

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
January 10, 2013

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**PRESIDING AND CONDUCTING:** Jared Bringhurst

**Commissioners in Attendance:** John Gappymayer  
Rich Lewis  
Thomas Quist – Arrived at 6:45pm  
Keith Stirling  
Mike Tippetts

**Staff in Attendance:** Sean Conroy, Community Development Director

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

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Chairman Bringhurst called the meeting to order at 6:30pm. Mike Tippetts gave the invocation and Rich Lewis led the Pledge.

*Items are not necessarily heard in the order listed below.*

**Item 1. Planning Commission Meeting Minutes – December 13, 2012.**

**Motion:** Commissioner Tippetts moved to approve the December 13, 2012 Planning Commission Minutes.  
**Second:** Commissioner Lewis  
**Adjourn:** Unanimous

**Item 2. Consideration of a reissuance of the Preliminary and Final Plat approval for the Lou Dean Subdivision Plat “B” amending the Lou Dean Subdivision Plat “A” located generally at 925 West 1600 North.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. This subdivision was originally approved back in 2007. However, the plat was never finalized or recorded. No amendments to the previous plat are needed. Staff recommends the Planning Commission reissue the approval for Preliminary and Final Plat for the Lou Dean Plat B Subdivision.

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

**Motion:** Commissioner Tippetts moved to approve the Preliminary and Final Plat for the Lou Dean Subdivision Plat “B” with the below recommendations:

1. The applicant shall record the final approved Mylar within three years of the Planning Commission’s approval.
2. Any outstanding issues raised in the Development Review Committee (DRC) minutes dated 8/16/07 shall be addressed prior to recording.

**Second:** Commissioner Lewis  
**Vote:** Unanimous

**Item 3. Consideration of a request for input on a preliminary proposal for a General Plan Amendment from Rural Residential to Low Density Residential and to rezone approximately 60 acres of land from A-2 to RA-1.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. On the eastern slope of the property there is approximately 18 acres in the CE-1 Zone. There are a few areas on the property that are located in the 100 and 500 year flood planes. They are currently proposing to have 56 units with 10 acres of open space. There was a concept plan shown as part of the Staff Report for this evening. With a clustering approach to the zoning it would give the applicants more flexibility to leave those areas in the flood plane out of the lot layouts.

**L. Douglas Smoot** and M. Duane Horton, applicants, gave a presentation for those in attendance. Mr. Smoot stated that he has a lot of friends here in Mapleton, and has a wonderful appreciation for the City. These parcels of land were purchased between the years of 1972-1979 by the applicants. The property has remained on green belt with Utah County since the time it was purchased. The irrigation canal runs over this property, along with high volt power poles. Currently the property is zoned A-2 and CE-1. When they took into consideration all of the different types of terrain and infrastructure on their property they determined a clustering option would be the most beneficial in laying out the lots within the development. This development will abut the Maple Glen Subdivision, connecting to the street in that development. They plan to leave the power lines where they are. This is part of the reason for desiring the clustering option, leaving the lots in these areas larger allowing homes to be built where there are no overhead power lines above them. The density the project could have under its current zoning is not so different than what they are proposing with the possible rezone. Their current intent is to leave the property as is, but with the expiration of the Transferable Development Right Sending Site (TDR-S) Ordinance it required they move forward with a small portion of the rezone and development process. 35% of the property would remain in open space. If the property is rezoned, they still anticipate that it will continue being farmed and all of the parcels will be combined into one. The 18 acres would remain in the CE-1 Zone with a Conservation Easement recorded on the property preventing it from ever being developed.

**Chairman Bringhurst** opened the Public Hearing. No comments were given and the Public Hearing was closed. **Commissioner Stirling** feels that the intent of the Master Plan was to keep the open space feeling in this area with the A-2 Zoning. He feels this proposal is possibly a higher density and wonders what this type of development may do to our east bench area. Chairman Bringhurst feels that this proposal would be a safer development, keeping the homes out of the flood plane area. **Commissioner Gappmayer** stated that the lot sizes decrease as it gets towards the bench areas. He feels this proposal would still meet the spirit the city wanted when creating the TDR Ordinance. Commissioner Stirling wanted to reiterate his concern with preserving the hillside land throughout the City.

**Motion:** Commissioner Tippetts gave directive to Staff that the Planning Commission is in support of the RA-1-C Zoning with the Conservation Easement on the property that is located in the current CE-1 Zone.

**Second:** Commissioner Lewis

**Vote:** Unanimous

**Item 4. Policy Discussion regarding the elimination of the Board of Adjustment (BOA) and the transfer of the Board's responsibilities to the Planning Commission.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. Most communities are eliminating the Board of Adjustment Committees and transferring those roles to the Planning Commission. The Commission was in support of this policy change

**Item 5. Approval of a Planning Commission Chairman and Vice-Chairman for 2013.**

**Motion:** Commissioner Tippetts moved to appointment Jared Bringhurst as Planning Commission Chairman and Rich Lewis as Planning Commission Vice-Chairman for 2013.

**Second:** Commissioner Gappymayer.

**Vote:** Unanimous

**Item 6. Adjourn.**

**Motion:** Commissioner Tippetts moved to adjourn the meeting at 7:30pm.

**Second:** Commissioner Quist

**Vote:** Unanimous

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April Houser, Executive Secretary

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Date: