

MAPLETON
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PLANNING COMMISSION MINUTES
July 13, 2023

PRESIDING AND CONDUCTING: Chairman Killpack

Commissioners in Attendance: Jake Lake
Rich Lewis

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 – June 8, 2023.

Motion: Commissioner Lewis moved to approve the June 8, 2023, Planning Commission Meeting Minutes.

Second: Commissioner Lake

Vote: Unanimous

Item 2. Consideration of Preliminary Plat approval for the Harmony Ridge Plat A subdivision consisting of 99 lots located at approximately 5000 South Highway 89. The applicant is Edge Homes.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The applicant's first phase will include 69 town homes and 30 condominiums. Some amendments were approved recently to the Development Agreement. There is a paved trail that will be built in this first phase, which will eventually connect to the Mapleton Parkway Trail. The maximum density of the overall development will be 990 lots. They are required to have two points of access for this phase. Staff recommends approval to the City Council with the Development Review Committee (DRC) comments.

Brandon Watson, with Edge Homes, knows this development has been in discussion with the city for many years. They are excited to move forward with this development. **Commissioner Killpack** asked about what types of elevations they are leaning towards. Brandon stated that their elevation is more of a Scandinavian look, which has been well received in other communities they have built in. An example of each of the types of units

they will be building was shown as part of the presentation this evening. They plan to use a lot of contrasting colors that will all work well with each other. There will be a park in this area that will be maintained by the Homeowners Association (HOA). This layout is in line with what was previously approved for development. There was some concern about the size of the park, feeling it does not seem large enough to accommodate all these units. There will be a 30-acre park adjoining this property that will be located on the upper part of this project for public use. **Commissioner Killpack** would love to see some additional features that will make the park area more beautified.

Motion: Commissioner Lewis moved to recommend approval to the City Council for the Preliminary Plat for the Harmony Ridge Plat A subdivision consisting of 99 lots located at approximately 5000 South Highway 89 with the condition that the Development Review Committee (DRC) comments be addressed prior to plat recording.

Second: Commissioner Lake

Vote: Unanimous

Item 3. Consideration of a Variance request from the required 30-foot corner lot setback for a new shed on a property located at 375 North Clegg Canyon Drive. The applicants are David and April Orgill.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The site is a corner lot with a storm drain easement along the back. No structures are allowed to be built in easements, which was one issue that needed to be addressed. The second was the 30-foot side yard setback requirement, which the current location of the structure was in violation of. The property owner did receive approval from the Homeowner Association (HOA) in the subdivision. When considering a Variance there are five requirements that must be met to receive the Variance. These five requirements were listed in the Staff Report this evening. **Commissioner Lewis** asked if the shed being built on the south side of the property was the only other location it could be put in to meet the city code. Sean stated that it would.

David Orgill, the applicant, stated that he built the structure in this location for privacy in their back yard. It would not obstruct any views. They do not have a lot of location options with the swimming pool and playground areas in the yard, in addition to the easement restrictions. Mr. Orgill did know about the storm drain easement on the property. When this development was approved, they proposed to have an open split rail fence. **Commissioner Lewis** tends to lean toward Staff's recommendation. **Commissioner Killpack** asked if there were any other locations on the property where it would fit. The applicant stated there is an area in the southwest corner of the lot it could potentially be located in. Staff does recommend denial of the application, but the Planning Commission can determine what they feel is best about meeting the five criteria. The commission is the final voting body for this application.

1st Motion: Commissioner Lake moved to deny the Variance request from the required 30-foot corner lot setback for a new shed on a property located at 375 North Clegg Canyon Drive.

Second: Commissioner Lewis

Vote: Motion died after some additional discussion, and the Planning Commission decided to table the item until the July 27, 2023, meeting in hopes of having more Planning Commissioners in attendance to weigh in on the Variance.

Item 4. Adjourn.

April Houser, Executive Secretary

Date