

MAPLETON CITY
PLANNING COMMISSION MINUTES
August 27, 2015

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: Golden Murray
Keith Stirling

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

Minutes Taken by: April Houser, Executive Secretary

Chairman Lewis called the meeting to order at 6:30pm. Keith Stirling 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 – August 13, 2015.

Motion: Commissioner Murray moved to approve the August 13, 2015 Planning Commission Minutes.

Second: Commissioner Stirling

Vote: Unanimous

Item 2. Consideration of a Preliminary and Final Plat approval for the Homestead Plat “A” subdivision consisting of one 2 acre lot located at approximately 1820 East and 1600 North.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This property consists of a 126 acre parcel. The property has frontage on 1200 North and 1600 North. Mark and Lori Sheranian’s daughter would like to build one new residence on the property. Some street widening, along with curb and gutter on 1600 North, will be required. The City Council met in the past to discuss this possible subdivision. They felt that no sidewalk would need to be installed, but did ask for curb, gutter and street widening. The request complies with all zoning and subdivision ordinances.

The applicant stated that she would still prefer not to install the curb or gutter at this time. It was the City Engineer and City Council who felt it should be installed.

Chairman Lewis opened the Public Hearing. **Gary Peterson** disagrees with the City Engineer. He does not feel concrete should be put in this area. Mr. Peterson feels there is an opportunity here to protect the residents and kids. **Mike Mittanck** asked where the street widening would take place. Staff stated that it will only be along the frontage of this property. The ditch will be piped, so it will continue to remain elevated, and the driveway will cross over it. Mr. Mittanck was concerned about the esthetics of the area, and would suggest making it look nice if possible. **Steve McCowan** is not opposed to putting in a home on the 2 acres. He is concerned with widening of the street, and would be opposed to anything in addition to a one lane each way street. Steve would ask that they maintain the current feel of the neighborhood, and would like the infrastructure to remain as is. **Robert McCowan** feels that the quiet country feel should remain, as it is what Mapleton is known for. No additional comments were given and the Public Hearing was closed.

Staff went over the different types of decisions that could be made this evening. If the improvements are installed the City will maintain them moving forward. **Commissioner Murray** liked the idea of the rural cross section in this area.

Motion: Commissioner Murray moved to recommend approval to the City Council of the Preliminary and Final Plat for the Homestead Plat "A" subdivision consisting of one 2 acre lot located at approximately 1820 East and 1600 North with the conditions listed below:

1. Any outstanding items identified in the Development Review Committee (DRC) Minutes dated August 11, 2015 be addressed.
2. Right-of-Way (ROW) be dedicated as suggested.
3. A Rural Street Cross Section be created for this type of development.

Second: Commissioner Stirling

Vote: Unanimous

Item 3. Consideration of a Preliminary and Final Plat approval of the Rookstool Plat "A" Subdivision consisting of one lot, and the application of a Transferable Development Right Overlay (TDR-R) to a property located at 1265 South 1000 East.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The lots on 1000 East are metes and bounds lots. The applicant is proposing to use a Transferable Development Right (TDR) Certificate for the home on Petersen Lane, allowing it to be 1 acre in size, in order to have the arena as part of the lot located off of Pond Circle.

Jody Rookstool, the applicant, stated that their goal is to have the barn as part of their new home on Pond Circle.

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

Motion: Commissioner Stirling moved to recommend approval to the City Council for the Rookstool Plat "A" Subdivision consisting of one lot, and the application of a Transferable Development Right Overlay (TDR-R) to a property located at 1265 South 1000 East, with the attached findings listed in the Staff Report this evening.

Second: Commissioner Murray

Vote: Unanimous

Item 4. Consideration of 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-R Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. All of the zoning for this subdivision request is already in place. A previous request was approved back in 2008, but the applicant did not act on that, and the approval expired in 2010. Three (3) TDR Certificates will be required in order to allow for 6 lots on this 3 acre parcel. Each lot, if approved, would need to have at least 125' of frontage.

Chairman Lewis opened the Public Hearing. **Derald Olsen** lives on the corner of 800 West and 800 South. The Right-of-Way (ROW) will remain very similar to the way 800 South is heading west. The Emerald Estates subdivision to the south would match up with what is being proposed with this development. Mr. Olsen would like a 4-way stop put in at this intersection if possible. Derald would like the ability to stub into the pressurized irrigation system when it goes in through this area. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Murray moved to recommend approval to the City Council for the 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-R Zone, with the attached findings and conditions listed in the Staff Report this evening, and that all DRC issues raised in the August 4, 2015 minutes be addressed.

Second: Commissioner Stirling

Vote: Unanimous

Item 5. Consideration of a request to amend the General Plan from Central Business District to High Density Residential and the zoning from Central Commercial (CC-1) to Residential (R-2) for a 3.35 acre parcel located at approximately 300 West and 400 North.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Years ago the applicant was working on a proposal for a commercial property. Due to feedback they received, it did not seem like a viable option, and feel rezoning it to residential may be more desirable. Staff recommends denial based on the inconsistency with the General Plan.

Chairman Lewis opened the Public Hearing. **Mike Cobia** does not care either way as to what is done. He is concerned that the entire area should be rezoned to a similar zoning if this is approved, so that there is consistency. Mr. Cobia feels an RA-1 Zone would be better than R-2. **Paul Wheeler**, owner of the Wheeler Mortuary, is very opposed to any residential rezoning of the property. He does not feel a mortuary is a good fit in a residential zone. 400 North is a commercial street, and Mr. Wheeler does not feel anything aside of the current zoning to be a good mix. **Spencer**, representing the current property owner, can appreciate concerns about the long term longevity of the city. **Ilene Boyd** is opposed to having the zoning changed. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Stirling moved to recommend denial to the City Council for the request to amend the General Plan from Central Business District to High Density Residential and the zoning from Central Commercial (CC-1) to Residential (R-2) for a 3.35 acre parcel located at approximately 300 West and 400 North.

Second: Commissioner Murray

Vote: Unanimous

Item 6. Consideration of an ordinance amending Mapleton City Code Chapter (MCC) 17.12.020.C authorizing the land use authority to require a developer to install stub streets as part of subdivision approvals to ensure an efficient traffic circulation system.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Currently the code does not specify if a stub street can be required only if the 2 criteria are met. This amendment would clarify when a stub street could be required. Whatever approval has been given by the Planning Commission or City Council would be final. The stub street ordinance does not stipulate that they have to be required, but that they can be where needed in order to meet the needs of future development on adjacent properties. This request is to address this issue city wide.

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

Motion: Commissioner Murray moved to recommend approval to the City Council of an ordinance amending Mapleton City Code Chapter (MCC) 17.12.020.C authorizing the land use authority to require a developer to install stub streets as part of subdivision approvals to ensure an efficient traffic circulation system as described in Attachment "T".

Second: Commissioner Stirling

Vote: Unanimous

Item 7. Consideration of a request to establish setback for an irregularly shaped lot located at 1346 North Rose Circle.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This lot was approved as part of the Sweetwater Subdivision back in 2013. The sewer is shallow in this area, so most of the homes are built up in order to avoid any issues. The property being discussed is lot 6 in the development. Setbacks are 30' front, 25' rear and 10' on each interior side. A letter was received from an adjacent neighbor, who was concerned with a smaller setback than what is required by code. The code does allow for detached structures to be 10' from the property line, so it is possible that this could be done in order for the property owner to meet code. The RA-2 Zone allows for 35% lot coverage, which the proposed home would not exceed.

Haruaki Miyagi, property owner, has been working with the architect trying to find what possible ways there would be to build on the lot. None of the homes in this development would fit on the subject property with the lot configurations as they are. **Spencer Colby** has a problem with the possible encroachment on to his lot. Mr. Colby feels there are homes that the property owner could build that would fit on the lot. **Chairman Lewis** feels they setbacks should remain as written.

Item 8. Adjourn.

April Houser, Executive Secretary

Date