

MAPLETON
U T A H
PLANNING COMMISSION MINUTES
July 27, 2023

PRESIDING AND CONDUCTING: Vice Chairman Rich Lewis

Commissioners in Attendance: Jake Lake
Jesse McLean
Lewis Nuttall

Staff in Attendance: Sean Conroy, Community Development Director
David Stuenzi, Planner

Minutes Transcribed by: April Houser, Executive Secretary

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

Item 1. Planning Commission Meeting Minutes – July 27, 2023.

Motion: Commissioner McLean moved to approve the July 27, 2023, Planning Commission Meeting Minutes.

Second: Commissioner Nuttall

Vote: Unanimous

Item 2. 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. This item had previously been discussed at the July 13, 2023, Planning Commission Meeting. The shed is currently about 8'-9' from the property line. Sean went over the criteria for a Variance to be approved. Commissioners Rich Lewis and Jake Lake were at the previous meeting. **Commissioner Lewis** felt the property does have a unique circumstance with the 60 foot wide storm drain easement on the west side of the lot to protect some buried storm water retention chambers.

David Orgill, the applicant, stated that they had received approval from the Homeowners Association (HOA), and thought they were doing everything correctly. He believes their lot does have a unique situation with the storm water retention chambers. They hope to keep

the current location where they have started constructing the shed. **Commissioner Nuttall** noted the 30-foot corner lot setback, which **Commissioner McLean** asked for clarification as to why that setback is in place. **Commissioner Lewis** felt the storm drain retention chambers could qualify for a special circumstance on this lot.

Motion: Commissioner McLean moved to approve 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 feeling all five criteria had been met to qualify for a Variance.

Second: Commissioner Nuttall

Vote: 3:1:0 with Commissioners McLean, Nuttall and Lewis voting aye and Commissioner Lake voting nay feeling all five criteria had not been met.

Item 3. Consideration of a request to rezone five parcels from A-2 to RA-2 located at approximately 100 North Main Street.

David Stuenzi, Planner, went over the Staff Report for those in attendance. None of the current properties are 2 acres in size. The General Plan shows this area as Medium Density Residential, which the rezone would be in line with. All the property owners agree with this rezone. Staff would recommend approval to the City Council.

Vice-Chairman Lewis opened the Public Hearing. **Doug Howell** asked why the 20 West Maple Street property was zoned commercial? Sean stated that commercial zoning has been in place for years. Mr. Howell did not want the property rezoned because he preferred not to have homes built on this property. **Colene Miner** lives next door to the fire station. She was under the impression that the property was going to be developed with apartments. Sean stated that no multi-family units would be built there. It would be for single family homes only.

No additional comments were given, and the Public Hearing was closed. **Commissioner McLean** asked Sean to give a little description of what the RA-2 would allow for those in attendance.

Motion: Commissioner Lake moved to recommend approval to the City Council for a rezone of five parcels from A-2 to RA-2 located at approximately 100 North Main Street.

Second: Commissioner Nuttall

Vote: Unanimous

Item 4. Consideration of an ordinance amending Mapleton City Code Title 17 regarding subdivision requirements.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Each year as the state wrestles with affordable housing to comply with State Bill (SB) 174. Some of these proposed amendments are to bring the code in line with SB 174. There are also a few clean up items as well, referencing the City's long-range plan. There will be a small reduction of water right requirements as part of this amendment. **Commissioner Lake** asked if the water right reduction is mandated by the state, which Sean

stated that it was. That applied to the culinary water requirements. The outdoor water requirement will stay the same.

Vice-Chairman Lewis opened the Public Hearing. No comments were given, and the Public Hearing was closed. **Commissioner McLean** felt the City Council should still be aware of subdivisions coming forth since they are elected officials.

Motion: Commissioner McLean moved to recommend approval to the City Council for an ordinance amending Mapleton City Code Title 17 regarding subdivision requirements.

Second: Commissioner Lake

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date