

MAPLETON CITY

PLANNING COMMISSION MINUTES

February 22, 2018

PRESIDING AND CONDUCTING: Vice-Chairman Justin Schellenberg

Commissioners in Attendance: Therin Garrett
Sharee Killpack
Christy Nemelka

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Vice-Chairman Schellenberg called the meeting to order at 6:30pm. An invocation and the Pledge of Allegiance was given.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – January 11, 2018.

Motion: Commissioner Garrett moved to approve the January 11, 2018 Planning Commission Meeting Minutes.
Second: Commissioner Nemelka
Vote: Unanimous

Item 2. Planning Commission Meeting Minutes – January 25, 2018.

Motion: Commissioner Nemelka moved to approve the January 25, 2018 Planning Commission Meeting Minutes.
Second: Commissioner Garrett
Vote: Unanimous

Item 3. Consideration of recommendations to the City Council regarding the annexation of approximately 63 acres of land and a Concept Plan and Development Agreement for approximately 533 residential lots on 171 acres of land located at approximately 2100 West and 400 North.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The Sunrise Ridge Subdivision in Springville is located to the north and west of this development. The area known as the “Hollow” is located in this proposed subdivision which will

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include single family homes, townhomes, attached senior units, detached senior units and parks and open space areas. The open space land will be dedicated to the City, so no specific amenities have been proposed for this area. The City's General Plan shows this area as High Density Residential, which would be 4+ units per acre with 8 acres of commercial property at the northeast corner along Highway 89 and 400 North. The applicant is requesting to reduce the commercial area down to 4 acres. The Specific Development Plan (SDP) Zones require a minimum of 15 acres, and the zoning text would be set specifically for this project. The applicant is proposing to dedicate the open space/park area in phases. The City would then decide what is most appropriate for the land at that time. The applicant included a road plan in their packet, which Sean went over for all in attendance. A Traffic Study has been completed. Staff has been in discussions with both Springville City Staff and City Council. The Planning Commission would make a recommendation to the City Council for final approval. If approved by the Council the applicant would then come back to the Planning Commission for Plat approval. Staff recognizes this is a very large project, consisting of some of the last pieces of property that can be annexed into Mapleton City. **Vice-Chairman Schellenberg** stated some of the locations on the proposed concept plan do not seem to line up. He felt the 400 North connection should be more of a primary route, connecting at a future Maple Street connection. He stated that UDOT is very specific on their traffic light distancing, and did not feel the current location would allow for a signal in this area. The applicant is under contract with the family who currently owns the property. Vice-Chairman Schellenberg would consider a discussion on the possible 400 North street connection location. A question was asked as to why the applicant is proposing to dedicate the park areas to the city over a phasing time frame. Sean stated that they have expressed this concern to the applicant, who stated it was an issue with capital and purchasing of the property over time. Vice-Chairman Schellenberg has a concern with lowering the commercial zoning area to keep it more viable for commercial businesses. The street locations are conceptual now. The more detailed proposals would come through with the platting process. More trail connectivity would be appropriate throughout the development. The first phase of the Mapleton Grove park to the south of this project will be built this spring.

Steve Wilson, with Land Tech, was in attendance representing the proposed development. They are committed to install the main road through the development to the Mapleton Grove development, which should help with the flow of traffic in the area. The idea of the park was not their idea. It is a huge financial commitment regarding the park, which was why they proposed the phasing concept. The Development Agreement would need to be followed on the property no matter who develops the property. The applicants are okay with building out the phasing as Springville City proposed. They will follow the City's recommendations on what is viable regarding the commercial area. The timeline for getting Maple Street to extend across the railroad tracks is 5+ years away at best. There would need to be transportation grant funding to make it happen. The park would need to be considered as two separate areas, as Maple Street would run through it with a bridge when developed to the west. **David**, with Hales Engineering, completed the traffic study for the project. Spanish Fork is planning to build the Spanish Fork Parkway, which will connect into Slant Road. It was felt most residents in this area would utilize this road, opposed to Evergreen Street in Springville. There is no good way for the traffic to get to the

Springville development. Spanish Fork Parkway applied for funding this year, so it should be completed within 2 years. The traffic study Hales Engineering completed did not include the possibility of any potential schools in the area.

Vice-Chairman Schellenberg opened the Public Hearing. **Michelle Williamsen** lives in the home next to Lot 1 and the 55+ units. They would like to know what assurance they have as to what will be built, as opposed to how it may be developed. Mrs. Williamsen would like to understand what will happen with the “Hollow” area behind their home. She also had a concern with the proposed 400 North location to the 800 North connection. **Linda Holley** owns the property to the east of the proposed development. She feels some of the proposed streets would come in to the wetland areas. She also wondered if the development would be fenced so that they are not held liable for anyone who trespasses on to their property. Linda also wanted to know what was being proposed with the “Hollow” area. **Brian Storr** lives on the Springville side about a block and a half from the church. The main concern was the traffic in their neighborhood. He wondered if Springville decided to block to the 2 stub streets that lead in to their subdivision if the other streets in the proposed development could handle the additional traffic it would produce. **Tyler Smith** lives adjacent to this project to the north. Currently there are no plans in the “Hollow” area. **Les Montier** lives to the north of the proposed park area. He has concerns with the Maple Street connection. What discussions are being made to connect this street west through Springville. There is a lot of wildlife that goes through the wetland area. Evergreen is a terrible street as it is. He would suggest that maybe 20% of the time the railroad tracks will be flashing when there is no train in site. EMS would be a challenge in this area due to the terrible street access through this area. Les feels both Springville and Mapleton will need to work together so that all individuals can have access through these areas. **Bill Axford** lives in the Springville Subdivision, and is the owner of the property to the northwest of this development. Currently he is zoned A-2, and has animal rights on his property. The power lines run right behind his home, with cottonwood trees that are about 100’ tall. It would be a challenge to have access to trim these trees. Sean stated that his zoning would not change, and encouraged him to come meet with staff. A fence would be desired to keep people out of his property. **Carrie Stephens** lives to the west of this property. They were under the impression that there is an easement behind their property where the power lines are located. **Vice-Chairman Schellenberg** stated that it would be best for these individuals who have concerns about the easements to discuss them with the developer, as there are many types of easements. **Dayna Tanner** thinks the consideration of schools was swept over quickly. This is a lot of potential students that could come in to this area. She feels this needs to be a consideration. Dayna does not feel Evergreen Drive supports the traffic now, let alone with any additional developments in the area. This area will be impacted, even with the proposed access areas in the development. **Bunny Whitney** lives in Springville and would like to make the Commission aware that as a driver she feels residents will take the streets over to Evergreen street west on to Highway 51. The area between the 2 railroad tracks off Evergreen are extremely dangerous. She gave suggestions as to possible street connections to Highway 51 as an alternative to Evergreen. **Jeff Stinson** lives by the proposed project. Many of his neighbor’s basements flooded last year as the ground water rose, which should be addressed with this development. **Kelly Keel** feels the ratio of traffic will be a whole lot lighter in the proposed development than in

their development. The concerns being addressed should go through Springville City. He feels Springville City allowed themselves to get out of their own bylaws. Kelly is very welcome to the proposed connections into their development. Mr. Keel feels this development is going to be a bonus. The Evergreen street should be addressed with Springville City, not Mapleton City. He does not think this is a big deal, and he appreciates the development and Mapleton City for planning this correctly. **Whitney Robertson** has enjoyed the field behind their house for the past 15 years. She had a concern with the height of the townhomes. She did not want them to turn in to low income housing. She wondered if the City would provide a fence around the park area when it is developed. **Phillip White** lives on 800 North and uses Highway 89 when traveling to Springville. He feels this development provides other options for going south, which he appreciates. He is curious what the City is looking at for pressurized irrigation. **Paul Donovan** lives on the end of Eldorado street. He has a concern with the park area being deeded to the City in phases. He would like a deed restriction on the land requiring the City to keep it as open space or park space area. Paul is a believer in property rights. **Eric Hansen** lives to the north of this development. He wonders what Mapleton City's long-term plans are with the "Hollow" area. **Jeri Emery** lives on Eldorado Drive. She feels Evergreen is a concern, and understands that it is more of a Springville City and Utah County concern. She does not want to see these streets impacted more. She is excited about the development and park areas. Jeri would like to see more access to the west. No additional comments were given and the Public Hearing was closed.

The "Hollow" area has been a wetland area. **Steve Wilson**, the applicant, went over these wetland and spring areas. Their intent is to keep the homes along this area up on the higher ground, having a building envelope that will prohibit them from building down toward the "Hollow". They have no intentions on developing this area, and are willing to deed restrict it to prevent it from ever being built on. They are working with the Core of Engineers and State about putting in a box culvert along the future 400 North connection. Steve does not have a problem committing to fences along the development. None of this area is considered protective wetlands, and do not plan to touch any of this area. Steve Wilson appreciates all the comments made tonight. He will sit down with anyone anytime, so he encouraged anyone to talk to him that desires to do so. **Vice-Chairman Schellenberg** appreciates everyone's willingness to be a good neighbor. There must be a reasonable expectation for these two connections into Springville to be opened at some point. At times those access areas could have value in the neighborhood. There needs to be some thought to make this balance as good as it can be. Limiting the construction access seems logical, as well as waiting until the rest of the street connections are installed. **Commissioner Garrett** echoed these comments, and felt that long term these connections need to be opened. It would be extremely helpful for both Fire and EMS. **Patricia Barker** wanted to have some type of a guarantee that the proposed streets would in fact be developed. The Maple Street extension will likely not be installed during the completion of this development. The applicant has been working with the power company. They stated that the power company plans to replace the lines mentioned by residents with metal poles in the next couple of months. The easement will stay in place, and carry 15' into the rear lots along that section of homes in this proposed development. Vice-Chairman Schellenberg would like to see some type of assurance that the park area stays whole through the possible development phases of the project. Sean stated that the City would be

supportive of some type of recorded deed on the park area. The Development Agreement would stipulate street access, and Sean felt the Commission would feel comfortable with the assurance that these would be required. **Linda Fleming** lives on Goodnight Drive and wondered where these homes would connect in to her development. The applicant showed the street connections in this area. Steve Wilson has left the Nebo School District multiple messages regarding this area. **Commissioner Nemelka** sits on the Nebo School District Board, and stated that this may just require a boundary line adjustment. She does not anticipate this being a huge concern. Sean stated that the City does not get involved in reserving land for schools or churches. Staff does meet with these groups yearly to talk about the current and proposed development in Mapleton. There is a community garden that has been discussed to be located by the 55+ area Homeowners Association (HOA) area. A relocation of the proposed 400 North would require cooperation with other property owners outside this development. The Commission felt this area connection should be better address with the City Council. A possible agreement with the LDS Church in this area could take place to better help this street connectivity. The possibility of keeping the Commercial Zoning at the proposed depth, but continuing it south to the church area, was also mentioned. Staff would prefer a deeper site for commercial to help alleviate strip mall type buildings. The open space areas by the adult communities will have an active club house, and possible pickleball courts. Some of the “Hollow” areas will remain as they are. The applicant has no problem working with the City on what they desire for these areas. **Commissioner Killpack** agreed that there should be some fencing and beautifying around the park area. There will also be playgrounds in some of the open space areas. The applicants will be required to install dry pipe for future pressurized irrigation in the area. They will fence along the backs of the development wherever they are required to do so. The townhomes would have fencing with gates into the park areas. Some areas will be maintained by the HOA, where others will be privately maintained, like the Harvest Park Development. The storm water will be maintained on site. There will be sumps, basins or a combination of both. The Geotechnical Study will help guide this. The applicant is willing to make sure that the retention ponds are in their development and not installed behind the currently built homes in the area.

Motion: Commissioner Killpack moved to recommend approval to the City Council for the annexation of approximately 63 acres of land and a Concept Plan and Development Agreement for approximately 533 residential lots on 171 acres of land located at approximately 2100 West and 400 North with the recommendations listed below:

1. The Commercial area should be increased in size;
2. The entrance off Highway 89 should be evaluated to determine if it will comply with UDOT standards and if it could be shifted further south;
3. When the park land is dedicated to the City it should be deeded with a deed restriction protecting it as open space;
4. The Council should adopt Option #2 recommended in the letter from Springville City dated 2/21/18 regarding phasing and connections into the Sunrise Ridge subdivision; and
5. The inter-block walkways should be extended to reach the small pocket park.

Second: Commissioner Nemelka
Vote: Unanimous

Item 4. Consideration of an ordinance amending Mapleton City Code (MCC) Section 18.76.120 related to the expiration of Transferable Development Rights (TDR).

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. A brief history of the Transferable Development Right (TDR) ordinance was given. There are two instances where TDR sending sites were approved, but the properties were not deeded to the City. The discussion is to extend these 2 property owners to deadline to the end of 2018 to protect these hillside areas from being developed. There is a contractual obligation on the Mapleton Village property. The Smoot property is up for sale, and Staff has had individuals who would like to develop on the hillside area. Staff would like to keep these areas from being developed, which is why they are in support of this ordinance amendment. In 2010 the deadline to create TDR Sending sites expired. **Commissioner Garrett** is in support of this, but wants to make sure that this deadline was not opposed on others, where it would cause possible issues if these are approved.

Vice-Chairman Schellenberg opened the Public Hearing. **Dwayne Horton**, one of the partners who owns the Smoot property, stated that they and the City acted in good faith to deed this property to the City so that it could not be developed. By being zoned CE-1, they feel they should have the right to utilize the approval for a TDR Sending site. **Commissioner Killpack** read some of Ryan Keisel's concerns that he asked her to express on his behalf. He wondered why TDR's would be allowed on these sites that are not on the hillside, which Sean stated that these properties are located on the Hillside areas. There is a very clear accounting of the TDR's that have been issued. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Killpack moved to recommend approval to the City Council of an ordinance amending Mapleton City Code (MCC) Section 18.76.120 related to the expiration of Transferable Development Rights (TDR).
Second: Commissioner Garrett
Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date