

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
August 13, 2009

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**PRESIDING AND CONDUCTING:** Chairman Oscar Mink

**Commissioners in Attendance:** Jared Bringham  
Rick Maingot  
Barbara Pratt  
Skip Tandy  
Leo Thomsen  
Alternate Mike Tippets

**Staff in Attendance:** Cory Branch, Planning Director  
Gary Calder, City Engineer/Public Works Director

**Minutes Recorded by:** April Houser, Executive Secretary

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Chairman Mink called the meeting to order at 6:30pm. Barbara Pratt led the Pledge and Leo Thomsen gave the invocation.

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

Alternate Commissioner Mike Tippets was seated as voting member this evening.

**Item 1. Planning Commission Meeting Minutes – July 9, 2009.**

**Motion:** Commissioner Tippets moved to approve the Planning Commission Meeting Minutes for July 9, 2009.  
**Second:** Commissioner Bringham  
**Vote:** Unanimous

**Item 2. Wendell A. Gibby requests to amend Title 18, Development Code, Part III, Zoning, Chapter 18.78, PD-2 Planned Development, in order to allow for a private air strip or air park and associated hangar structures as a permitted use in Section 18.78.030, Permitted Uses, increase the overall density from forty-seven (47) single family homes to fifty-four (54) single family homes in Section 18.78.080(A), Maximum Overall Density, and modify the hillside preservation regarding slopes of thirty percent (30%) or greater in Section 18.78.090, Hillside Preservation, Paragraph (A), General Purpose.**

**Cory Branch**, Planning Director, stated that the applicant has asked that this item be continued until the August 27, 2009 Planning Commission Meeting.

**Motion:** Commissioner Tippets moved to continue this item until the August 27, 2009 Planning Commission Meeting.  
**Second:** Commissioner Thomsen

**Vote:** 6:1:0 with Commissioners Tippets, Bringhurst, Maingot, Thomsen, Tandy, and Mink voting aye and Commissioner Pratt voting naye due to her anticipated absence at the August 27, 2009 Meeting.

**Item 3. James Jeffers requests to amend Title 17, Development Code, Part II, Subdivisions, in order to enact Chapter 17.03, Condominiums, which would allow for condominium projects within the City.**

**Cory Branch**, Planning Director, went over the Staff Report for those in attendance. The proposed text amendment was discussed line by line. **Commissioner Tandy** went over some of the separation requirements in regards to the use in each section of a condominium project. There was some concern as to if the requirements for residential verse commercial condominiums should be tied together or separated.

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

**Motion:** Commissioner Maingot moved to recommend approval to the City Council of an Ordinance amending Title 17, Development Code, Part II, Subdivisions, in order to enact Chapter 17.03, Condominiums, which would allow for condominium projects within the City, with the changes listed below:

1. 17.03 2(b) – Remove this paragraph.
2. 17.03 4(c) – to read “Each unit shall have a separate accessible meter and shutoff for natural gas and electrical services.”
3. 17.03 4(e) – to read “Proposed conversion of existing units may share sewer laterals if approved by the Public Works Director.”
4. This is a general guideline for Condomium Projects. Each zone would further require additional guidelines specific to the zone.

**Second:** Commissioner Tandy

**Vote:** Unanimous

**Item 4. Mapleton City requests to amend Title 18, Development Code, Part III, Zoning, Chapter 18.86, Signs, as it relates to political signs and off-premise signs.**

**Cory Branch**, Planning Director, went over the Staff Report for those in attendance. Staff has done some research in regards to surrounding City’s and their timeline of which they allow for Political Signs to be put out. The information gathered was part of the Staff Report this evening. **Chairman Mink** was in favor of the off-premise signs being less restrictive verse more restrictive. Cory went over the 3 possible options that the Commission could look at in regards to Political Signs. At future elections the City plans to provide each candidate with the City’s Sign Ordinance in regards to Political Signs. **Commissioner Tippets** felt that Option 1 in the Staff Report was the best route to take, allowing for Political Signs to be erected the day after the closing for a declaration of candidacy.

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

**Commissioner Thomsen** asked what the City does in regards to the current code and the proposed amendment before them this evening. Cory stated that the City is looking to clear this up, due to the fact that the current ordinance is not clear. Chairman Mink felt the code could be construed as ambiguous as is, as well as with the proposed changes. He feels no code would be better in regards to Political Signage, and found offense to this item at this time.

**Motion:** Commissioner Tippets moved to recommend approval to the City Council of an Ordinance amending Title 18, Development Code, Part III, Zoning, Chapter 18.86, Signs, as it relates to political signs and off-premise signs, with the recommendation listed below:

1. Political Signs Ordinance to be as outlined in Attachment 2, Option 1.
  - a. 18.86.100 Specific (d) – Add Item (e) regarding “Clear Vision Area” with its definition.
  - b. 18.86.100 (e) – Move (e) to (f), as item 1(a) above will create an addition to this section.

**Second:** Commissioner Maingot

**Vote:** Unanimous

Alternate Commissioner Tippets left the meeting at 7:45pm, before Items 5 & 6 were discussed.

**Item 5. Cory Andersen, agent for Whisper Rock, requests Preliminary Plat approval of Whisper Rock Subdivision (58 units proposed), on property located generally at 1100 West Maple Street. The subject property is currently located in the Planned Residential Development – 1 (PRD-1) Zone.**

**Cory Branch**, Planning Director, went over the Staff Report for those in attendance. Discussion took place on Items 5 & 6 simultaneously. 58-units are the number that the applicant has been proposing previously in regards to this project. Cory also gave a history of this project and what items in regards to it have been approved. The owner would own the pad and the common areas would be maintained by the Homeowners Association (HOA). The applicant would be required to submit 7 Transferable Development Right (TDR) Certificates before this project could be recorded. **Commissioner Tandy** went over the possible actions that could be taken by the Commission this evening, which are recommendations of approval, denial or continuance.

**Paul Washburn**, representing the applicant, understands that the Commission would not want to make any mistakes. In putting this project together, the applicants have over 30 years of experience in this area, which they have used in helping to put this proposed development together. They are looking for a development that will slow traffic down and give a calm feeling to the community. They want to make sure it is the best development it can be. **Commissioner Thomsen** asked the applicant if they have looked at possible options for meeting the Staff’s recommendation regarding a second access. Mr. Washburn stated that if the second access was a requirement which would involve the applicant to purchase additional acreage, the project would not be successful as it is currently being proposed. **Commissioner Tandy** asked if there could be an estimate on how far out it would be before Phases 5 & 6 are proposed to be completed. **Cory Andersen**, agent for Whisper Rock, stated that they are moving forward and it would depend on how the homes quickly the homes sell. Paul Washburn said that these streets are not designed to connect traffic, but to slow traffic. The applicants feel their proposed road standard meets the standard they feel would be needed for this type of development. **Gary Calder**, City Engineer/Public Works Director, feels that the proposed 32’ Right-of-Way (ROW) standard is not sufficient. Cory Andersen stated that they would be willing to look at widening the corners for better emergency vehicle access throughout the development, if the Staff felt it would be sufficient. Gary Calder stated that he did not feel that the speed limit through the development would ever be posted at less than 25 miles per hour. Cory Andersen feels that at this time the Staff and the applicant have agreed to disagree. They would like to move forward to City Council with this proposal, whether the Commission recommends approval or denial. The applicant has not yet obtained a signed Sewer Agreement from the Jensen’s. If this is unattainable, the applicants will install lift stations in each unit.

**Chairman Mink** opened the Public Hearing for Items 5 & 6 at this time. **Eugene Stevens** owns the property that adjoins this project along Maple Street, and stated that he would be willing to sell his property to the applicant to allow them to get an additional access point for the project. He feels the density is too high. He hopes the Planning Commission chooses wisely in regards to this project. **Jennifer Walker** owns the property to the northwest. She really likes this proposal, and feels the smaller roads would slow down the traffic. Mrs. Walker is comfortable with the number of houses, and with her kids being in this area. **John Dorny**, with Horrocks Engineering, is a registered Engineer in the state, but currently works strictly in regards to traffic. He feels that PRC and PRD Zones are designed to meet most of the regulations under the current City Code, but to be more of an agreement between the City and the Developer. Mr. Dorny stated that they would recommend some of the traffic calming devices on the corners like was mentioned earlier. Gary Calder stated that he believed that the Fire Code would not allow for parking on one side of the street if it were less than 32 feet in width. The applicant stated that they are proposing this, although Staff has not seen a proposal showing such. Mr. Andersen stated that he was always under the feeling that they would prohibit parking on one side of the street throughout the development. No additional comments were given and the Public Hearing was closed.

**Commissioner Bringhurst** had a concern with maintenance vehicles needing to park in the development, and the difficulty with being able to park close to the home when one side of the street is prohibited for parking, and the other side is occupied by another vehicle. **Commissioner Maingot** does not have a problem with the concept of this development, although he does not feel this is the right area for the project. He feels that Staff and the Fire Department should both be comfortable with the road width before it is approved with any certain type of street standard. Commissioner Maingot did not feel the proposed Phase I fit in with the rest of the development, and does not believe it belongs with the rest of the project.

**Motion:** Commissioner Tandy moved to recommend denial to the City Council for the Preliminary Plat of the Whisper Rock Subdivision (58 units proposed), on property located generally at 1100 West Maple Street. The subject property is currently located in the Planned Residential Development – 1 (PRD-1) Zone, for the reasons listed below:

1. Development Review Committee (DRC) concerns listed in Attachment 5 (August 5, 2009 Minutes) of this evenings packet.
  - a. In addition, the issues of safety listed below:
    - i. Street width
    - ii. Speed limit on curves
    - iii. Single point of access

**Second:** Commissioner Pratt

**Vote:** Unanimous

**Item 6.** **Cory Andersen, agent for Whisper Rock, requests Final Plat approval of Whisper Rock Subdivision, Phase I (5 units proposed), on property located generally at 1100 West Maple Street. The subject property is currently located in the Planned Residential Development – 1 (PRD-1) Zone.**

This item was discussed with Item 5 above this evening.

**Motion:** Commissioner Tandy moved to recommend denial to the City Council for the Final Plat of the Whisper Rock Subdivision, Phase I (5 units proposed), on property located generally at 1100 West Maple Street. The subject property is currently located in the Planned Residential Development – 1 (PRD-1) Zone, for the reasons listed below in conjunction with Item 5 above:

1. Development Review Committee (DRC) concerns listed in Attachment 5 (August 5, 2009 Minutes) of this evenings packet.
  - a. In addition, the issues of safety listed below:
    - i. Street width
    - ii. Speed limit on curves
    - iii. Single point of access

**Second:** Commissioner Pratt

**Vote:** Unanimous

**Item 7. Adjourn**

**Motion:** Commissioner Pratt moved to adjourn the meeting at 9:15pm.

**Second:** Commissioner Maingot

**Vote:** Unanimous

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April Houser, Executive Secretary

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Dated:

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Oscar Mink, Planning Commission Chairman

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Dated:

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Cory Branch, Planning Director

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Dated: