

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
August 13, 2015

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**PRESIDING AND CONDUCTING:** Chairman Rich Lewis

**Commissioners in Attendance:** Golden Murray  
Thomas Quist (Alternate)  
Justin Schellenberg

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

**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.

Alternate Commissioner Thomas Quist was seated as a voting member this evening.

*Items are not necessarily heard in the order listed below.*

**Item 1. Planning Commission Meeting Minutes – July 9, 2015.**

**Motion:** Commissioner Murray moved to approve the July 9, 2015 Planning Commission Minutes.

**Second:** Commissioner Quist

**Vote:** Unanimous

**Item 2. Consideration of a Preliminary and Final Plat approval for the *Riding Subdivision Plat “A”* consisting of six lots located on 800 South between 800 and 1100 West in the Residential-Agricultural (RA-1) with TDR-Receiving zone.**

TO BE CONTINUED.

**Motion:** Commissioner Schellenberg moved to continue this item until the August 27, 2015 Planning Commission Meeting.

**Second:** Commissioner Murray

**Vote:** Unanimous

**Item 3. Consideration of a Final Plat approval for the *Canto Subdivision Plat “B”*, an amendment of the Canto Subdivision Plat “A” to include two additional lots, located at approximately 600 East Maple Street in the Residential-Minor Agricultural (RA-2) zone.**

**Brian Tucker**, Planner, went over the Staff Report for those in attendance. Back in August 2014 a 3-lot preliminary and 1-lot Final plat were approved for the Canto Subdivision. This new request will consist of 3 lots. One lot currently has a home on it, so 2 new lots will be created. All 3 of the lots meet the requirement for the RA-2 Zone. Most of the improvements will be on Maple Street.

**Mike Klauck**, representing Kathy Zobell, stated that this is a continuation of the Canto Plat A subdivision.

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

**Motion:** Commissioner Murray moved to approve the Final Plat for the *Canto Subdivision Plat “B”*, an amendment of the Canto Subdivision Plat “A” to include two additional lots, located at approximately 600 East Maple Street in the Residential-Minor Agricultural (RA-2) zone with the attached conditions listed in the Staff Report this evening.

**Second:** Commissioner Quist

**Vote:** Unanimous

**Item 4. Consideration of Preliminary and Final Plat approvals for the *Walter Farms Subdivision Plat “A”* consisting of thirty one lots located at 800 North and 300 West and the application of a TDR-Receiving Site Overlay Zone.**

**Brian Tucker**, Planner, went over the Staff Report for those in attendance. The property is located on approximately 19.17 acres in size. This proposal will make use of 15 Transferable Development Right (TDR) Certificates. The General Plan in this area calls out for low density residential, which calls for lots 1 acre in size, with ½ acre lots when applying the use of TDR’s. The proposed subdivision does require some amendments to the current Transportation Master Plan. Some of this is due to the layout of the Stonebridge Subdivision. This development would be a result of that development and the spirit of what the City was trying to achieve with street connectivity and alignment through this area of the City. Staff recommends approval of the requested rezone, and feels the minor adjustments to the Transportation Plan to be appropriate. The property owner of Lot 25 will be required to maintain the Retention Area on their lot.

**Mark Greenwood**, applicant’s Engineer, was in attendance to answer any questions that arose. Chairman Lewis opened the Public Hearing. **Mike Cobia** was there to represent himself and Roger Michaels, who could not be in attendance this evening. He had a concern with the setbacks to the Green home that is located by this property on the northwest corner of 800 North

and 300 West. Mr. Cobia feels that the setbacks to these homes across the street should be addressed to ensure they can meet the setbacks when their side of 800 North is developed. **Commissioner Schellenberg** asked if the current center line on 800 North would shift when the full improvements are installed on this street. Mike also asked about the existing trail along 300 West. Brian stated that the trail is currently not installed, and that the sidewalk would be taking its place. Mike Cobia felt that the sidewalk should be installed at 6' to be adequate for a trail. Roger Michaels would like a letter stating that it is the intention of the City to remove 600 North off of the Transportation Master Plan map. Brian stated that it is shown to be removed in Item 5 on the agenda this evening. As proposed staff feels this layout will give Mr. Michaels the best development layout of his property. Michael Cobia feels deep sumps need to be installed instead of the current proposal. **Sean Conroy** stated that the City does have an engineer working on a City wide Storm Drain Master Plan. **Julie Hancock** lives on 300 West and feels keeping the white line on the street for pedestrians would be great, as it gives the children an idea of where they are allowed to ride their bikes, scooters, etc. No additional comments were given and the Public Hearing was closed.

**Sean Conroy**, Community Development Director, verified that the improvements on 300 West show for a 5' sidewalk, curb and gutter. It currently does not show a Trail in this area. **Commissioner Murray** inquired if there would be room down 300 West for a bike lane. Brian stated that there will be a wide shoulder in this area, and would likely allow adequate area until such time that the full improvements have been installed all along 300 West. Mark Greenwood spoke to the alignment of 300 West. It was established off of the LDS Church that was built just north of this development. The Green's home was part of a recorded subdivision plat, which established the property lines. The 56' Right-of-Way (ROW) was taken from the recorded plat, as well as that of the Stonebridge Subdivision. There was a lot of effort put into how the Storm Drainage was going to be handled on this property. There were too many sumps required in order to handle what was needed, which resulted in the proposed retention area. This pond is designed with a possible 3' depth. The sumps being added are an additional measure being taken, and not required with the size of retention basin being installed.

**Motion:** Commissioner Murray moved to recommend approval to the City Council for the Preliminary and Final Plat of the *Walter Farms Subdivision Plat "A"* consisting of thirty one lots located at 800 North and 300 West and the application of a TDR-Receiving Site Overly Zone with the attached findings and conditions listed in the Staff Report this evening.

**Second:** Commissioner Schellenberg

**Vote:** Unanimous

**Item 5. Consideration of an amendment of the Master Street Plan in the Mapleton City Transportation Master Plan to include potential connections to 1600 South in Springville and ultimately to Interstate 15 and minor adjustments to acknowledge roads that have been constructed, realigned and planned since the Transportation Plan was adopted on July 20, 2010.**

**Brian Tucker**, Planner, went over the Staff Report for those in attendance. Some of the previous developments were listed in describing what types of adjustments have already been approved and constructed. Allowing for this on the Master Plan will allow Mountainland Association of Governments (MAG) to do traffic studies in these areas. Brian showed those in attendance how 600 North has been proposed to be removed from the Transportation Master Plan Map. The only changes being made, aside of the Interstate 15 connection, are those streets in developments that are already improved. Discussions have taken place with both Springville and Spanish Fork cities. As far as the City is aware, both of the cities are okay with the street alignments being proposed. Staff feels that every change being made has been discussed this evening. Most of the changes are for streets that have already been constructed or approved by both the Planning Commission and City Council. **Commissioner Schellenberg** restated the changes he feels are being proposed again for those in attendance. He felt a list should possibly be written for the City Council when this goes to them for review, so they know what changes are being proposed.

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

**Motion:** Commissioner Schellenberg moved to recommend approval to the City Council of an ordinance amending the Master Street Plan in the Mapleton City Transportation Master Plan to include potential connections to 1600 South in Springville and ultimately to Interstate 15 and minor adjustments to acknowledge roads that have been constructed, realigned and planned since the Transportation Plan was adopted on July 20, 2010.

**Second:** Commissioner Quist

**Vote:** Unanimous

**Item 6. Discussion of a request to remodel an existing single family residence located at 710 West Maple Street.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. A history of the property was given. In 2000 a modular home was constructed with a garage that has now been converted to living space. The aerial of the property was shown. The applicants would like to construct a new residence on the site. A remodel would not require a plat and improvements to be installed, but demolition would. The garage constitutes approximately 22% of the structure. The Commission is being asked to provide their feedback as to if this should be considered a remodel or demolition. **Commissioner Schellenberg** felt that requiring the property owner to retain the single car garage in order to make it qualify for a remodel instead of a demolition seemed overboard. He felt that the property owner should likely be allowed to remodel the entire home as it would be more aesthetically appealing than the current home.

**Mike Klauck**, representing the applicants, stated that the property owner's wanted to build a stick frame home on the property. They would like to remove the entire structure, leaving the

detached garage in place. If allowed to do so they would utilize the current sewer and water connections. The owners have been sitting on their construction loan for nearly 6 weeks in anticipation that they could construct the new home on the property. Mr. Klauck feels that as a developer and builder this would enhance the city. There would be no additional impact to the current improvements in this area. The Cook's are willing to sign a waiver that they will not oppose a Special Improvement District if it ever was proposed in this area. Mike feels that improvements would cost approximately \$50,000 if they were required to be installed at this time. Commissioner Schellenberg leaned toward allowing the applicants to remodel the home with the Waiver of Protest for the possible Special Improvement District, and the required street dedication. **Chairman Lewis** agreed with this, and felt it should not be necessary for the property owner to keep the attached garage in place. The Planning Commission felt that clarification for the current ordinance should be addressed in the future. It was their interpretation that the code currently applies to new construction only where no current living facility is in place.

**Item 7. Consideration of a request to construct a 20' x 8'8" sports court wall on a side yard property line at 810 North 1200 East.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. The adjacent property owners do not have any concerns with this wall being installed therefore staff recommends approval. The Commission did not seem to have any concerns with the fence.

**Motion:** Commissioner Quist moved to approve the request to construct a 20' x 8'8" sports court wall on a side yard property line at 810 North 1200 East.

**Second:** Commissioner Murray

**Vote:** Unanimous

**Item 8. Adjourn.**

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April Houser, Executive Secretary

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Date