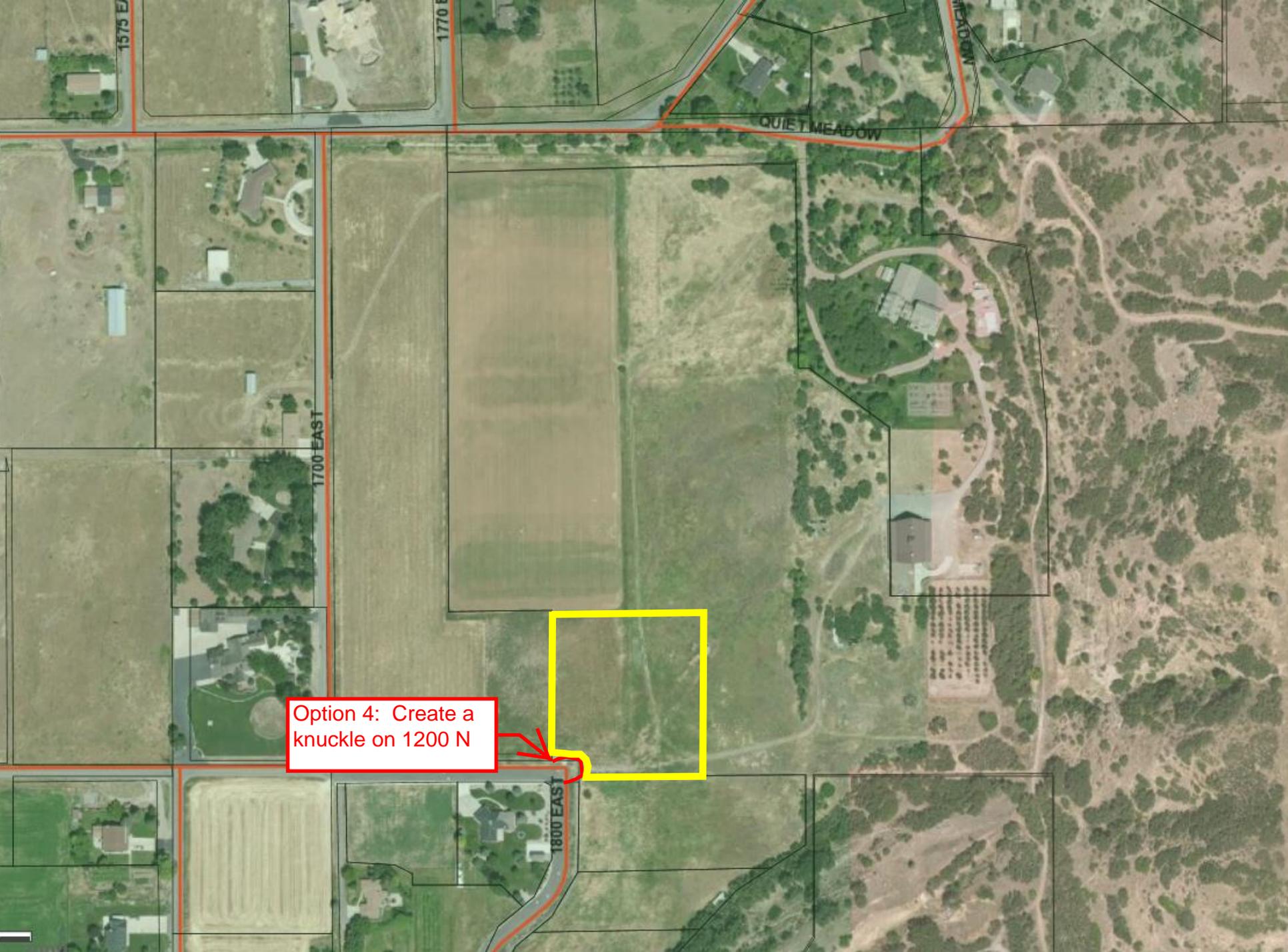
Possible trail re-route option



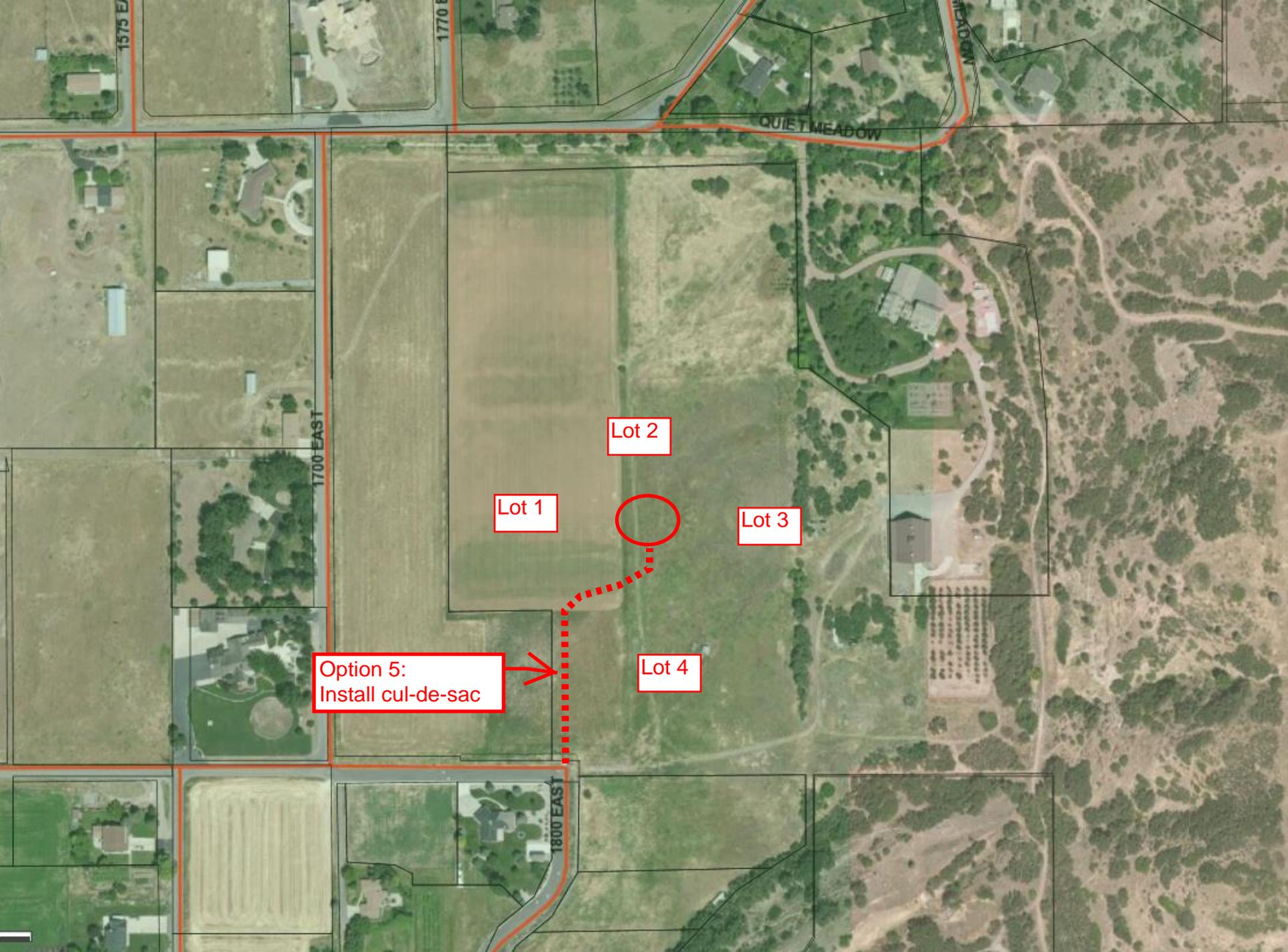
Option #1:  
Access off of 1600

Option #2: Shared  
Driveway

Option #3:  
Extend 1800 E



Option 4: Create a knuckle on 1200 N



1575 E

1770 E

MEADOW

QUIET MEADOW

1700 EAST

Lot 2

Lot 1

Lot 3

Option 5:  
Install cul-de-sac

Lot 4

1800 EAST