

MAPLETON CITY
PLANNING COMMISSION MINUTES
October 22, 2015

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: 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. Justin Schellenberg gave the invocation and Rich Lewis led the Pledge of Allegiance.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – September 24, 2015.

Motion: Commissioner Murray moved to approve the September 24, 2015 Planning Commission Minutes.

Second: Commissioner Schellenberg

Vote: Unanimous

Item 2. Consideration of a request for an extension to preliminary plat approvals for the Mapleton Village and Twin Hollow Subdivisions consisting of 617 units in the Planned Development (PD-1) zone located at approximately 800 West and 4000 South. The applicants are Mesquite Presidio, LLC and Central Bank.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This project includes about 300 acres of property. A Memorandum of Understanding (MOU) was approved back in 2007 with a zoning of PD-1. The Plat approvals were valid for 8 years, which will be up on December 4, 2015. The project includes 35% open space. The PD-1 Zone allows for the Planning Commission to give extensions, and staff is supportive of this request.

Chairman Lewis opened the Public Hearing. **Michael Graves** lives on Main Street, and has concern with rolling hill development where cities allow homes to be built where no infrastructure has been tested to ensure safety and longevity. Sean stated that the applicants have

done extensive engineering on the project, and that this is only in a Preliminary Phase. No additional comments were given and the Public Hearing was closed. **Jesse Conway**, with LEI Engineering, stated that it is a lot of product to work, and they would appreciate the 5 year extension.

Motion: Commissioner Schellenberg moved to grant a five year extension to the preliminary plat approvals for the Mapleton Village and Twin Hollow subdivisions as approved on December 4, 2007 with the special conditions listed below:

1. The conditions imposed as part of the December 4, 2007 approvals shall continue to apply to the Mapleton Village and Twin Hollow projects.
2. During the review of any final plat application, additional conditions may be imposed to ensure that the application is consistent with Mapleton City Code and other development standards.
3. The preliminary plat approvals shall expire on December 4, 2020 unless an extension has been granted by the Planning Commission.

Second: Commissioner Murray

Vote: Unanimous

Item 3. Consideration of Preliminary and Final Plat approvals for the Union Meadows Subdivision, Plat "A", consisting of sixteen lots located at approximately 15 West 1600 North in the Residential Minor-Agricultural (RA-2) zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The property is 7.4 acres in size. The development fronts on both Main and 1600 North streets. The applicant is requesting a 16 lots subdivision, with lots $\frac{1}{3}$ to $\frac{1}{2}$ acre in size. All lots will front onto the interior street, keeping the current look along Main Street. The development is consistent with the General Plan, RA-2 Zoning, Subdivision Standards and Transportation Plans. Staff recommends approval of this item, which will go on to City Council for approval.

Chairman Lewis opened the Public Hearing. **Jim Crane** lives at 1432 North 200 West. Their back yard would be along some of the smaller lots of this development. He has a concern with the water situation in Mapleton, and the fact that the cost is so high. He flood irrigates his back yard and does not want to lose that option, nor have 3 water bills come to his house. Mr. Crane wanted to ensure these lots were in line with the zoning, which staff stated that they were. Jim also has concerns with smaller homes being built that may depreciate his property values. Sean stated that the flood irrigation is provided by Mapleton Irrigation, and they would be over the flood irrigating that he is referring to. The Commission and City will not take that right away from him. Staff went over how the Mylar is signed by Mapleton Irrigation, and they ensure water can continue being supplied to those utilizing it. **Michael Graves** owns property by this proposed development. He is concerned with the esthetics of the homes not facing onto Main

Street, and how this will look. He likes this design, from what he can see. Mr. Graves has a concern with the development being brought up to his property, and would hope that the fencing bordering his property would be the same. He also wanted to ensure fencing was not installed that would be sight obscuring. **Brian Prince**, with Ivory Homes, appreciates Staff's guidance on this project. The grade will be raised to meet the requirement for a single family residential elevation. They do not anticipate installing fencing around the property, but will have CC&R's that restrict the types of materials allowed. Staff wants to make sure there is a uniform plan for the fencing along Main Street. Ivory Homes would envision a masonry fence, far enough back not to hinder the sight requirements, but allow the privacy the property owners would want. **Ben Christensen** asked the width of the streets, and Sean stated that it is 36' of asphalt with 2' planter strips on each side and a 5' sidewalk. He felt the road should angle to 1400 North, and match the street width there. Mr. Christensen feels we make mistakes here in Mapleton when we allow for narrower streets, but that overall the development seemed reasonable. No additional comments were given and the Public Hearing was closed. **Commissioner Schellenberg** felt it would be nice to eliminate allowing the fence to be installed right on the sidewalk. He felt a couple feet for a buffer would be more suitable. Sean stated that it would require an ordinance change in regards to Fencing Standards, and that it was something that could be looked at in the future.

Motion: Commissioner Murray moved to recommend approval to the City Council for the Preliminary and Final Plat for the Union Meadows Subdivision, Plat "A", consisting of sixteen lots located at approximately 15 West 1600 North in the Residential Minor-Agricultural (RA-2) zone with the findings and conditions listed below:

1. Any outstanding issues raised in the Development Review Committee (DRC) minutes dated October 5, 2015 shall be addressed prior to plat recording.
2. Submit a plan for a uniform wall or high quality view obscuring fence behind the sidewalk. Fencing along Main Street is prohibited except for the approved wall or view obscuring fence.
3. Homes on lots 112, 113, and 114 will front on the interior street and will not access Main Street directly.

Second: Commissioner Schellenberg

Vote: Unanimous

Item 4. Consideration of a request to rezone approximately twenty (20) acres of property located between 800 and 1200 West at approximately 1100 South from Agricultural Residential (A-2) to Residential-Agricultural (RA-1) with the TDR Overlay.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This property is next to the Emerald Estates subdivision that is currently being developed. There is only a concept plan in place at this time. Most of the new developments in this area have used the TDR-R Overlay. The project is consistent with the General Plan, goal

use of the TDR's and reasonable development layout. The City Council would be the approving body on this item. Staff recommends approval of this request.

Chairman Lewis opened the Public Hearing. **John Ewing** lives to the north of the development on 800 West and is concerned about the density of the proposed development. He worries about traffic and feels it will change the look of the area if the streets are raised like those in the area have been. **Jennifer Ewing** wondered what size homes they are planning to build on these lots. Sean stated that this is just a concept plan, and that the Commission does not typically regulate home sizes. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Schellenberg moved to recommend approval to the City Council of an ordinance rezoning approximately twenty (20) acres of property located between 800 to 1200 West at approximately 1100 South from Agricultural Residential (A-2) to Residential-Agricultural (RA-1) with the TDR Overlay.

Second: Commissioner Murray

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date