

MAPLETON CITY
PLANNING COMMISSION MINUTES
June 12, 2014

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: John Gappmayer
Golden Murray

Staff in Attendance: Sean Conroy, Community Development Director
Jon Schutz, City Water Attorney

Minutes Taken by: April Houser, Executive Secretary

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

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – May 8, 2014.

Motion: Commissioner Murray moved to approve the May 8, 2014 Planning Commission Minutes.

Second: Commissioner Gappmayer

Vote: Unanimous

Item 2. Consideration of an ordinance amending Mapleton City Code Chapter 17.24.080 regarding requirements to dedicate water to the City as part of subdivision approval.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Jon Schutz, City Water Attorney, was in attendance to help with this amendment. The State Engineer's Office is in charge of managing the water rights, and administering them as well. If a change application is requested, they are handled through the state. Mr. Schutz feels the City needs to go through a change application process in regards to water share submittal. The State standard is .45 acre feet per indoor residential use. Staff is recommending we use .5 acre feet to protect the City's interest in being able to provide sufficient water. 2 acre-feet per irrigable acre for outdoor use were also proposed. The process will require that either the City or applicant go through the change application process. If they are Mapleton Irrigation or East Bench Canal they will be able to be submitted with a fee and the City will take care of doing the change application periodically as needed. There are a variety of requirements throughout the state in regards to the amount of water being required. Mapleton City does not currently accept Strawberry Water Shares, as they are tied directly to the land, and not transferable from one property to another. **Chairman Lewis** asked what the reasoning is for moving forward with this change at this time. Sean stated that some of the upcoming larger developments want to ensure that the requirements are fair to both the City and applicants. Jon Schutz stated that tailoring it to both indoor and outdoor use makes it more logical for both the applicant and City. The current ordinance is outdated, and Mr. Schutz feels this is very equitable for all parties involved.

Chairman Lewis opened the Public Hearing. **Jesse Conway**, with LEI Engineering, has been working with staff and Mr. Schutz on this amendment. They would like to make sure that the .5 acre foot indoor requirement is appropriate before this item moves on to the City Council. Jon Schutz stated that the city can look at possible variances in regards to this amendment that could allow a developer to petition a lesser requirement on an individual basis if desired. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Gappmayer moved to recommend approval to the City Council of an ordinance amending Mapleton City Code Chapter 17.24.080 regarding requirements to dedicate water to the City as part of subdivision approval, with the recommendation listed below:

1. That a possible allowance be considered giving the applicant the ability to request a lesser water requirement variance on an individual basis.

Second: Commissioner Murray

Vote: Unanimous

Item 3. Consideration of Preliminary and Final Plat approvals for the Plum Creek Estates Plat "A" subdivision consisting of 16 lots located generally at 1000 North 200 West.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The project site is located off of 300 West and about 6.59 acres in size. The zoning allows for 1/3 acre lots. They are proposing 16 lots, along with the 3 existing home lots. There will be improvements of curb, gutter and sidewalk added on 300 West. Staff is recommending approval of this item. Most of the Development Review Committee (DRC) issues have been addressed. The Fire Department had no concerns with the street widths through the subdivision.

Bill West, with Knight West Construction, is excited about this development. They plan to build the homes in this development as well, and feel it is a good subdivision for Mapleton City. The applicants have met with the City several times and have tried to meet all the requirements.

Chairman Lewis opened the Public Hearing. **Gene Nielson** wonders how wide these streets are, and Sean stated that the majority will be 28' of asphalt. He had a concern with the narrow street width being proposed. Sean stated that this is a Minor Local Street, which would be consistent with the adopted standards the City has in place. Mr. Nielson also had a concern with the water that will be needed to handle this development. **Chris Groberg** wondered what was going to happen with the irrigation ditch between Lots 1 and 2. Sean stated that Mapleton Irrigation will sign off on the plat before it is recorded, ensuring that they give approval to what is being done. **Commissioner Gappmayer** stated that Mapleton Irrigation is a separate entity than the City. The ditch will be piped in the general location that they currently run. All of the piping will be run on the developer's lots and not on to adjacent properties. **Diane Groberg** wanted more clarification as to where the ditch being piped is located. Mr. Groberg wanted to make sure that it remains on the applicant's property and not his. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Gappmayer moved to approve the Preliminary Plat and recommend Final Plat approval to the City Council for the Plum Creek Estates Plat "A" subdivision consisting of 16 lots located generally at 1000 North 200 West, with the condition that all outstanding issues raised in the Development Review Committee (DRC) Minutes dated May 20, 2014 shall be addressed prior to plat recording.

Second: Commissioner Murray

Vote: Unanimous

Item 4. Consideration of a Zoning Map Amendment for property located at approximately 2900 South Highway 89. Requesting a rezone from the Agricultural (A-2) Zone to the Industrial and Manufacturing (I&M-1) Zone.

Item to be continued until a future meeting.

Motion: Commissioner Murray moved to continue this item.

Second: Commissioner Gappmayer

Vote: Unanimous

Item 5. Consideration of a Conditional Use permit for a Construction/Contractor Office with Outdoor Storage at approximately 2900 South Highway 89.

Item to be continued until a future meeting.

Motion: Commissioner Murray moved to continue this item.

Second: Commissioner Gappmayer

Vote: Unanimous

Item 6. Discussion Item regarding potential development options for property owned by Mark Sheranian located at approximately 1200 North and 1800 East in the A-2 Zone.

Sean Conroy, Community Development Director, stated that this is a Discussion Item this evening. The property owner would like to get some direction from the Commission before moving forward. They have frontage to their property off of both Quiet Meadow Lane and 1600 North. Quiet Meadow Lane is a private street. This property would have a portion of the Bonneville Shoreline Trail running through it. In the short term they are looking to just add one more lot for their daughter to build on. There were a few options discussed that the applicant could look at. **Mark Sheranian**, applicant, stated that Sean did a good job with the background of the property. They would like to discuss doing a 1-lot subdivision, sharing the driveway that is currently along the property. In order to get approval the lot would need to have 200' of frontage onto a public street. These are Minor Local Roads in this area. **Aleesa**, the applicant's daughter, would like more information about the curb and gutter, and Sean stated that the Public Works Director will need to get involved with this. It was felt more discussion between the applicants and staff should take place in regards to the best way to subdivide 1-lot off of this property.

Item 7. Adjourn.

April Houser, Executive Secretary

Date: