

MAPLETON CITY
PLANNING COMMISSION MINUTES
May 12, 2016

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

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 – April 28, 2016.

Motion: Commissioner Murray moved to approve the April 28, 2016 Planning Commission Minutes.

Second: Commissioner Stirling

Vote: Unanimous

Item 2. Consideration of recommendations to the City Council regarding the annexation of approximately 113 acres of land located at approximately 800 South Slant Road, and the approval of a Development Agreement and Concept Plan for approximately 210 residential lots.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. DR Horton controls about 100 acres and the rest are owned by the Hone family. The project plan would have R-2 Zoning with 210 detached lots and a 6-acre park that would be dedicated to the City upon completion. Two street cross sections are being proposed in the development. The southwest edge of the proposed park has existing trees that will be able to remain in place. Sean went over the approval process for those in attendance. The General Plan encourages high density in this part of town. They are proposing 2 ¼ units per acre, which is less than the allowed 3-4 units per acre. The traffic study results were very positive in the area for this development. **Commissioner Stirling** would like some clarification on the park improvements. The impact fees collected for parks will be held until there is enough received to install the

improvements, therefore no cost will need to be fronted by the City. Sean stated that there is sufficient capacity of the sewer system to provide utilities for this development.

John Linton, with DR Horton, stated that they are the largest home builder in America. They build homes from south Weber down to Spanish Fork. He gave a presentation to those in attendance. It showed some of their current developments and homes they build. Mapleton growth is an exciting place for them to be. A lot of their construction managers live in Mapleton, so they are very excited about this project. The first phase will be 73 units. They like to install homes quickly, creating a community feel. The homes will have basements based off soils analysis. They will have a variety of home types ranging from two story to rambler style. They plan to install a 6' privacy fence along the train tracks.

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 annexation of approximately 113 acres of land located at approximately 800 South Slant Road, and the approval of a Development Agreement and Concept Plan for approximately 210 residential lots.
Second: Commissioner Stirling
Vote: Unanimous

Item 3. (TO BE CONTINUED) Consideration of Preliminary and Final Plat applications for the Maple Lane Plat "C" subdivision consisting of five lots located at approximately 1450 West 1600 North. The subdivision includes three existing homes and only two new building lots. The application also includes a request to rezone approximately 1.66 acres from RA-1 to RA-2.

ITEM TO BE CONTINUED.

Motion: Commissioner Murray moved to continue this item.
Second: Commissioner Stirling
Vote: Unanimous

Item 4. Adjourn.

April Houser, Executive Secretary

Date