

MAPLETON CITY
PLANNING COMMISSION MINUTES
July 17, 2014

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: John Gappmayer
Golden Murray
Justin Schellenberg

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

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

Items are not necessarily heard in the order listed below.

Alternate Commission Justin Schellenberg was seated as a voting member this evening.

Item 1. Planning Commission Meeting Minutes – June 26, 2014.

Motion: Commissioner Gappmayer moved to approve the June 26, 2014 Planning Commission Minutes.
Second: Commissioner Murray
Vote: Unanimous

Item 2. Consideration of Preliminary and Final Plat approvals for the *Whisper Rock Plat C* Subdivision consisting of 42 lots located at approximately 190 North 1140 West.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This project is located just off of Maple Street on 1100 West. In 2009 the City adopted a Development Agreement and Concept Plan for the subdivision. All five (5) of the lots in Plat A and a majority of the eleven (11) lots in Plat B have been built upon. Plat C consists of most of the build out of the project, and staff does recommend approval of this item to be moved on to the City Council.

Brandon Watson, with Edge Homes, had nothing to add to Sean's comments. They are excited to get this project under way. The stub street to future developments will allow the applicant to comply with the 2 entrance/exits for the project. The City Council has reviewed the Development Agreement for this project in the last couple months, requiring the Club House to be built any time before or at the point that 30 units have been completed. Sean stated that if necessary the City will not issue any building permits until this requirement has been met.

Chairman Lewis opened the Public Hearing. Geoff Wright wanted to make sure there would be a second access out of the property to Maple Street. They are concerned that there will be more than 30 homes exiting on to 1100 West out to Maple Street. Mr. Wright does not know how the additional entrance or exit would take place but wants to ensure the City meets these Fire Code guidelines. Sean

went over the fire code requirements regarding access and indicated that an exception may be allowed if the project will include access to future developments. The project includes a stub road to the property to the north, meeting this exception. The Development Agreement would be in violation if the Planning Commission were to change the layout or street requirements through the subdivision. Mr. Wright feels this gives a bad reputation to the City, feeling agreements are taking place behind the backs of adjacent property owners. He also had a concern with following the City's Vision Statement and asked who else he can talk to about his concerns since he felt the City Council is corrupt and unwilling to address his concerns. No additional comments were given and the Public Hearing was closed.

Steve Maddox, with Edge Homes, stated that the Traffic Study was done by Horrock's Engineering, who is not exclusive to Edge Homes. Horrock's took a cross section for Utah, and determined that this is not an over use of traffic flow on 1100 West. There is not an age bracket on the subdivision, however it does draw in more individuals in the 55 and older age group with the layout and amenities the development will offer.

Motion: Commissioner Murray moved to approve the Preliminary Plat and recommend Final Plat approval to the City Council for the *Whisper Rock Plat C* Subdivision consisting of 42 lots located at approximately 190 North 1140 West.

Second: Commissioner Gappmayer

Vote: Unanimous

Item 3. Discussion of potential improvements required as part of the platting of a building lot located at approximately 520 West 800 South in the Agricultural-Residential (A-2) Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This property is considered a Legal Non-Conforming Meets and Bounds lot. There are sewer and water lines in 800 South, but no pressurized irrigation line. 800 South is a street that the City does plan on going through as a Major Local Street in the future. Single Lot plats are able to request a Waiver Petition regarding the requirement to install improvements at time of subdivision. Where this street is a Major Local Street the City would recommend requiring these improvements at this time. This is a Discussion Item, so the applicant is just looking for some direction at this time.

Phil Dunn, applicant, bought this lot in 2005 unimproved. He planned on the lot being as it is, and was not aware of the changes regarding improvements. Requiring these improvements will cost him approximately \$50,000. Mr. Dunn feels this area is rural, and would like to be allowed to have the improvement requirement waived at this time. The impact to him is far greater than the impact on Mapleton City. **Commissioner Schellenberg** is curious what the building envelope would be with the current overhead power lines on the parcel. The easement would have been put in place when the power lines were installed. Commissioner Schellenberg recommended that the applicant ensure this lot would even be feasible to have a home built on it with the possible power line easement running through it. Over the past 5 to 6 years Meets and Bounds lots have been required to install improvements. Phil stated that his lot would be the first and last lot in this area, as it currently stands, with improvements along 800 South. At minimum, a Right-of-Way (ROW) for 800 South along the frontage of the lot should be required. **Commissioner Gappmayer** feels the applicant should be allowed to give the City a Right-of-Way for the full width of 800 South, allowing the improvements to be installed in the future when they are put in around this property. Commissioner Schellenberg agreed with this. Staff will support whatever the Commission represents, as they can see both sides. The Commissioners in attendance were all in support of requiring the Right-of-Way now, but not the installation of improvements at this time.

Item 4. Planning Commission Training.

There was no official training. A brief article was handed out regarding site visits, and the Commissioners were directed not to engage in any discussion with applicants during these visits, but in the Public Meetings only.

Item 5. Adjourn.

April Houser, Executive Secretary

Date: