

MAPLETON CITY
PLANNING COMMISSION MINUTES
November 10, 2016

PRESIDING AND CONDUCTING: Chairman Lewis

Commissioners in Attendance: Therin Garrett
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. An invocation and Pledge of Allegiance was given.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – October 13, 2016.

Motion: Commissioner Murray moved to approve the October 13, 2016 minutes.
Second: Commissioner Stirling
Vote: Unanimous

Item 2. Consideration of Preliminary Plat approval for the Antonino Plat “A” Subdivision consisting of three lots located in the RA-2 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This property is approximately 3 acres in size. The property is currently developed with 2 homes on the parcel. It is proposed to create 3 separate lots, creating one new buildable lot, and allowing the other two homes on the property to have their own lot tied to each of them. Very minimal improvements are required. The application is consistent with current zoning standards.

Gary Antonino, one of the applicants, stated that this is for family. They are not developers, and just want to take their property and divide it. **James Ferguson**, a brother-in-law, would like to retire down here. He stated that they have 3 homes on the property, one of which will be removed that consists of two modular type units put together. They had some issues with the Mapleton Irrigation Company when they met with them. The requirement they put on them was to pipe the canal, which they prefer not to do. The City is requiring an 8” water line to be installed for the

secondary water. The applicants feel this is quite costly. They feel the City may be furthering their cause at the Antonino's expense.

Sean Conroy stated that if the applicant's wanted to propose a waiver of some of the improvements they would have to go to the City Council. The Planning Commission is the approving body on this application.

Motion: Commissioner Garrett moved to approve the Preliminary Plat for the Antonino Plat "A" Subdivision consisting of three lots located in the RA-2 Zone, with the below conditions:

1. The applicant shall receive Final Plat approval from the Development Review Committee prior to plat recording.
2. The applicant shall address all outstanding Development Review Committee comments dated 10/13/16 prior to plat recording.
3. If the applicants wish to discuss a waiver/exception of possible improvements, they have the ability to meet with the City Council regarding this item. If a waiver/exception is approved conditions 1 and 2 can be amended.

Second: Commissioner Stirling

Vote: Unanimous

Item 3. Adjourn.

April Houser, Executive Secretary

Date