

MAPLETON CITY
PLANNING COMMISSION MINUTES
March 22, 2012

PRESIDING AND CONDUCTING: Jared Bringhurst

Commissioners in Attendance: John Gappmayer
Thomas Quist
Golden Murray
Keith Stirling
Ryan Swanson

Staff in Attendance: Cory Branch, Planning Director

Minutes Taken by: April Houser, Executive Secretary

Chairman Bringhurst called the meeting to order at 6:30pm. Keith Stirling led the Pledge and John Gappmayer gave the invocation.

Alternate Commissioners Thomas Quist and Golden Murray were seated as voting members this evening.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – February 23, 2012.

Motion: Commissioner Gappmayer moved to approve the February 23, 2012 Planning Commission Minutes.
Second: Commissioner Quist
Vote: Unanimous

Item 2. Margo Weight and Sheri Reel requests approval of Diamond Homestead Subdivision, Plat “A”, a one (1) lot (phased) subdivision located generally at 195 East 400 North. The subject property is located in the R-2 Zone.

Cory Branch, Planning Director, went over the Staff Report for those in attendance. The property currently consists of 4.21 acres. The City is recommending that there be full improvements put in on 400 North along the frontage of the home that is currently on the parcel. Having this infrastructure in will be beneficial moving forward in this area. Cory went over the recommendations from the Development Review Committee (DRC) Meeting held on March 13, 2012. There are some concerns if the pine tree on the proposed lot would cause issues with the installation of the curb, gutter and sidewalk. The property owners and staff are okay with the tree remaining as long as it does not prove to be an issue with the improvements going in. **Commissioner Stirling** asked if there was any time limit on phasing of the subdivision. Cory stated that there is not. There have not been any concerns by adjacent property owners regarding this subdivision.

Margo Weight and Sheri Reel, applicants, stated that they are concerned about the costs of the infrastructure going in. They understand there are laws, and they are trying to abide by the laws. This home has been there for 50+ years, along with the land surrounding it. Sheri feels the home is sitting

there vacant and they would like to sell it. She said it would make sense to put in the curb and gutter when the future phases are done and the property is developed. Sheri stated that there is a sump on the east side of the property so she does not understand why an additional sump needs to be put in. They do not have the money to put in these improvements. They do not want the improvements put in and feel that it would not be desired by anyone purchasing the home. Cory stated that there is an ordinance in place that requires these improvements to go in when a subdivision is done. If the applicants wish to try and forgo this requirement it would require City Council approval. Margo Weight said she understands this is a requirement for these improvements to be put in, and knows the Planning Commission does not have the authority to approve this subdivision without requiring them. Cory asked the applicants if they want to go before the City Council or if they wish to receive a motion from the Planning Commission tonight. Margo Weight stated that she would personally like to move forward with a vote from the Planning Commission this evening.

Chairman Bringhurst opened the Public Hearing. **Michael Pool** asked if there is a law that states they have to put in curb and gutter along the proposed lot in order to sell it. Cory read over the ordinance that stipulates these improvements must be installed in order to subdivide the land. No additional comments were given and the Public Hearing was closed.

Discussion took place about possibilities of putting conditions on the home where some of the costs for the infrastructure could be shared with the individuals buying the home. There is time to figure these details out before the plat actually needs to be recorded and the bond put in place. Sheri asked why there are homes all over Mapleton that do not install curb and gutter, and wondered why they are not required to put it in. Cory stated that he would have to have addresses and he could look into these properties and why it was not required. The land being split is where the issue comes into place. Margo Weight stated that they would ask that the Planning Commission approve this and they would put the improvements in and they do not wish to go to the City Council.

Motion: Commissioner Swanson moved to approve the Diamond Homestead Subdivision, Plat "A", a one (1) lot (phased) subdivision located generally at 195 East 400 North, subject to the applicant meeting the Development Review Committee (DRC) minutes dated March 13, 2012.

Second: Commissioner Gappmayer

Vote: Unanimous

Item 3. Adjourn.

Motion: Commissioner Gappmayer moved to adjourn the meeting at 7:15pm.

Second: Commissioner Swanson

Vote: Unanimous

April Houser, Executive Secretary

Dated: