MAPLETON PLANNING COMMISSION MINUTES February 22, 2024

PRESIDING AND CONDUCTING:	Sharee Killpack
Commissioners in Attendance:	Lewis Nuttall TJ Uriona
Staff in Attendance:	Sean Conroy, Community Development Director
Minutes Transcribed by:	April Houser, Executive Secretary

Chairman Killpack called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given.

Item 1.	Planning Commission Meeting Minutes – January 25, 2024.
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- **Motion:** Commissioner Uriona moved to approve the Planning Commission Meeting Minutes for January 25, 2024.
- Second: Commissioner Nuttall
- Vote: Unanimous

Item 2. Consideration of a Preliminary Plat for the Harmony Ridge Plat "B" subdivision consisting of 123 units located at approximately 5000 South 750 West in the PD-3 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The city approved the zoning back in 2012 for this development. The applicant is now moving forward with Plat B, which consists of 100 condominiums and 23 townhomes. Renderings of the park and residential units were part of the Staff Report this evening. The project is consistent with the Zoning and General Plan, so staff recommends approval of the Preliminary Plat.

Brandon Watson, representing Edge Homes, stated that they are excited to get moving on this project. The park, with all the amenities, is something they hope to get underway as soon as possible. Phase 1 is currently underway, with the hopes of having asphalt poured as soon as the weather permits.

Motion: Commissioner Nuttall moved to approve the Preliminary Plat for the Harmony Ridge Plat "B" subdivision consisting of 123 units located at approximately 5000 south 750 West in the PD-3 Zone with the condition that all the Development Review Committee (DRC) comments be addressed prior to plat recording. Second: Commissioner Uriona Vote: Unanimous

Item 3. Consideration of a Project Plan application for the construction of a mixeduse building located at 410 North Main Street in the Central Commercial (CC-1) Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This parcel is smaller with a very narrow layout. Back in 2018 the property had been approved for mixed-use, but the applicant at the time never moved forward with the project and has since sold the property. The proposed Project Plan is very similar to the previous proposal. There was a concern from the neighbor to the north that this building may obstruct the view for them leaving their driveway. The proposed building will be set 12' back from the stop sign, so it should not restrict any views, or cause safety concerns in that regard. Staff does recommend that a tree not be required in the park strip along Main Street, nor any on-street parking, to maintain a clear line of vision. Parking will be along the rear east portion of the lot. The proposed use would meet the General Plan for this area. **Commissioner Nuttall** asked about what might happen to the power pole on Main Street.

Wade Peterson, the applicant, met with Rocky Mountain Power regarding the power pole, and was told it would need to remain in place. There would be four total parking stalls on the lot, with one being a handicap stall. Two additional parking spaces would be allowed to be striped along the south side of the property along 400 North. There are also two tandem parking stalls in the garage for the residential unit to utilize. **Commissioner Uriona** asked if the bottom unit could ever be converted into an additional residential unit, which Sean stated that it could not be due to the commercial mixed-use zoning.

- **Motion:** Commissioner Uriona moved to approve the Project Plan application for the construction of a mixed-use building located at 410 North Main Street in the Central Commercial (CC-1) Zone with the conditions listed below:
 - 1. The final site plan shall include four surface parking spaces, one bike rack with at least three bike stalls and at least one outdoor bench.
 - 2. Final approval by the Development Review Committee is required for the sidewalk and City utilities. A durability bond shall be posted for the required infrastructure improvements.
 - 3. A final landscape plan shall be submitted that includes at least 20% of the site in landscaping, 1 deciduous tree every 30' in the front planter, and along the north and east property lines. No more than 60% of the landscaping shall be in sod.

Second: Commissioner Nuttall

Vote: Unanimous

Item 4. Consideration of an ordinance amending Mapleton City Code section 18.90 regarding landscaping and buffering requirements in commercial and residential zones.

Sean Conroy, Community Development Director, went over the Staff Report for those in

attendance. This item primarily came about after the discussion that took place when Quick Quack Carwash was proposed regarding noise mitigation. Moving forward there may be more noise concerns as commercial projects are proposed in areas with residential homes next to them. Staff felt that a six-foot fence should be required in these areas, with the possibility to raise it to an eight-foot fence when additional noise mitigation measures are needed. **Commissioner Nuttall** felt there was a lot of excellent work put in to this ordinance amendment. **Commissioner Uriona** asked about larger estate lots, and if they could be left in their natural vegetative state. Sean stated that the front yards would be required to be landscaped.

Chairman Killpack opened the Public Hearing. No comments were given, and the Public Hearing was closed.

Motion:Commissioner Nuttall moved to recommend approval to the City Council of
an ordinance amending Mapleton City Code section 18.90 regarding
landscaping and buffering requirements in commercial and residential
zones.Commissioner Killpack

Second: Commissioner Killpack

Vote: Unanimous

Item 5. Consideration of an ordinance establishing criteria for flag lots.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Most residential zones have a requirement for a minimum lot size, along with street frontage requirements. When new developments are built, the proper infrastructure is required to meet the needs of these developments. Staff have been thinking about a better way to address some of the smaller developments where flag lots would make more sense than requiring a public street to be installed for the use of one lot. Some stipulations would be put in place that would limit the allowance of a flag lot to subdivisions of 2 lots or less that do not have adequate frontage and would otherwise be required to construct a new road to get frontage. The parcel could not be part of an existing subdivision. Emergency vehicle access and turnaround would still need to be provided. These types of lots would not be allowed if the Transportation Plan shows a future street or if a road is needed to provide access to adjacent parcels. This amendment is only to avoid constructing new roads where they would otherwise not be needed. An example of a possible acceptable flag lot was part of the Staff Report this evening.

Chairman Killpack opened the Public Hearing. **Brad Johnson** felt his lot would be more appealing with the more small-town rural feel. Chairman Killpack felt this ordinance was a long time coming. **Justin Sorensen** wanted to express his support of this ordinance. Sean felt this would help mitigate the dead-end streets that are not needed within the city. No additional comments were given, and the Public Hearing was closed.

Commissioner Uriona asked if the city had any idea how many lots in the city could be developed under this proposed ordinance. Sean stated that he would estimate around 40-45 lots. There may be fewer once the proposed standards are applied. This ordinance would require the applicant to complete the required improvements along the current street frontage where the flag lot would have access. Commissioner Uriona asked how they would determine the front yard setback. Sean stated that it would be 30 feet from the side

where the front parcel's home was located.

Motion:Commissioner Nuttall moved to recommend approval to the City Council of
an ordinance establishing criteria for flag lots.SecondsCommission on Unions

Second: Commissioner Uriona

Vote: Unanimous

Item 6. Adjourn.

April Houser, Executive Secretary

Date