

# Planning Commission Staff Report

August 27, 2015

## Item 7

**Applicant:** Aki Miyagi

**Location:** 1346 N Rose Cir

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

**Public Hearing:** No

**Zone:** RA-2

**Attachments:**

1. Application materials.

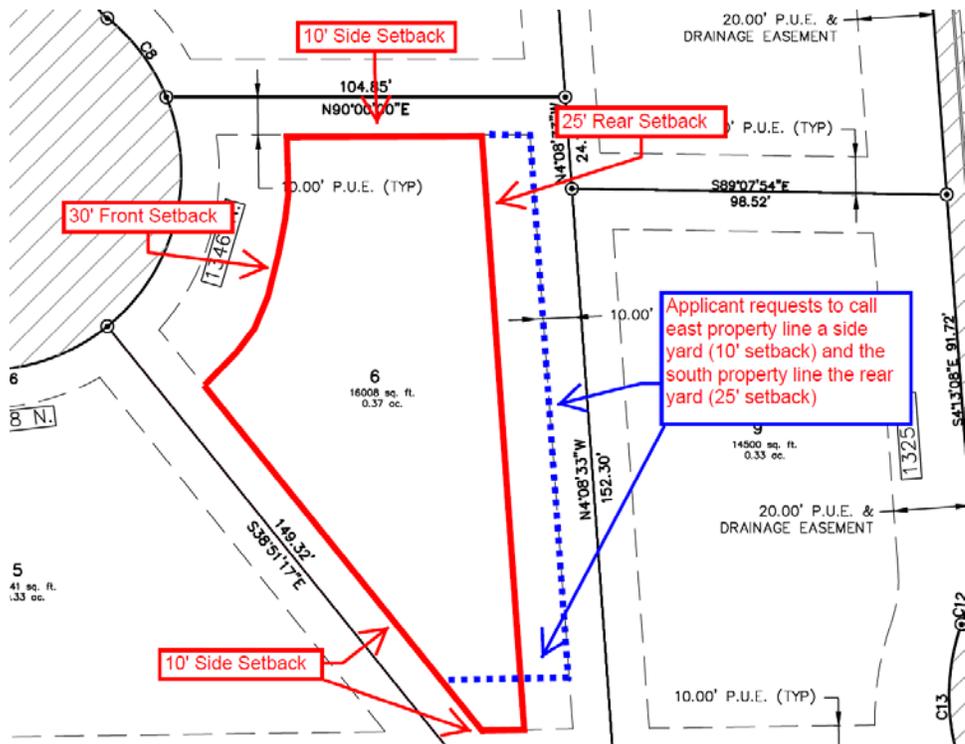
### REQUEST

Consideration of a request to establish setbacks for an irregularly shaped lot located at 1346 North Rose Circle.

### BACKGROUND AND PROJECT DESCRIPTION

In 2013 the City approved the Sweetwater Estates subdivision consisting of nine lots. The applicant owns lot 6, which is approximately 16,000 square feet in size. The lot is irregularly shaped and fronts on the radius of a cul-de-sac (Rose Circle).

The applicant desires to build a single family residence on the lot but is having difficulty making a plan fit due to the shape of the lot and the setback requirements. The applicant is requesting that the east property line be classified as a side yard, which would allow a 10 foot setback rather than a 25 foot setback as a rear yard (see below). The applicant has outlined the reasons for the request in attachment “1”.



## **EVALUATION**

Mapleton City Code (MCC) Chapter 18.36.060 outlines the following setback requirements for structures in the RA-2 zone:

Front = 30'

Rear = 25'

Side = 10'

The front setback is measured from the property line adjacent to the street, in this case Rose Circle. The rear property line would then be the property line opposite the front, in this case the east property line.

The drawing in attachment "1" shows the applicant's site plan. Due to the shallowness of the sewer line, most of the driveways in this subdivision are fairly steeply sloped. Because of this, the site plan shows the garage being pushed further back on the lot to avoid an excessively steep driveway. This however, causes the garage to encroach into the rear yard setback. The rest of the residence could be pulled forward to avoid encroaching into the setback. If the south property line was designated as the rear rather than the east property line, no setback encroachment would occur.

Staff recognizes that there are some unique constraints on this lot. However, staff's primary concern is that allowing the east property line to be a side yard could negatively impact the neighbors to the east, who would expect a 25 foot setback rather than a 10 foot setback.

One option that staff has discussed with the applicant is that if the garage is detached, MCC Chapter 18.26.020 allows accessory structures to be located within 10 feet of a side and/or rear property line. While having a detached garage is not ideal, it could be built without the need to change the setback designations.

## **STAFF RECOMMENDATION**

Determine that the east property line should remain as the rear property line for determining setbacks.

## Sean Conroy

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**From:** Aki Miyagi <aki.miyagi@gmail.com>  
**Sent:** Monday, August 17, 2015 11:05 AM  
**To:** Sean Conroy  
**Subject:** 1346 N Rose Circle, Mapleton, Utah 84664  
**Attachments:** Site Study Outline 08-14-15.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sean,

Pursuant to our phone conversation last week, I would like to go before the Planning Commission on August 27th to request the South property line of our lot located at 1346 N Rose Circle to be classified as the rear as opposed to the East property line. Following are some considerations for the Commission as they make their decision:

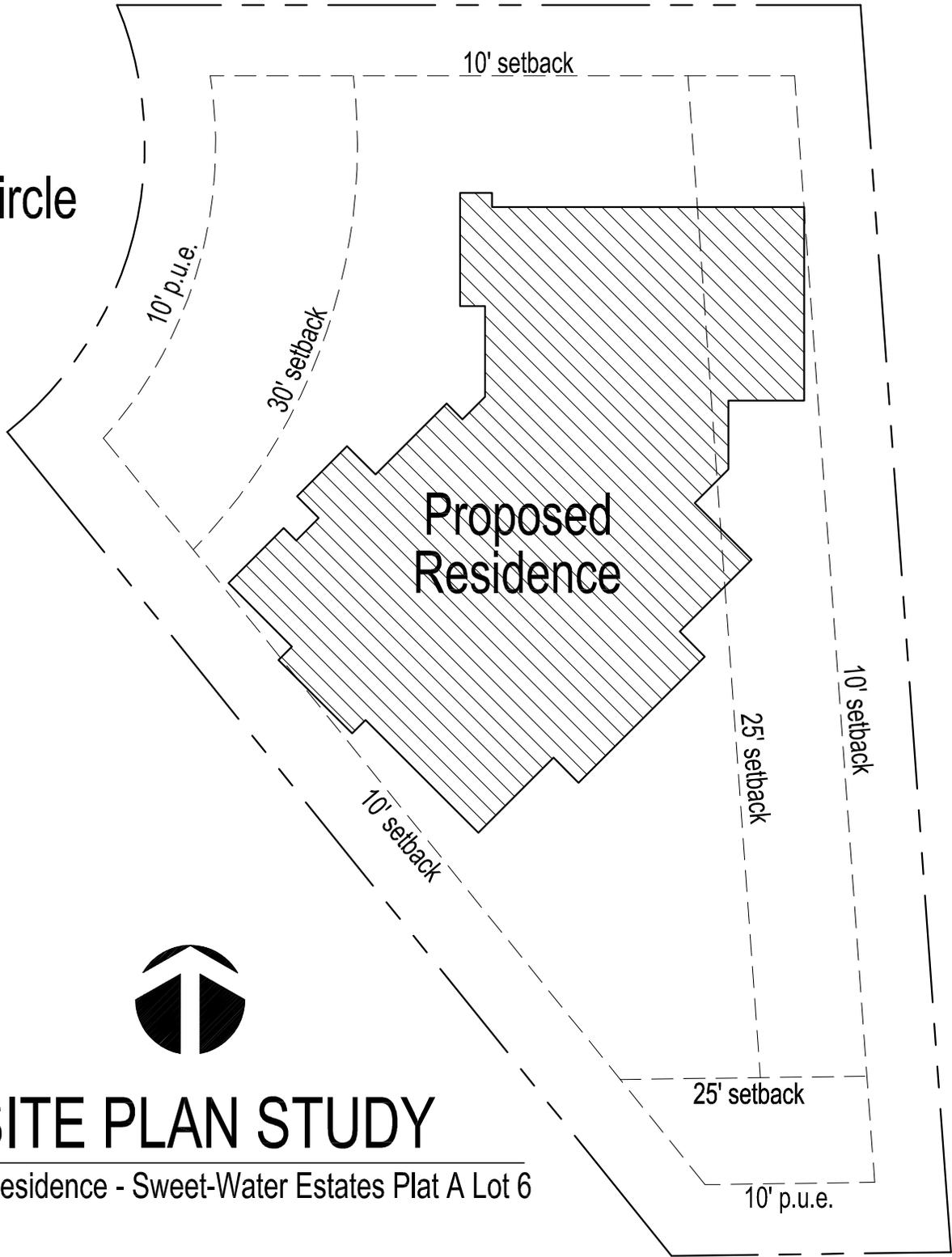
1. As shown in the attached site study, majority of the backyard space will be to the South of the structure rather than to the East.
2. Lot is located in a cul-de-sac and is odd shaped with five sides, and is approximately 0.08 acres smaller and shallower in depth (0.444071 vs. 0.367308) when compared to the other pie-shaped lot located in the same cul-de-sac (1345 N Rose Circle).
3. High sewer lines at the street necessitates a maximum setback in the front to ease the slope of the driveway, and still maintain enough driveway space for entry into garage.
4. We envisage positioning the house at a 45 degree angle as shown in the site study, which would result in the most natural and consistent alignment of the structure with respect to the other homes in the neighborhood.

Please let me know what time the meeting will be scheduled on August 27, so that I can make arrangements to be present to answer any questions that may arise.

Thank you for your consideration and for all of your help.

Best regards,  
Aki Miyagi  
801 628 6547

Rose Circle



Proposed  
Residence



# SITE PLAN STUDY

Miyagi Residence - Sweet-Water Estates Plat A Lot 6

Subject Lot

