

MAPLETON CITY
PLANNING COMMISSION MINUTES
April 28, 2016

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: Therin Garrett
Golden Murray
Thomas Quist
Keith Stirling

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Chairman Lewis called the meeting to order at 6:30pm. Therin Garrett gave the invocation and Thomas Quist led the Pledge of Allegiance.

Items are not necessarily heard in the order listed below.

Alternate Commissioner Thomas Quist was seated as a voting member this evening.

Item 1. Planning Commission Meeting Minutes – March 24, 2016.

Motion: Commissioner Stirling moved to approve the March 24, 2016 Planning Commission Minutes.

Second: Commissioner Murray

Vote: Unanimous

Item 2. Consideration of a code interpretation question regarding a storage area on the fourth story of a mixed use building located in the Harvest Park Commercial area at 726 South Highway 89.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. In 2011 the City approved a Project Plan for the Harvest Park Commercial Subdivision. The discussion tonight is for the 4th level of the building that will be used strictly for storage with no habitable space. The building will be on the rear of the property in pad #6. The building layout was shown to those in attendance. Staff provided a list of pros and cons for this request. The building would still comply with height standards. A deed would need to be recorded on the property stating that the 4th floor could not be used for habitable space. Each storage space would be approximately 14'x15' in size. The applicant does not plan on providing

heat or a/c to this area. **Chairman Lewis** felt a drop down ladder might be a good solution since a direct stairway would make it easily utilized as living or play area, which would not be allowed.

Chris Nagel, applicant, stated that they could possibly make the windows blacked out, so they were not actually accessible from inside the building, but would still give the exterior the look of windows. It would break up that section of wall to make the building more esthetically pleasing. **Commissioner Garrett** had a concern for safety of the firemen who may potentially think there is living area in the 4th story and risk their lives in trying to ensure no one is in that area. **Chairman Lewis** would like feedback from our Fire Department and Building Official to get their thoughts on this. **Brady Jensen**, property owner, asked for clarification on the initial height discussion that took place regarding these units. He was willing to eliminate the east side windows, but still allow them in the stairway area on the north and south sides.

Motion: Commissioner Murray moved that the Planning Commission was supportive of the proposal with the following conditions:

1. A notice is recorded on the property title indicating that the fourth story is for storage only and cannot be used as habitable space.
2. All windows on the east and west side of the fourth story be removed.
3. A sign indicating access restriction be installed on the doors to these spaces, notifying people that it is storage area only.
4. Approval received from Fire Department allowing this space for storage area.

Second: Commissioner Quist

Vote: Unanimous

Item 3. Consideration of Preliminary and Final Plat approval for the *Holley Subdivision Plat "A"* consisting of 11 lots located at approximately 1750 West Slant Road and the rezone of approximately four acres from the Agricultural Residential (A-2) to the Residential Agricultural (RA-2) Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The Holley's own about 11 acres of property just west of Maple Street. A concept plan for the entire parcel has been provided, but the plat approval is for 11 lots. Lots range in size from 1/3-1/2 acre. The lots on the southern end have an extended easement area where a drainage area currently runs. The General Plan for this area is mainly High Density Residential, so the proposed rezone is consistent with this.

Chairman Lewis opened the Public Hearing. **Kay Cragun** was representing his mother who owns property next to the proposed development. The applicant will be responsible to put in the full width of improvements for the property that they own. Mr. Cragun was worried about the safety of the traffic going in and out of this development. **Jason Johnson** was representing his mother, who lives directly south of this development on Slant Road. They are worried cars would cross the street in bad weather conditions right into her yard. **Bonnie Holley** was there

representing her family. This is family property and they just want to come back and build a home here. Her in-laws still live in the home down the current lane on the property. No additional comments were given and the Public Hearing was closed.

Sean reiterated that the rezone is consistent with the General Plan without the use of Transferable Development Rights (TDR's). The Right-of-Way (ROW) already exists for the street entrance to the proposed development.

Motion: Commissioner Stirling moved to recommend approval to the City Council for the Preliminary and Final Plat for the *Holley Subdivision Plat "A"* and the rezone of approximately 4 acres from the Agricultural Residential (A-2) to the Residential Agricultural (RA-2) with the attached findings and conditions:

1. Any outstanding issues raised in the Development Review Committee (DRC) minutes dated March 21, 2016 shall be addressed prior to plat recording.
2. Remnant parcels lacking frontage and/or a land area of 3 acres must be combined with an adjacent parcel into one legal description and recorded as one deed.

Second: Commissioner Garrett

Vote: Unanimous

Item 4. Consideration of an ordinance amending Mapleton City Code Chapter 17 regarding the standards and procedures for subdivision approvals.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Our current process requires the applicant go through a pretty extensive engineering review before the project even goes to Planning Commission or City Council for review. Staff went over the proposed amendments for those in attendance. This ordinance amendment would reduce the number of hearings, allow the Planning Commission and City Council to provide direction earlier in the process, and be less risky for the applicant.

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

Motion: Commissioner Garrett moved to recommend approval to the City Council of an ordinance amending Mapleton City Code Chapter 17 regarding the standards and procedures for subdivision approvals.

Second: Commissioner Murray

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date