

MAPLETON CITY

PLANNING COMMISSION MINUTES

July 26, 2018

PRESIDING AND CONDUCTING: Vice-Chairman Justin Schellenberg

Commissioners in Attendance: Jake Lake
Jesse McLean
Christy Nemelka

Staff in Attendance: Brian Tucker, Planner

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.

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

Item 1. Planning Commission Meeting Minutes – July 12, 2018.

Motion: Commissioner McLean moved to approve the July 12, 2018 Planning Commission Meeting Minutes.

Second: Commissioner Nemelka

Vote: Unanimous

Item 2. Consideration of a Preliminary Plat and Architectural Review for the Harvest Park Subdivision, Plat “P”, consisting of 54 townhome units located at approximately 2525 West and 1000 South in the SDP-1 Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. This is the last phase of the residential portion of the Harvest Park project. There will be 54 townhomes, with common walls. They are mainly 5-unit buildings with 2-car garages. “Parcel A” listed on the drawings will be maintained by the Homeowners Association (HOA). The proposal is consistent with the General Plan, Concept Plan and Development Agreement. The sidewalks can be installed when the units are built, which is typical in the Harvest Park Subdivision. There are 33 additional on-street, nose in, parking stalls in this plat of the development. The townhomes are considered pad sites, which requires a 20’ separation on the rear. Units 444 and 450 will need to be adjusted to meet this requirement, but with the area should not be a problem. This same architecture was approved for Plat “O”, so is no elevation concerns with the proposal this evening. Brian went over these standards for those in attendance. A porch element has been added to lessen the appearance

Planning Commission Minutes – July 26, 2018

of the garages on the front of the units. The units that have side facing portions onto the street will need some additional exterior features so as not to look like a large wall of stucco/siding. This plat will need to participate in the HOA. The trail system and parking will be as previously shown.

Susan Palmer, applicant, as well as **John Gasman**, with McArthur Homes, spoke. “Parcel A” listed on the plans was part of the original approval along the railroad tracks. This area will be maintained by the HOA. **Vice-Chairman Schellenberg** would like this area defined in the approval, so that it is hidden and well maintained. He would like it to be part of a commitment that will be finished with Plat “P”. The applicants stated they will be installing this area to the standards set out by the HOA. It will be low maintenance with some level of security around it. It was felt there should be some asphalt in “Parcel A” so there could be a turnaround area. Brian stated that a fire lane could potentially be asphalt between the two stub streets into the “Parcel A” area. John Gasman stated that some type of turnaround on the north street would be the best option. Vice-Chairman Schellenberg felt the built out of “Parcel A” should be shown on the plans that go to the City Council for final approval. Mr. Gasman stated that the elevations will be more detailed than those approved in Plat “O”. On-street parking is generally allowed in Harvest Park, but there have been some issues with it along Crescent Row and Crescent Way. Where these units will have front driveway parking, it will help to lessen the issues in this area. The applicants have tried to optimize the parking. **Commissioner Nemelka** asked if there would be a concern with residents parking in the “Parcel A” area that should not be. Brian stated that the applicant and the HOA have been working on the build out of this area. If a possible fire lane were installed, it could potentially be used for parking, which should not be allowed. Susan Palmer stated that these areas would be gated, so it should not become an area where those visiting the development could park. John Gasman said that they should be able to keep the fence on the outside of “Parcel A”, keeping both areas gated. It was recommended that the City Engineer work with the applicant and Homeowner’s Association (HOA) to create a detailed layout for “Parcel A” prior to approval being reviewed by the City Council.

Motion: Commissioner Lake moved to recommend approval to the City Council for the Preliminary Plat and Architectural Review for the Harvest Park Subdivision, Plat “P”, consisting of 54 townhome units located at approximately 2525 West and 1000 South in the SDP-1 Zone, with the special conditions listed below:

1. The applicant shall comply with all outstanding Development Review Committee (DRC) comments.
2. The Final Plat shall require approval from the DRC.
3. The applicant shall provide evidence that they will participate in the Harvest Park Homeowner’s Association (HOA) prior to plat recording.
4. Units 304D, 306A, 307A, 307E, 308A, 308E, 310D, 311A, and 313E must have at least 25% window or door area facing the street that the side yard is adjacent to.
5. The detailed build out of “Parcel A” be defined as part of the commitment in approval of Plat “P”, with an agreement from the HOA. This is to prohibit the area from become a nuisance strip.
6. The City Engineer determine appropriate fire access at the end of the

two streets leading in to “Parcel A”.

Second: Commissioner Nemelka

Vote: Unanimous

Item 3. Consideration of a Preliminary Plat for the Maple View Estates, Plat “B”, a 2-lot subdivision at 830 North Main Street in the RA-2 Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. There is a former Elderly Care Center on the property, which is no longer being utilized. The property can handle an additional lot on the east side of the property, still meeting the requirements of the RA-2 Zone. Improvements would be required along the entire frontage of the property along Main Street heading east along 800 North. The owners are trying to figure out the best way to use this property moving forward. Staff recommends approval of the subdivision. **Vice-Chairman Schellenberg** asked if this may cause potential problems where this is part of a previously recorded subdivision. The issue would only become a problem if Transferable Development Rights (TDR) were required, where they are not. This parcel meets the requirement and zoning of the RA-2 Zone, so the owner has the right to utilize it to that zoning standard. Whatever type of use the current unit would propose would require approval, as the previous use has expired. **Jim Macias** lives down the street to the east and wondered if the commercial permission for the home would go away if this were approved. Brian stated that this use has already expired and is no longer an allowed use.

Motion: Commissioner McLean moved to approve the Preliminary Plat for the Maple View Estates, Plat “B”, a 2-lot subdivision at 830 North Main Street in the RA-2 Zone, with the special condition listed below:

1. The applicant shall comply with all outstanding items identified in the attached Development Review Committee (DRC) comments prior to plat recording.

Second: Commissioner Lake

Vote: Unanimous

Item 4. Adjourn.

April Houser, Executive Secretary

Date