

# MAPLETON CITY

## PLANNING COMMISSION MINUTES

May 14, 2015

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**PRESIDING AND CONDUCTING:** Chairman Rich Lewis

**Commissioners in Attendance:** Golden Murray  
Keith Stirling

**Staff in Attendance:** Sean Conroy, Community Development Director

**Minutes Taken by:** April Houser, Executive Secretary

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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.*

**Item 1. Planning Commission Meeting Minutes – April 23, 2015.**

**Motion:** Commissioner Murray moved to approve the April 23, 2015 Planning Commission Minutes as noted.

**Second:** Commissioner Stirling

**Vote:** Unanimous

**Item 2. Consideration of recommendations to the City Council on a request to establish a Transferable Development Right Sending Site (TDR-S) on approximately 18 acres of land in the CE-1 Zone and to establish a Transferable Development Right receiving Site (TDR-R) for approximately 60 acres of land in the A-2 Zone located at approximately 750 North and 1600 East.**

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. There have been a few discussions on this property over the years. The property contains about 78 acres of land. In the past the applicants have proposed 53 lots. They are now proposing to reactivate their request for a TDR-S site, giving them 11 TDR Certificates that they would utilize as part of the development on the lower portion of their land. Tonight this application is only for a rezone - no subdivision plats are being approved at this time. Sean went over a brief history of the TDR Program. The TDR-S Ordinance expired December 31, 2010. The applicants submitted a TDR-S application on November 9, 2010, meeting this deadline requirement. They have moved forward in good faith trying to work through a development that will work best for everyone. Other TDR-R sites have been approved in this area. The applicant has submitted a concept plan showing their development potential on the property. The new proposal shows 36 lots total. It was reiterated that the subdivision plat was not being approved at this time. The vast majority of the homes in this area are located on lots 1 acre or smaller in size. The request is consistent with the Vision Statement of the General Plan. This would be one of the last areas of the CE-1 Zone that the City has not been able to acquire. **Commissioner Stirling** is appreciative that we are still able to bring this ordinance forward to protect the hillside.

The applicants had no comment for the Public.

*Planning Commission Minutes 5/14/15*

**Chairman Lewis** opened the Public Hearing. **Mark Sheranian** wanted clarification as to if the application for the TDR-S Zone and timing of the application. He feels that TDR's should be required for all rezones. **Brian Lambert** wanted clarification as to what the A-2 Zone allowed. Sean stated that it would allow for 2 acre lots, which has been the requirement for many years now. Mr. Lambert feels this will bust the 2 acre rural feel in the area. Sean stated that this is what the ordinance would allow. Brian would strongly suggest the Commission look at the Vision Statement before allowing this to go forward. **Alan Griffith** lives on the east side of the City. He moved here 18 years ago because of the rural setting. Mr. Griffith would like to keep it the way it is now. **Lavar Cardon** inquired as to how many TDR's are outstanding at this time. Sean stated that it is about 200 left to be used. **Lori Sheranian** stated that they cannot sell the TDR's they have cause there seems to be no interest in them. She feels that these TDR's should be required as part of all rezones at this time until they are used up. No additional comments were given and the Public Hearing was closed.

Sean stated that the City does have a dated copy of the applicant's TDR-S rezone application on file. **Commissioner Stirling** wanted everyone to remember that we will be one City where building will not take over our hillside due to the creation of the TDR Ordinance. **Commissioner Murray** is much more favorable to this rezone idea than the previously proposed one. As far as the rural nature, he wonders how feasible it is to maintain it in perpetuity, and wonders why we would prevent someone from developing their property. This request would go on to the City Council for final approval.

**Motion:** Commissioner Stirling moved to recommend approval to the City Council for a request to establish a Transferable Development Right Sending Site (TDR-S) on approximately 18 acres of land in the CE-1 Zone and to establish a Transferable Development Right receiving Site (TDR-R) for approximately 60 acres of land in the A-2 Zone located at approximately 750 North and 1600 East.

**Second:** Commissioner Murray

**Vote:** Unanimous

**Item 3. Consideration of recommendations to the City Council regarding a draft Housing Element of the General Plan. The Housing Element discusses housing needs in the community and includes goals and policies for addressing those needs.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. A General Plan helps to achieve long term goals and policies. Staff is proposing to initiate a General Plan update to include some additional elements and updates to the current ones in place. The City Council is pursuing the possibility of holding a Community Survey. Tonight the Planning Commission will be discussing the Housing Element of the General Plan. Having said that this is a first review, and there is no rush on it. The City wants to make sure they are in compliance with the state law. Staff worked with the Utah County Assessor's Office in regards to income and housing level. Mapleton City does have adequate housing for the moderate housing income area. Constraints in Mapleton are the high end land values. The limitation of transportation and lack of jobs in the City also affects this. The larger lot sizes can take place with the limitations, as well as the higher utility water rates. The City has about 180 acres of property that is zoned General Commercial. They can have housing units above these areas, similar to those currently found in the Harvest Park development. The R-2 Zone also allows for Townhomes or Duplexes. The EBCo development to the South would also help meet some of these needs. The City should be able to meet the needs and requirements of affordable housing in the future. Sean went over some of the goals and policies the City could look at in regards to the Housing Element of the General Plan. **Chairman Lewis** asked what requirements the City has in regards to this item. Currently the City is trying to provide a realistic evaluation of what the housing needs are in the community, and to provide a feasible way of meeting these needs. The Commission would like to look at the survey once it is completed.

**Chairman Lewis** opened the Public Hearing. **Mark Sheranian** feels the rural atmosphere needs to be addressed. He feels this can be addressed in the city, but there is control that prevents lower housing that brings property values

down. Mr. Sheranian feels that the clustering ordinance should be removed. He does not feel rezoning should be an option until every other resource is utilized. No additional comments were given and the Public Hearing was closed.

**Motion:** Commissioner Murray moved to recommend approval to the City Council of an ordinance adopting a Housing Element of the General Plan. The Housing Element discusses housing needs in the community and includes goals and policies for addressing those needs.

**Second:** Commissioner Stirling

**Vote:** Unanimous

**Item 4. Adjourn.**

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April Houser, Executive Secretary

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Date