

# Mapleton City Planning Commission Staff Report

Meeting Date: August 8, 2013

**Item:** 3

**Applicant:** Max and Janis Jensen

**Location:** Approximately 300 West 2000 North (parcel # 26:023:0067)

**Prepared by:** Brian Tucker, Planner

**Public Hearing Item:** Yes

**Zone:** RA-2

## **REQUEST**

Consideration of Preliminary and Final Plat approval for the Janis Subdivision consisting of two (2) lots located in the Residential-Minor Agricultural (RA-2) zone.

## **BACKGROUND AND PROJECT DESCRIPTION**

The project area is 0.713 acres in size located in the RA-2 zone. The applicant is proposing a two lot subdivision that includes right of way dedication for street widening on 2000 North. The property has frontage on 300 West and 2000 North. There is an existing irrigation ditch along the south property line of the existing parcel. This ditch runs perpendicular to the street along the south property line. The plan is to extend the ditch improvements to the back of the sidewalk, at which point the ditch will continue as it has historically. The road widening will necessitate the removal of the one mature tree on the property. The property does not contain any other significant trees or vegetation that should be preserved.

The project requires preliminary and final approval from the Planning Commission. The DRC reviewed this application and issued the attached minutes on July 16, 2013.

## **EVALUATION**

**Zoning:** The RA-2 zone requires 14,500 square foot lots with 100' of frontage. Both proposed lots meet this standard.

**Development Code:** The irrigation ditch will be improved to a standard determined by the Mapleton Public Works Department in consultation with the Mapleton Irrigation Company. Mapleton City Code (MCC) Chapter 17.04.050 outlines several issues the Commission should review. These are outlined in the attached findings. The application, as conditioned, appears to comply with City standards.

## **STAFF RECCOMENDATION**

Approve the Preliminary and Final Plat for the Janis Subdivision with the attached findings and special condition.

## **SPECIAL CONDITION**

1. All outstanding issues raised in the DRC minutes dated July 16, 2013 shall be addressed prior to plat recording.

## **ATTACHMENTS**

1. Findings for Decision.
2. Application Materials.
3. DRC Minutes 7/16/13.

<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.	✓





