

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
April 9, 2009

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**PRESIDING AND CONDUCTING:** Chairman Oscar Mink

**Commissioners in Attendance:** Jared Bringham  
Rick Maingot  
Barbara Pratt  
Skip Tandy  
Leo Thomsen  
Alternate Jeff Hawkins  
Alternate Mike Tippetts

**Commissioners not in Attendance:** Pam Elkington

**Staff in Attendance:** Cory Branch, Planning Director  
Matthew Brady, Planner I

**Minutes Recorded by:** April Houser, Executive Secretary

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Chairman Mink called the meeting to order at 6:30pm. Skip Tandy led the Pledge and Oscar Mink gave the invocation.

*Items below are not necessarily in the order they were heard.*

Alternate Commissioner Jeff Hawkins was seated as a voting member.

**Item 1. Trails Sub-Committee Meeting Minutes – March 9, 2009.**

**Motion:** Commissioner Maingot moved to approve the Trails Sub-Committee Meeting Minutes for March 9, 2009.

**Second:** Commissioner Bringham

**Vote:** Unanimous

**Item 2. Trails Sub-Committee Special Meeting Minutes – March 17, 2009.**

**Motion:** Commissioner Pratt moved to approve the Trails Sub-Committee Special Meeting Minutes for March 17, 2009.

**Second:** Commissioner Thomsen

**Vote:** Unanimous

**Item 3. Planning Commission Meeting Minutes – March 26, 2009.**

**Motion:** Commissioner Thomsen moved to approve the March 26, 2009 Planning Commission Meeting Minutes as corrected.

**Second:** Commissioner Pratt

**Vote:** Unanimous

- Item 4.**        **V. Blaine Turner, agent for Harvest Park Homes, LLC request to amend Title 18, Development Code, Part III, Zoning, Section 18.56A.050: Lot Area, in order to allow for an increase in density from 496 dwelling units to 587 dwelling units.**

The applicant requested a continuance of this item.

**Motion:**        Commissioner Tandy moved to continue this item until the May 14, 2009 Planning Commission Meeting.  
**Second:**        Commissioner Pratt  
**Vote:**            Unanimous

- Item 5.**        **Cory Andersen, agent for Whisper Rock, requests to amend the Mapleton City General Plan Map Land Use Designation from Low Density Residential to Medium Density Residential on approximately 17 acres for property located generally at 1100 West Maple Street.**

**Matthew Brady (Matt)**, Planner I, went over the Staff Report for those in attendance. This item came before both the Planning Commission and City Council almost one month ago. Cory Andersen, the applicant, was directed to bring his request back before the Planning Commission with a General Plan Map and Text amendment. The applicant is proposing to do 58 units on the parcel tailored to Senior Living. Staff recommends approval this evening with a condition that surrounding areas of this development be reviewed to ensure compatibility for possible zoning in the future. **Commissioner Tandy** asked Matt to clarify spot zoning. Matt stated that this is when a certain property is zoned one zone, not being compatible with the zones surrounding it. **Commissioner Maingot** asked why the Commission should consider this change, when it was not done prior with the General Plan updates that the City initiated. Matt stated that the General Plan needs to change as conditions change. **Cory Branch**, Planning Director, stated that the City feels the density buffering the commercial zones needs to be discussed. It currently reflects one (1) acre lot zoning abutting the commercial zones. Matt gave a brief summary of Item 6 for some help with clarification to those in attendance. Commissioner Tandy asked how Adequate Public Facilities would be impacted if the General Plan density was changed to allow for higher density developments. Cory stated that Adequate Public Facilities is a hot topic with the City right now. He also said that Gary Calder, City Engineer, would be doing some research on this topic to ensure we do not hit a shortfall in the future. Impact Fees are currently paid to the City by the developer at time of recording.

**Cory Andersen**, agent for Whisper Rock, felt that the Planning Commission did not like his proposal when he came to them previously. He was given direction from the City Council to find a zone that would better fit his proposed type of development. It was discussed that the R-3 Zone could possibly work, however, with the lack of clarification in the current R-3 Zoning Ordinance, the applicant felt that a new Planned Residential Development (PRD) would be more suitable, thus the reason for these proposals this evening. This development will be tailored to Seniors (55 years and older), with a Club House, and a Home Owners Association (HOA) that will maintain the landscaping. Mr. Andersen does not feel that one (1) acre lots are desirable in Mapleton at this time, and feels this is something new and different that would help get some building going on in the City. **Commissioner Tippetts** feels the Commission and City needs to be proactive in doing the things it can to help revenue be brought into the City. He inquired if the applicant could receive a PRD Zoning, without changing the General Plan Zoning in the area. Matt stated that the General Plan is an advisory map that is there to help with possible zoning of properties within the City. **Commissioner Pratt** felt that these decisions would impact the future, so what they decide to do should help to follow the City's Vision Statement, preserving rural character. She feels this would be a long term decision based on a short term need. Cory Branch gave a summary of the application process which the applicant is trying to do in regards to this project.

**Chairman Mink** opened the Public Hearing. **Liona Hales** stated that they have seen change after change in the past 16 years that they have lived here. She feels the density Mr. Andersen is requesting is too high for the area. Mrs. Hales feels they deserve a buffer zone to their one (1) acre lots, and that this development would lower their property value. She does not feel that 1100 West is safe having all of the traffic on it that these developments would bring. Mrs. Hales also wonders what assurance they have that this development will be nice, and maintained well by an HOA. **Commissioner Tandy** stated that the Commission is trying figure out what is best in this area in regards to the General Plan. Mrs. Hales feels there needs to be at least two (2) ingress/egress streets. **Russell Davies** feels there is a high traffic volume with the current traffic on 1100 West. He feels if this development goes through 1100 West would be unbearable on the neighbors and the City. No additional comments were given and the Public Hearing was closed. **Commissioner Thomsen** had a concern with Adequate Public Facilities. He wondered if the City would be able to support all the current and future subdivisions within the City.

**Motion:** Commissioner Tandy moved to recommend to City Council approval Cory Andersen's, agent for Whisper Rock, request to amend the Mapleton City General Plan Map Land Use Designation from Low Density Residential to Medium Density Residential on approximately 17 acres for property located generally at 1100 West Maple Street, with the conditions listed below:

1. That if this General Plan Map amendment is approved by the Planning Commission and City Council, that Staff be directed to soon after do a more comprehensive General Plan Map amendment to ensure that nearby areas are planned compatibly with the proposed Whisper Rock development area.
2. The City Engineer do a Public Facilities Study for this general area.
3. City Engineer to determine road layout as a guideline for future developments in this area.

**Second:** Commissioner Hawkins

**Vote:** 4:3:0 with Commissioners Hawkins, Bringhurst, Thomsen and Tandy voting aye and Commissioners Maingot, Pratt and Mink voting naye for the reasons listed below:

1. The General Plan Map and Policies should not be changed in order to make a developer's project more financially feasible.
2. Proposal does not fit the Vision Statement of the city.
3. Applicant already has an approved development plan with the City for this parcel.
4. General Plan Amendment in this area is premature.

**Item 6. Cory Andersen, agent for Whisper Rock, requests to amend the Mapleton City General Plan Land Use Written Policies for Medium Density Residential.**

**Matthew Brady (Matt)**, Planner I, went over the Staff Report for those in attendance. The applicant is proposing to allow for Planned Residential Development Zones in the Medium Density Residential Zone. The applicant is also requesting the higher density to be allowed without the use of Transferable Development Rights (TDR). The City recommends that TDR's be required for these types of proposed developments. Matt went over the current, proposed, and City recommended amendments to the General Plan Land Use Written Policies.

**Cory Andersen**, agent for Whisper Rock, stated that he does not agree with the requirement to use TDR's to come down to 12,000 square foot lots. He feels that if he wanted, he could purchase TDR's at about \$20k each in the current market and request to use them to get more density instead of building his proposed Club House with amenities. However, he feels that his proposal would be a positive aspect for the City, and those who move into this development.

**Chairman Mink** opened the Public Hearing. No comments were given and the Public Hearing was closed.

**Motion:** Commissioner Tandy moved to recommend to City Council approval of Cory Andersen's, agent for Whisper Rock, request to amend the Mapleton City General Plan Land Use Written Policies for Medium Density Residential, with the conditions listed below:

1. That Staff's recommended General Plan Written Policy Amendment revisions (Attachment #2 on Staff Report) be adopted as the official General Plan Written Policy with the changes below:
  - a. Strike the two sentences *"These areas shall be located primarily in the northwestern and southern parts of Mapleton. This designation shall also serve as a buffer and transition area to less intense residential designations east of the Highway 89 General Commercial corridor."*
  - b. Zoning for Planned Unit Developments (PRD) shall only be allowed in the perimeter of 800 North to 1600 South east of Highway 89's Commercial Corridor to 1100 west.
  - c. "Attached Units" changed to read as "Twin Homes".
  - d. Staff to review the Transferable Development Right (TDR) Ordinance in order to include the Planned Residential Development (PRD) Zone, should this amendment pass at a future date.

**Second:** Commissioner Bringhurst

**Vote:** 6:1:0 with Commissioners Hawkins, Bringhurst, Thomsen, Pratt, Tandy and Mink voting aye and Commissioner Maingot voting naye feeling it is not an appropriate zone to have in Mapleton City.

**Item 7.** **Cory Andersen, agent for Whisper Rock, requests to amend Title 18, Development Code, Part III, Zoning, in order to enact Chapter 18.77, Planned Residential Developments (PRD). The purpose of the PRD ordinance is to allow for densities higher than a typical residential development and fit into the surrounding neighborhoods.**

The applicant has requested a continuance of this item this evening.

**Motion:** Commissioner Maingot moved to continue this item until the April 23, 2009 Planning Commission Meeting.

**Second:** Commissioner Bringhurst

**Vote:** Unanimous

**Item 8.** **Cory Andersen, agent for Whisper Rock, requests a rezone of approximately 17 acres from Planned Residential Community – 5 (PRC-5) to Planned Residential Development (PRD) on property located generally at 1100 West Maple Street.**

The applicant has requested a continuance of this item this evening.

**Motion:** Commissioner Maingot moved to continue this item until the April 23, 2009 Planning Commission Meeting.

**Second:** Commissioner Bringhurst

**Vote:** Unanimous

**Item 9.**            **Cory Andersen, agent for Whisper Rock, requests Preliminary Plat approval of Whisper Rock Subdivision (58 lots proposed), on property located generally at 1100 West Maple Street. The subject property is currently located in the Planned Residential Community – 5 (PRC-5) Zone and the proposed Planned Residential Development (PRD) Zone.**

The applicant has requested a continuance of this item this evening.

**Motion:**            Commissioner Maingot moved to continue this item until the April 23, 2009 Planning Commission Meeting.  
**Second:**           Commissioner Bringham  
**Vote:**                Unanimous

**Item 10.**           **Cory Andersen, agent for Whisper Rock, requests Final Plat approval of Whisper Rock Subdivision, Phase I (5 lots proposed), on property located generally at 1100 West Maple Street. The subject property is currently located in the Planned Residential Community – 5 (PRC-5) Zone and the proposed Planned Residential Development (PRD) Zone.**

The applicant has requested a continuance of this item this evening.

**Motion:**            Commissioner Maingot moved to continue this item until the April 23, 2009 Planning Commission Meeting.  
**Second:**           Commissioner Bringham  
**Vote:**                Unanimous

**Item 11.**           **Adjourn**

**Motion:**            Commissioner Tandy moved to adjourn the meeting at 9:00pm.  
**Second:**           Commissioner Thomsen  
**Vote:**                Unanimous

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April Houser, Executive Secretary

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Dated:

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Oscar Mink, Planning Commission Chairman

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Dated:

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Cory Branch, Planning Director

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Dated: