

MAPLETON CITY

PLANNING COMMISSION MINUTES

March 22, 2018

PRESIDING AND CONDUCTING: Chairman Golden Murray

Commissioners in Attendance: Therin Garrett
Sharee Killpack
Jake Lake
Jesse McLean

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Chairman Murray 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.

Alternate Commissioners Jake Lake and Jesse McLean were seated as voting members.

Item 1. Planning Commission Meeting Minutes – February 22, 2018.

Motion: Commissioner Killpack moved to approve the February 22, 2018 Planning Commission Meeting Minutes.

Second: Commissioner Garrett

Vote: Unanimous

Item 2. Consideration of a Preliminary Plat application for the Copperhead Estates Subdivision Plats “A” and “B”, consisting of 13 lots located in the RA-1 (TDR-R) zone at approximately 400 South Main Street.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This would be a 13-lot subdivision. The water ski lake abuts this property to the east. 400 South would be installed with a cul-de-sac at 150 East. The lots are roughly ½-acre in size. They will utilize Transferable Development Rights (TDR-R) to receive this zoning. The application applies with the subdivision standards. From staff’s perspective it is a straight forward development. The City Council would be the final decision maker on this project. **Commissioner McLean** asked where utilities will be stubbed if Plat B was not developed for some time. Sean stated that it would be at the applicant’s discretion.

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Rod Morley, the applicant, has had several conversations with the Maple Lake developers, and are likely to start this project first. The applicant plans to stub the street all the way to the end of the development when they install the improvements for Plat A. Improvements will also be installed in front of the Bennett home with this development. The cost for this will be paid by Mapleton City with funds previously collected with a bond. The Maple Lake developer worked with residents, and the Copperhead Developer, to move their street to the west side of the property instead of the east side.

Chairman Murray opened the meeting for public comment. No comments were given and the public comment time was closed. **Commissioner Garrett** had no concerns with this development, and the Commission felt it was straight forward. This project will be improved with a 32-foot right-of-way with a planter strip and sidewalk.

Motion: Commissioner Garrett moved to recommend approval to the City Council for the Preliminary Plat application for the Copperhead Estates Subdivision Plats “A” and “B”, consisting of 13 lots located in the RA-1 (TDR-R) zone at approximately 400 South Main Street, with the below condition:

1. Any outstanding issues raised in the Development Review Committee minutes dated March 2, 2018 shall be addressed prior to plat recording.

Second: Commissioner Killpack

Vote: Unanimous

Item 3. Adjourn.

April Houser, Executive Secretary

Date