

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
December 10, 2015

---

---

**PRESIDING AND CONDUCTING:** Chairman Rich Lewis

**Commissioners in Attendance:** Golden Murray  
Justin Schellenberg – Excused at 6:35pm  
Keith Stirling – Seated at 6:35pm

**Staff in Attendance:** Brian Tucker, Planner

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

---

---

Chairman Lewis called the meeting to order at 6:30pm. Rich Lewis gave the invocation and Golden Murray led the Pledge of Allegiance.

*Items are not necessarily heard in the order listed below.*

**Item 1. Planning Commission Meeting Minutes – October 22, 2015.**

**Motion:** Commissioner Murray moved to approve the October 22, 2015 Planning Commission Minutes.

**Second:** Commissioner Schellenberg

**Vote:** Unanimous

**Item 2. Consideration of a rezone from Residential-Agricultural (RA-1) to Residential-Minor Agricultural (RA-2), and Preliminary and Final Plat approvals for the *Marchbanks* Subdivision Plat “A”, consisting of two lots, located at approximately 530 West 2000 North.**

**Brian Tucker**, Planner, went over the Staff Report for those in attendance. This is a 1.186 acre parcel. The property is currently surrounded by primarily 1/3 acre lots. This would be a 2 lot subdivision, with each lot having over 1/2 acre. This request is consistent with the development pattern in this area, and conforms to the General Plan.

**Chairman Lewis** opened the Public Hearing. No comments were given and the Public Hearing was closed. **Commissioner Murray** asked Staff about giving a rezone without the use of Transferable Development Rights (TDR’s). Recommendation for approval is due to the property being within a 1/3 acre area on the General Plan, and Staff’s feeling that it follows the general

zoning and lot sizes for the area. The applicant has completed most of the items of concern in the Development Review Committee (DRC) minutes referred to in the Staff Report this evening.

**Motion:** Commissioner Murray moved to recommend approval to the City Council of an ordinance rezoning the property at approximately 530 West 2000 North from Residential-Agricultural (RA-1) to Residential-Minor Agricultural (RA-2), and Preliminary and Final Plat approvals for the *Marchbanks* Subdivision Plat “A”, consisting of two lots, with the special condition that any outstanding issues raised in the Development Review Committee (DRC) minutes dated November 18, 2015 be addressed prior to plat recording.

**Second:** Commissioner Stirling

**Vote:** Unanimous

**Item 3. Consideration of a rezone from Agricultural-Residential (A-2) to Residential-Agricultural (RA-1), and Preliminary and Final Plat approvals for the Osborne Subdivision Plat “A”, consisting of two lots, located at approximately 559 West 800 South.**

**Brian Tucker**, Planner, went over the Staff Report for those in attendance. The property is 2.51 acres in size with one home on the west end of the property. The applicant is not proposing the use of TDR’s. Each lot would have at least 1 acre of property. The General Plan would allow for RA-1 Zoning in this area, and a large majority of the properties around this are similar in size. Curb, gutter, sidewalk and street widening will need to take place with this development. The height of the accessory building on the property will need to be verified to ensure all setback requirements are met with the proposed subdivision. Staff would recommend approval of this request.

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

**Motion:** Commissioner Stirling moved to recommend approval to the City Council of an ordinance rezoning the property at approximately 559 West 800 South from Agricultural-Residential (A-2) to Residential-Agricultural (RA-1), and Preliminary and Final Plat approvals for the *Osborne* Subdivision Plat “A”, consisting of two lots, with the special condition that any outstanding issues raised in the Development Review Committee (DRC) minutes dated November 19, 2015 be addressed prior to plat recording.

**Second:** Commissioner Murray

**Vote:** Unanimous

**Item 4. 2016 Planning Commission Meeting Schedule.**

**Motion:** Commissioner Murray moved to approve the 2016 Planning Commission Meeting Schedule as provided in the Staff Report for this item.

**Second:** Commissioner Stirling  
**Vote:** Unanimous

**Item 5. Adjourn.**

---

April Houser, Executive Secretary

---

Date