

MAPLETON CITY
PLANNING COMMISSION MINUTES
April 23, 2009

PRESIDING AND CONDUCTING: Chairman Oscar Mink

Commissioners in Attendance: Jared Bringham
Pam Elkington
Rick Maingot
Barbara Pratt
Skip Tandy
Alternate Mike Tippetts

Commissioners not in Attendance: Leo Thomsen
Alternate Jeff Hawkins

Staff in Attendance: Gary Calder, Engineer/Public Works Director
Cory Branch, Planning Director
Matthew Brady, Planner I

Minutes Recorded by: April Houser, Executive Secretary

Chairman Mink called the meeting to order at 6:33pm. Jared Bringham led the Pledge and Rick Maingot gave the invocation.

Items below are not necessarily in the order they were heard.

Alternate Mike Tippetts was seated as a voting member.

Item 1. Transportation Advisory Committee Meeting Minutes – April 2, 2009.

Motion: Commissioner Tandy moved to approve the Transportation Advisory Committee Meeting Minutes for April 2, 2009
Second: Commissioner Elkington
Vote: Unanimous

Item 2. Trails Sub-Committee Meeting Minutes – April 13, 2009

Motion: Commissioner Tandy moved to approve the Trails Sub-Committee Meeting Minutes for April 13, 2009.
Second: Commissioner Pratt
Vote: Unanimous

Item 3. Planning Commission Meeting Minutes – April 9, 2009

Motion: Commissioner Tandy moved to approve the Planning Commission Meeting Minutes for April 9, 2009.
Second: Commissioner Pratt

Vote: Unanimous

Item 4. (Continued 4-9-09) **Cory Andersen**, agent for **Whisper Rock**, requests to amend **Title 18, Development Code, Part III, Zoning**, in order to enact **Chapter 18.77, Planned Residential Developments (PRD)**. The purpose of the PRD ordinance is to allow for densities higher than a typical residential development and fit into the surrounding neighborhoods.

The Development Review Committee (DRC) has asked for a continuance of this item this evening, until the applicant can resolve some of the project's issues. **Matthew (Matt) Brady**, Planner I, stated that staff feels that Transferable Development Right (TDR) Certificates need to be required for this development. Part of the reason for the continuance request this evening is that feedback needs to come from the City Council in regards to if they will allow the development to move forward with zoning that would not require TDR's, or if they feel they should be a requirement for the applicant's General Plan Map and Text Amendment. There were seven (7) reasons listed on the Staff Report for this evening as to why Staff recommends continuance of these items (4-7) this evening. **Gary Calder**, City Engineer/Public Works Director, stated that there are large issues in regards developments in the City that need to be resolved before projects move through both Planning Commission and City Council. One of his main concerns is that he still recommends two (2) points of access in the development, and a traffic study to be submitted, neither of which has happened.

Bruce Dickerson, father-in-law of the applicant, stated that he has been doing developments for thirty-five (35) years. He has developed projects in all of the cities within Utah County, and feels it is not rocket science when it comes to developments. Mr. Dickerson stated that there will be less traffic with the Senior Development they are proposing than there would have been with the twenty-six (26) single family homes they currently have approved. He would like the Planning Commission to move forward with their requests this evening, putting conditions where they felt they were needed. He wondered what of the seven (7) items listed as reasons for the continuance request were giving Staff the most heart burn. Gary Calder stated that the Storm Drainage System is one concern, where there is confusion as to if the drainage system in this area is owned by Mapleton City or UDOT. Gary also had a concern with the 40' right-of-way (ROW) being shown on the plans, as well as a private drive, since they do not meet City Code requirements. **Commissioner Tandy** felt that in the future if the applicant gains a second point of access, the home fire sprinkler requirement could be removed. **Chairman Mink** feels the comment about these requests being premature has been stated multiple times over the past few months, so this should not be a surprise to the applicant that staff is asking for a continuance of these items this evening. Bruce Dickerson felt that he and Gary were interpreting the City's Code differently in regards to some of the aspects of this development. Gary Calder stated that he plans to ask Casey Serr, Transportation Advisory Committee Member and Traffic Engineer, to review the traffic study that will be provided to the City by the applicant. If Mr. Serr feels one point of access is appropriate he will greatly consider changing his request of two points of access as being a requirement for this development. **Cory Andersen**, applicant, feels that he has been railroaded on this project. He wanted to move forward with all of his items being heard at one time, not two items at once, waiting for them to move to City Council, then back with the additional items to Planning Commission and on to City Council again. **Commissioner Pratt** would like Mr. Dickerson to give addresses of his similar projects he has done in Utah County that resemble this project. Mr. Dickerson was asked to email April Houser, Executive Secretary, these addresses, after which she will forward them on to all of the Commissioners. **Commissioner Tippetts** stated he understood the concerns in regards to traffic on 1100 West, but did support this type of project.

Chairman Mink opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Tandy moved to continue items 4, 5, 6 & 7 on the agenda until the May 14, 2009 Planning Commission Meeting based on the reason and recommendation listed below:

1. Staff's seven (7) issues in regards to this project listed in the Staff Report this evening have not been resolved aside from the Traffic Study (Item 3 of the DRC Minutes), which was received by Staff earlier today.
2. That the Applicant continue to have the open dialogue they have had with Staff so they can be ready to return to Planning Commission on May 14, 2009 and City Council on May 20, 2009.

Second: Commissioner Tippetts

Vote: Unanimous

Item 5. (Continued 4-9-09) Cory Andersen, agent for Whisper Rock, requests a rezone of approximately 17 acres from Planned Residential Community – 5 (PRC-5) to Planned Residential Development (PRD) on property located generally at 1100 West Maple Street.

The Development Review Committee (DRC) has asked for a continuance of this item this evening, until the applicant can resolve some of the project's issues.

Motion: Commissioner Tandy moved to continue items 4, 5, 6 & 7 on the agenda until the May 14, 2009 Planning Commission Meeting based on the reason and recommendation listed below:

1. Staff's seven (7) issues in regards to this project listed in the Staff Report this evening have not been resolved aside from the Traffic Study (Item 3 of the DRC Minutes), which was received by Staff earlier today.
2. That the Applicant continue to have the open dialogue they have had with Staff so they can be ready to return to Planning Commission on May 14, 2009 and City Council on May 20, 2009.

Second: Commissioner Tippetts

Vote: Unanimous

Item 6. (Continued 4-9-09) Cory Andersen, agent for Whisper Rock, requests Preliminary Plat approval of Whisper Rock Subdivision (58 lots proposed), on property located generally at 1100 West Maple Street. The subject property is currently located in the Planned Residential Community – 5 (PRC-5) Zone and the proposed Planned Residential Development (PRD) Zone.

The Development Review Committee (DRC) has asked for a continuance of this item this evening, until the applicant can resolve some of the project's issues.

Motion: Commissioner Tandy moved to continue items 4, 5, 6 & 7 on the agenda until the May 14, 2009 Planning Commission Meeting based on the reason and recommendation listed below:

1. Staff's seven (7) issues in regards to this project listed in the Staff Report this evening have not been resolved aside from the Traffic Study (Item 3 of the DRC Minutes), which was received by Staff earlier today.
2. That the Applicant continue to have the open dialogue they have had with Staff so they can be ready to return to Planning Commission on May 14, 2009 and City Council on May 20, 2009.

Second: Commissioner Tippetts

Item 7. (Continued 4-9-09) Cory Andersen, agent for Whisper Rock, requests Final Plat approval of Whisper Rock Subdivision, Phase I (5 lots proposed), on property located generally at 1100 West Maple Street. The subject property is currently located in the Planned Residential Community – 5 (PRC-5) Zone and the proposed Planned Residential Development (PRD) Zone.

The Development Review Committee (DRC) has asked for a continuance of this item this evening, until the applicant can resolve some of the project's issues.

Motion: Commissioner Tandy moved to continue items 4, 5, 6 & 7 on the agenda until the May 14, 2009 Planning Commission Meeting based on the reason and recommendation listed below:

1. Staff's seven (7) issues in regards to this project listed in the Staff Report this evening have not been resolved aside from the Traffic Study (Item 3 of the DRC Minutes), which was received by Staff earlier today.
2. That the Applicant continue to have the open dialogue they have had with Staff so they can be ready to return to Planning Commission on May 14, 2009 and City Council on May 20, 2009.

Second: Commissioner Tippetts

Item 8. Ryan Livingston requests Preliminary and Final Plat approval of Pheasant View Subdivision, Plat "B" (2 lots proposed), on property located generally at 1483 West 800 South. The subject property is located in the GC-1 (General Commercial) Zone.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. The applicant would like to disconnect the pad sites, so they would be located on their own lot, instead of combined with the proposed lot 1 that has been approved to house an Assisted Living Facility.

Ryan Livingston, applicant, stated that all landscaping and parking will stay the same as previously proposed. The ownership will be shared, which is the only difference between having 1 lot or 2 lots. Everything will be landscaped at once, other than the areas where the four commercial pad sites are, which will be left at a graded maintained level. The City will require a bond to ensure that the landscaping is put in. **Cory Branch**, Planning Director, stated that there are 144 parking stalls required for the development of these two lots. The Assisted Living Facility would require 22 parking stalls alone. In the future when the other four pad sites are developed, parking will be discussed, and the parking requirements will have to be met in regards to the type of business going in. The applicant is proposing to install both the landscaping and entire parking for both lots 1 and 2 right now as they build the Assisted Living Facility. The applicant had no problems with the conditions listed in the Staff Report this evening.

Chairman Mink opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Tippetts moved to approve Ryan Livingston's request for Preliminary and Final Plat approval of the Pheasant View Subdivision, Plat "B" (2 lots proposed), on property located generally at 1483 West 800 South, with the following conditions:

1. Applicant must submit updated CC&R's addressing ownership and maintenance of the retention basin, a Landscaping Agreement, underground drainage system, and parking easements for the subject lots.

2. All utilities are to be privately maintained – water meters will be maintained by Mapleton City.
3. The proposed subdivision plat must be revised to show shared parking easements for both lots 1 and 2.
4. The signature blocks shown on the proposed subdivision plat for Planning Commission, Planning Director, Mapleton Irrigation, Rocky Mountain Power, Comcast, Qwest, and Questar show approval from the Utah Power & Light Company. Revisions must be made to the subdivision plat showing proper signature blocks.
5. Bonding will be required upon final approval of site plan.

Second: Commissioner Elkington
Vote: Unanimous

Item 9. Adjourn

Motion: Commissioner Tandy moved to adjourn the meeting at 7:45pm.
Second: Commissioner Bringhurst
Vote: Unanimous

 April Houser, Executive Secretary

 Dated:

 Oscar Mink, Planning Commission Chairman

 Dated:

 Cory Branch, Planning Director

 Dated: