

MAPLETON CITY
PLANNING COMMISSION MINUTES
September 24, 2015

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: Golden Murray
Justin Schellenberg
Keith Stirling

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. 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 – September 10, 2015.

Motion: Commissioner Schellenberg moved to approve the September 10, 2015 Planning Commission Minutes.

Second: Commissioner Murray

Vote: Unanimous

Item 2. Consideration of Preliminary Plat approval for the Autumn Lane Subdivision Plats “A” and “B” consisting of 12 lots. Final Plat approval of Plat “A” consisting of 10 lots, and the application of a Transferable Development Receiving (TDR) Site Overlay to the property located at approximately 600 South Main Street. The applicant is Justin Schellenberg.

Commissioner Justin Schellenberg recused himself from this item’s discussion since he is the applicant for the proposed subdivision.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The property is about 7 acres in size. 600 South has already been stubbed into the western border of the property. The General Plan designation allows for the use of Transferable Development Rights (TDR), which would make it possible for twelve ½ acre lots. The connection of 600 South to Main Street will take place with Phase 2. There will be a temporary turn around at the end of 600 South that will remain in place until Phase 2 is completed and the

street is continued through to Main Street. The application is consistent with the Subdivision, General and Transportation Master Plans. The Final Plat approval would go on to City Council along with the TDR-R Zone request. There will not be any improvements installed along Main Street until Phase 2 is completed. All improvements along 600 South through the development will be installed in Phase 1.

Justin Schellenberg, the applicant, stated that staff did a great job of laying the information out. They stuck with the Master Plan when putting together a concept plan, keeping the layout similar to those around it. Phase 1 is to help with some revenue being generated that will allow them to complete the remaining Phase 2. The applicant would like to do it all at once, which they may if sales are where they need them to be. On the developer side of things, it becomes a burden with the development of streets, and Mr. Schellenberg appreciates the City allowing him to develop in phases. Justin feels it is pretty straight forward, and that they are not asking for anything outlandish.

Chairman Lewis opened the Public Hearing. **Ron Fraser** asked how wide the street width is. Sean stated that it is 40' wide, like the development to the west. An asphalt width of this size does allow for on street parking. No additional comments were given and the Public Hearing was closed. **Commissioner Stirling** is appreciative of the use of TDR's for this development.

Motion: Commissioner Stirling moved to:

1. Approve the Preliminary Plat for the Autumn Lane Subdivision Plats "A" and "B" with the attached Development Review Committee (DRC) comments.
2. Recommend approval of the Final Plat for the Autumn Lane Plat "A" to the City Council; and
3. Recommend approval of the TDR-R Overlay for the project site.

Second: Commissioner Murray

Vote: 3:0:1 with Commissioners Lewis, Murray and Stirling voting aye and Commissioner Schellenberg abstaining since he is the applicant for this item.

Item 3. Consideration of a request for a Home Occupation Permit to operate an office for an outline auto sales business in a residence located at 318 South Main Street in the RA-1 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The property is on a 5 acre parcel. The current home sits back approximately 400' off of Main Street. The applicant is proposing a Home Office for online auto sales. This is strictly an online business, and no commercial use would be allowed on the property. Home Occupations are an allowed use in the RA-1 Zone. No more than 1 employee not related to the family can work for the Home Occupation. The appearance and feel of the single family residence must be maintained. The standards are outlined in the Staff Report, and staff recommends approval of this item. The City did receive some phone calls with concerns in regards to the use becoming commercial, and would object that to be allowed.

Roger Comstock, applicant, stated that most of the vehicles are delivered outside the state. It would be rare for any of the automobiles to be at his home, and should never exceed one car for more than a couple hours. They do not specialize in any certain type of vehicle, and can do just about anything. The business is not designed to store cars on his property, but is shipped to the customer for retailers all over the country. No comments were given by the public.

Motion: Commissioner Murray moved to approve a Home Occupation Permit to operate an office for an online auto sales business in a residence located at 318 South Main Street in the RA-1 Zone with the attached conditions listed in the Staff Report for this evening.

Second: Commissioner Stirling

Vote: Unanimous

Item 4. Discussion regarding a Zoning Verification Letter issued by staff for the property located at 866 East 1600 South.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This issue deals with a property that has a home on it that was built in 1939 on 4.29 acres. The City did some research on the lot on May 25, 2011 and it was determined that neither lots would be allowed to gain building permits until the illegal subdivision was returned to its original layout or brought up to current zoning standards. The two properties are now owned by different owners than the individual that illegally split the lots. Sean went over the current ways to rectify the problem, and possible solutions. The Fontaine's are trying to sell their home, which was the reason for this concern being addressed. **Commissioner Schellenberg** had a concern that the possible future lot between the current Fontaine and Bateman homes could have a homeowner that would object to putting in the improvements feeling that the Fontaine's lot did not require them. The Commissioners felt that where the Fontaine's already have an existing home on the lot, improvements should not be required. Both the Fontaine's and Bateman's are in support of the boundary line adjustment. The boundary line adjustment will not affect the Bateman's current driveway.

Item 5. Adjourn.

April Houser, Executive Secretary

Date