

MAPLETON CITY
PLANNING COMMISSION MINUTES
September 26, 2013

PRESIDING AND CONDUCTING: Chairman Jared Bringhurst

Commissioners in Attendance: Rich Lewis
John Gappmayer
Mike Tippetts

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Chairman Bringhurst called the meeting to order at 6:58pm. John Gappmayer led the Pledge and Rich Lewis gave the invocation.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – September 12, 2013.

Motion: Commissioner Tippetts moved to approve the September 12, 2013 Planning Commission Minutes.

Second: Commissioner Lewis

Vote: Unanimous

Item 2. Consideration of Preliminary and Final Plat approval for the Harvest Park Plat “L” subdivision consisting of 35 lots located at approximately Autumn Drive and Slant Road in the SDP-1 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The original concept plan for the subdivision was approved back to in 2003, and was referred to as Phase 3 of the Harvest Park development. The original developer no longer controls the property and is currently owed by Alpine Homes. All of these homes will be detached, so the town homes have all been removed. They are proposing 3 small retention basins, and will continue with the meandering sidewalks through their portion of the development. There will be some variety with the lot sizes, and they will keep with the same standards in the homes they will be building as done throughout the rest of the subdivision. The development will be part of the current Harvest Park Home Owners Association, which currently maintains the neighborhood character in this area. There are only standard items to be completed by the Development Review Committee (DRC). **Commissioner Tippetts** asked who is running the HOA currently, and Sean stated that it is run by residents in the subdivision, as well as some of the original engineers and developers of the project.

Chairman Bringhurst opened the Public Hearing. **Gary Dockter** stated that they are approximately 6 building lots away from the proposed development. He was concerned about the continuity of the subdivision, and just wants to see that continue. Mr. Dockter said he would rather see homes here instead of piles of rocks. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Gappmayer moved to approve the Preliminary Plat and recommend approval to the City Council for the Final Plat of the Harvest Park Plat “L” subdivision consisting of 35 lots located at approximately Autumn Drive and Slant Road in the SDP-1 Zone with the recommendation that all Development Review Committee concerns be met.

Second: Commissioner Tippetts

Vote: Unanimous

Item 3. Adjourn.

Motion: Commissioner Tippetts moved to adjourn the meeting at 7:06pm.

Second: Commissioner Gappmayer

Vote: Unanimous

April Houser, Executive Secretary

Date: