



## PLANNING COMMISSION MEETING STAFF REPORT

**DATE OF MEETING:** April 19, 2016

**NAME OF PROJECT:** Walker Ranch Subdivision

**NAME OF APPLICANT:** Brett Walker

**AGENDA ITEM:** Plat Vacation

**LOCATION:** 566 Saddle Drive

**ZONING DESIGNATION:** RA-1-43 zone

### **ITEM: 6**

Brett walker is requesting a plat vacation of the Walker Ranch Subdivision. Walker Ranch is a one lot subdivision on 14.8 acres. The property is located at 566 Saddle Drive and is in the RA-1-43 zone.

### **BACKGROUND:**

Brett Walker is requesting to vacate the Walker Ranch Subdivision plat so that a new subdivision plat can be recorded in its place. The proposal, Dutch Hills Subdivision, contains six lots and covers the entirety of the 14.8 acres of the current subdivision. The applicant is proposing to vacate the plat instead of a plat amendment because by vacating the plat, the name Walker Ranch Subdivision will not need to remain like it would if it were a plat amendment. If the plat is merely amended, then the original name must remain on the plat.

A plat vacation is a legislative item and City Council is not obligated to allow the vacation even if they feel that the applicant is complying with the requirements of the Code. This decision is entirely at the discretion of the City Council.

**ANALYSIS:**

The Walker Ranch Plat was recorded on August 6, 2012. It contained one building lot that covered the entire property which, in turn, allowed only one dwelling unit on the 14 acres. By vacating the plat the land owner is then allowed to subdivide the property using the existing zoning which, in the case, is RA-1-43. Potentially, about 11 lots could be created on the property. The density of the number of dwelling units will most likely increase if the plat is allowed to be vacated. The increased density will create more traffic and demand on City and school district services.

Also, the vacation of the plat will vacate the existing public trail easement that runs along the western boundary of the property. The Burgi Hill backcountry trail that was to occupy the trail easement was built outside the boundaries of the Walker Ranch plat on City property and therefore it is not necessary to secure the trail easement but the City could require the easement to be recorded again on a subsequent plat if it does feel that it is needed.

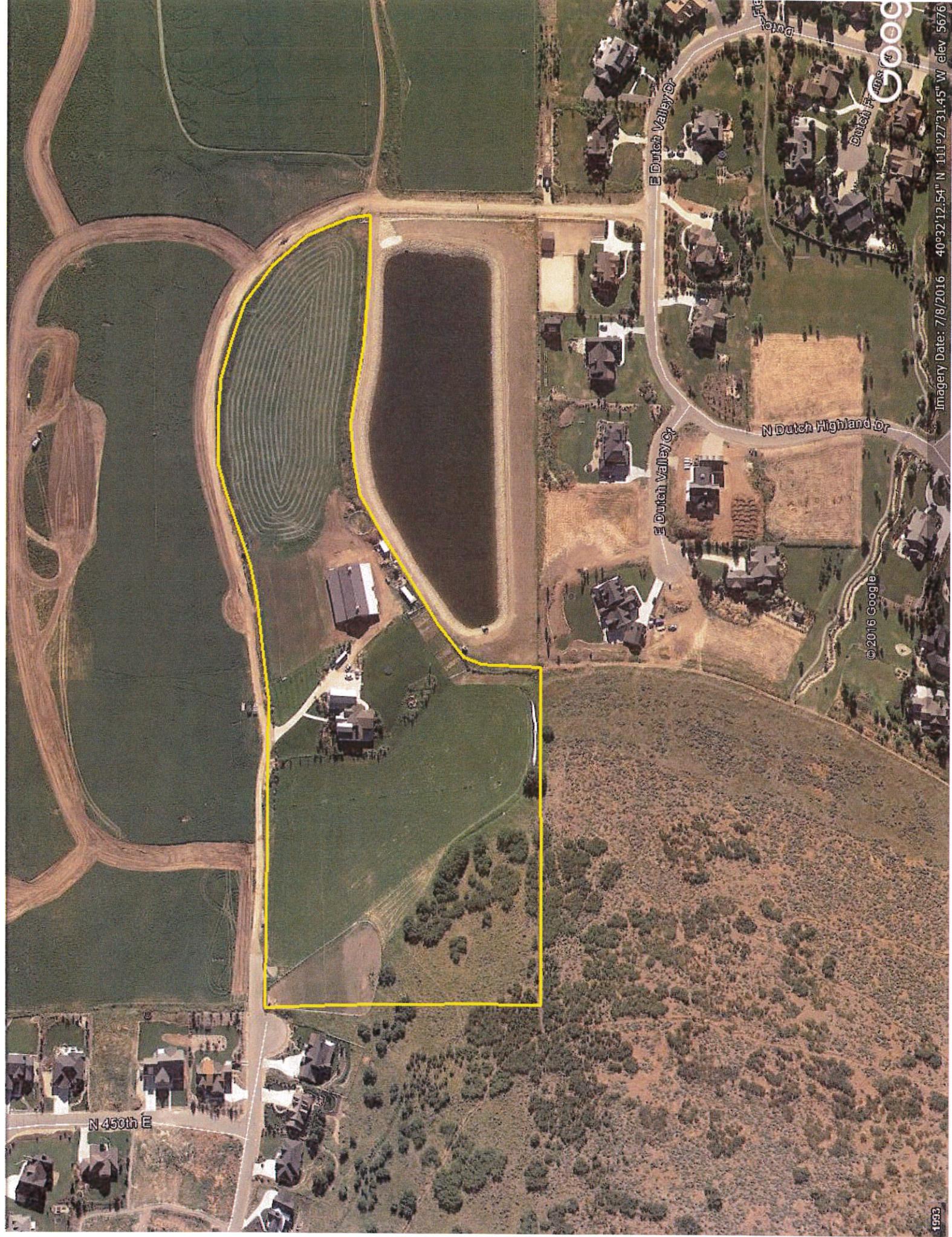
**PROPOSED FINDINGS:**

- Density and traffic in the area will most likely increase if the plat is vacated
- No public street, right-of-way, or easement will be vacated or altered

**ALTERNATIVE ACTIONS:**

1. Recommendation of (Conditional) Approval. This action can be taken if the Planning Commission feels there is good cause to approve the proposal.
  - a. Accept staff report
  - b. Reasons for approval (findings)
  - c. Place condition(s) if needed
  
2. Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for continuance
    - i. Unresolved issues that must be addressed
  - d. Date when the item will be heard again

3. Recommendation of Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial



N 450th E

E Dutch Valley Dr

E Dutch Valley Dr

N Dutch Highland Dr

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Imagery Date: 7/8/2016 40°32'12.54" N 111°27'31.45" W elev 5676

