

MAPLETON CITY
PLANNING COMMISSION MINUTES
May 8, 2014

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: John Gappmayer
Golden Murray
Justin Schellenberg
Keith Stirling

Staff in Attendance: Sean Conroy, Community Development Director
Brian Tucker, Planner

Minutes Taken by: April Houser, Executive Secretary

Chairman Lewis called the meeting to order at 6:30pm. John Gappmayer gave the invocation and Rich Lewis led the Pledge of Allegiance.

Items are not necessarily heard in the order listed below.

Alternate Commissioner Justin Schellenberg was seated as a voting member.

Item 1. Planning Commission Meeting Minutes – April 24, 2014.

Motion: Commissioner Murray moved to approve the April 24, 2014 Planning Commission Minutes.

Second: Commissioner Gappmayer

Vote: Unanimous

Item 2. Consideration of Preliminary and Final Plat approval of the Stonebridge Subdivision Plat “A”, consisting of 28 lots located generally at 650 West between 800 North and 1200 North and amendment of the Transportation Master Plan to accommodate a minor alignment of local access streets within the project area.

Brian Tucker, Planner, went over the Staff Report for those in attendance. Each lot would be 1/3 of an acre or larger in size. A portion of this property was approved for a 38-lot subdivision back in 2007, but was never developed. This is a 13.2 acre project now, with a proposal of 28-lots. The owner of the property has 52 water rights, rather than our typical water shares, that he asking for the State to approve the transfer of to the City. **Commissioner Schellenberg** had a question on the walkway to the church. The developer has suggested he will build a 5’ walkway in this area, which will be located within a 10’ easement. Commissioner Schellenberg felt that the lots bordering this walkway should not be allowed to install privacy fences since it could become an alley way type area.

Dave Helm, developer, stated that they would put in the sidewalk portion of the walkway, along with a fence that will appease both the City and property owners, to the LDS Church site. They feel they have done everything to meet all of the city’s regulations, and thanked the Commission for working with them.

Chairman Lewis opened the Public Hearing. **Dale Jeffs**, attorney representing the Warren family, stated that in 1979 the city required them to move their home off of the proposed 500 West street area. This plan will eliminate that. It is his understanding that 500 West was going to connect 800 North with 1200 North. These lots do meet the zoning correctly, but Mr. Jeffs stated that if the applicant was to move the back half road, each lot would be reduced by 14', still meeting the zoning in this area. Dale Jeffs stated that this future street was on the map for 30 plus years. The Warren family would like to see the Planning Commission require the developer to meet the half road, allowing the development to continue the way it was. The property, according to the current county record, indicate that Jesse Warren owns this entire parcel with no part of it being owned by his son, Chad Warren. **Jesse Warren** stated that they had to give property to the City for 500 West when they built their home. He feels that he was not notified of this street being deleted, and that this development will land lock his property. The irrigation ditch on the north side of the property is also used as a drain ditch. Mr. Warren went to Gary Calder, the City Engineer, about his concern with maintaining the drainage ditch, and feels the Planning Commission should address this. Jesse would like 500 West back on the Transportation Plan. They are a feed lot operation and would like some type of security fence in this area between the proposed lots and their property. This would act as a buffer zone. **Brian Tucker** stated that the Irrigation Company is required to sign the plat, showing their approval of how the development is being completed. Jesse Warrant stated that the Irrigation Company is going to require the ditch be a straight line. **Sean Conroy**, Community Development Director, stated that the City has in its budget to prepare and adopt a Storm Water Master Plan. The City will work with Mapleton Irrigation to address it with the direction that it needs. There is no drainage water coming from this development that will be put into the ditches in this area. **Derald Thomas** had a concern about the surveying of this development, and would like the city to ensure it is done correctly. **Dave Helm** stated that he did personally meet with the Holley family, and told them that no trees would be removed. Mr. Helm met with Mr. Miner and Mr. Snow with the Irrigation Company regarding this development as well and paid them over \$4,000 in application fees. No additional comments were given and the Public Hearing was closed.

Brian Tucker stated that this subdivision was approved by the City Council in 2007 without showing 500 West at that time. The Transportation Plan was approved back in 2010, which was a reflection of this development. The connection streets are similar in this development as the one approved back in 2007. All of the property that Mr. Warren spoke of is in an A-2 Zone. As they are currently, they would not be developable properties. Sean mentioned that a stub street could possibly go in to the LDS Church property. The concern with this is that if the LDS Church does not develop their property, a stub street would be put in without the ability to ever continue through. Mr. Helm stated that the county does not show any 20' right-of-way that the Warren family keeps mentioning and does not feel the Warren's would be land locked by this development. This item still has to go to City Council for approval.

Motion: Commissioner Murray moved to approve the Preliminary and recommend Final Plat approval to the City Council of the Stonebridge Subdivision Plat "A", consisting of 28 lots located generally at 650 West between 800 North and 1200 North and amendment of the Transportation Master Plan to accommodate a minor alignment of local access streets within the project area, with the recommendations listed below:

1. The applicant work with the Warren family to see if any negotiations can be made in regards to an easement or stub street before the item is heard by the City Council.
2. That the Mapleton City Transportation Plan be amended to reflect the streets proposed in the Stonebridge Subdivision Plat "A".
3. Approval of the Preliminary and Final Plats for the Stonebridge Subdivision Plat "A" with the attached FINDINGS FOR DECISION that was part of the Staff Report this evening.

4. Any outstanding issues raised in the Development Review Committee (DRC) minutes dated April 1, 2014 shall be addressed prior to plat recording.

Second: Commissioner Stirling
Vote: Unanimous

Item 3. Consideration of Preliminary and Final Plat approvals for the Ponderosa Subdivision Plat "A" consisting of twenty four lots located at approximately 700 North Main Street in the Residential Minor-Agricultural (RA-2) Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The current street in this area is a one way street going west. The Commission felt that the one way street should be addressed to ensure safety in this area.

David Helm, applicant, stated that they have met with staff and Mapleton Irrigation to make sure all requirements are met. They feel this is a nice development, and would like it to move forward to the City Council for review.

Chairman Lewis opened the Public Hearing. No comments were given and the Public Hearing was closed. **Commissioner Schellenberg** stated that the street could be reversed to go east, being blocked off at 400 North. It was felt this may cause more confusion however since those traveling on this street are use to traveling west.

Motion: Commissioner Gappmayer moved to approve the Preliminary and Final Plat for the Ponderosa Subdivision Plat "A" consisting of twenty four lots located at approximately 700 North Main Street in the Residential Minor-Agricultural (RA-2) Zone, with the recommendation listed below:

1. Approval of the Preliminary and Final Plats for the Stonebridge Subdivision Plat "A" with the attached FINDINGS FOR DECISION that was part of the Staff Report this evening.
2. Developer consult with local law enforcement to determine what is best for the one way street on the north end of the property.
3. All outstanding issues raised in the Development Review Committee (DRC) minutes dated April 15, 2014 shall be addressed prior to plat recording.

Second: Commissioner Murray
Vote: Unanimous

Item 4. Consideration of a request to rezone approximately 2.99 acres of property located at 1345 South and 1500 East from Critical Environmental (CE-1) to Agricultural Residential (A-2). The request would also require a General Plan Amendment from Critical Environment to Rural Residential.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. There is no street frontage onto a public street at this time. The total property is about 10 acres in size. There is an existing residence and accessory unit on the property. The applicant is requesting a rezone so they can maintain the property without going through such an extensive process as required in the CE-1 Zone. The property is currently in both the A-2 and CE-1 Zones. The proposed boundary follows the toe of the hill. Staff is supportive of the reasoning behind why the applicant would like to receive this rezone. This does require City Council review and approval, so the Planning Commission would just be making a recommendation this evening.

Alan Taylor, with Taylor Geotechnical, put together the report for the applicant. The real basis is to protect areas in the CE-1 Zone from being excavated. Everything along the yellow line has already been disturbed with the access street, so this would be a logical request.

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

Motion: Commissioner Stirling moved to recommend to the City Council approval of an Ordinance rezoning approximately 2.99 acres of property from CE-1 to A-2 and to amend the General Plan from Critical Environment to Rural Residential.

Second: Commissioner Murray

Vote: Unanimous

Item 5. Consideration of a request to rezone approximately .48 acres of property located at 1420 West and 1600 North from Residential Agricultural (RA-1) to General Commercial (GC-1). This request would also require a General Plan amendment from Medium Density Residential to General Commercial.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This property is where Sorensen's Automotive is located. The property is bisected by a property line, leaving the west side of his property in non-conformance. This is essentially a clean-up item to bring the property into conformance.

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

Motion: Commissioner Gappmayer moved to recommend to the City Council approval of an Ordinance rezoning approximately .48 acres of property from RA-1 to GC-1 and to amend the General Plan from Medium Density Residential to General Commercial.

Second: Commissioner Murray

Vote: Unanimous

Item 6. Planning Commission Training.

No training was provided, but a discussion took place in regards to what the Planning Commission may want to be notified of before hotter topic items are discussed. If the Commissioners can think of anything else they would find useful, Staff would like to know so they can address it at future meetings.

Item 7. Adjourn.

Motion: Commissioner Gappmayer moved to adjourn the meeting at 7:53pm.

Second: Commissioner Stirling

Vote: Unanimous

April Houser, Executive Secretary

Date: