

MAPLETON
U T A H
PLANNING COMMISSION MINUTES
April 11, 2024

PRESIDING AND CONDUCTING: Rich Lewis

Commissioners in Attendance: Jake Lake
TJ Uriona

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

Minutes Transcribed by: April Houser, Executive Secretary

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

Item 1. Planning Commission Meeting Minutes – February 22, 2024.

Motion: Commissioner Lake moved to approve the Planning Commission Meeting Minutes for February 22, 2024.

Second: Commissioner Uriona

Vote: Unanimous

Item 2. Consideration of a Preliminary Plat for the Harmony Ridge Plat "C" Subdivision consisting of 160 lots and the Harmony Ridge Plat "E" Subdivision consisting of 29 lots at approximately 5000 South Highway 89. The project is proposed based on the approved Annexation and Development Agreement approved for this project.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Plats "A" and "B" have already been approved, so these will be the next two plats to be developed in the subdivision. The applicant has met all the requirements of the Annexation and Development Agreement approved for this project.

Motion: Commissioner Lewis moved to approve the Preliminary Plat for the Harmony Ridge Plat "C" Subdivision consisting of 160 lots and the Harmony Ridge Plat "E" Subdivision consisting of 29 lots at approximately 5000 South Highway 89 with the condition that all Development Review Committee (DRC) comments be addressed prior to plat recording.

Second: Commissioner Lake

Vote: Unanimous

Item 3. Consideration of a request for a Variance to decrease the north side corner yard setback requirement from 30 feet to 25.5 feet for a lot located at 575 North 420 West.

David Stuenzi, Planner, went over the Staff Report for those in attendance. The lot proposing a Variance is a corner lot. The applicant would like to reduce the 30' required setback to 25.5'. In order to get a variance, the state code indicates that a hardship must come from unique circumstances peculiar to the property. There are some lots adjacent to this property which are narrower than the lot being discussed, and have homes built on them. Although the property is narrower than the other lots in the subdivision, it does not limit a home from fitting on the property under the current setback requirement. The standard for approval of a variance is that all five criteria listed below in Utah Code Section 10-9a-702 must be met:

1. Enforcement of the ordinance would cause unreasonable hardship.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same zone.
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by the other property in the same zone.
4. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and
5. The spirit of the Land Use Ordinance is observed, and substantial justice done.

The staff is sympathetic to the applicant wanting some additional flexibility to design a new home on this lot and recognizes that there are challenges. However, staff does not believe that the narrowness of the lot qualifies as an unreasonable hardship given that it meets all the dimensional standards of the PRC-7 zone and does not appear to be unique. It is extremely important that city's ensure all criteria are met when approving variance requests.

Motion: Commissioner Uriona moved to deny the request for a Variance to decrease the north side corner yard setback requirement from 30 feet to 25.5 feet for a lot located at 575 North 420 West.

Second: Commissioner Lake

Vote: Unanimous

Item 4. Adjourn.

April Houser, Executive Secretary

Date