

MAPLETON CITY
PLANNING COMMISSION MINUTES
June 14, 2012

PRESIDING AND CONDUCTING: Jared Bringhurst

Commissioners in Attendance: John Gappmayer
Leslie Jones
Golden Murray
Keith Stirling
Ryan Swanson

Staff in Attendance: Cory Branch, Planning Director

Minutes Taken by: April Houser, Executive Secretary

Chairman Jared Bringhurst called the meeting to order at 6:30pm. Ryan Swanson led the Pledge and Golden Murray gave the invocation.

Alternate Commissioner Golden Murray was seated as voting member this evening.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – May 10, 2012.

Motion: Commissioner Swanson moved to approve the May 10, 2012 Planning Commission Minutes.
Second: Commissioner Gappmayer
Adjourn: Unanimous

Item 2. Jody Riggs, agent for Garth and Cheryl Felix, requests approval of an amended plat (Lots 13 and 43) in order to construct a single family home on Lot 13 of Park Meadows Estates Subdivision, Plat “A”, located generally at 1088 West Park Meadows Drive in the RA-1-C Zone.

Cory Branch, Planning Director, went over the Staff Report for those in attendance. A lot of this development has been built out. When the subdivision went through the approval process a note was put on the plat that Lot 13 would be used for an Assisted Living Facility. The applicant would like to have this removed. No concerns have been made to the Community Development Department regarding this request. There is a sewer lift station on Lot 43 of the property that the City owns and maintains. Staff is proposing to increase the lot area on this parcel giving it frontage off of the street, allowing access to the lift station off of Park Meadows Drive. Staff recommends approval of this proposal. There are a number of technical issues that need to be fixed that were given by the Development Review Committee (DRC) on June 13, 2012. As the owner starts construction the City and Mr. Felix will discuss landscaping for the lift station area. There will not be any changes to Lot 14.

Garth Felix, property owner, said he could answer questions if there were any. No questions were asked. **Chairman Bringham** opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Jones moved to approve an amended plat (Lots 13 and 43) in order to construct a single family home on Lot 13 of Park Meadows Estates Subdivision, Plat "A", located generally at 1088 West Park Meadows Drive in the RA-1-C Zone, with the condition that all of the Development Review Committee (DRC) concerns from the June 13, 2012 meeting be met.

Second: Commissioner Stirling

Vote: Unanimous

Item 3. David Herring requests to rezone property located generally at 1045 West Maple Street and 98 South 975 West from the A-2 (Agricultural Residential) Zone to the RA-1 (Residential Agricultural) Zone.

Cory Branch, Planning Director, went over the Staff Report for those in attendance. The Union Bench subdivision to the east of this property is zoned RA-1. Prior to the Union Bench subdivision the two parcels in question this evening were part of that development. The property is located in the Low Density Residential Zone on the General Plan. Staff has reviewed this and looks at it as a clean up item. It is Staff's recommendation to rezone this consistent to the Union Bench subdivision. One thing to note is the lot configuration will include two lots. Lot 1 will end up having 33,875 square feet. There were some boundary lines that needed to be worked out as well as street dedication, which is why they are under the acreage for the RA-1 Zone for Lot 1. This proposal would allow a home to be built on the proposed Lot 2. Staff feels this rezone should be approved. There is a 125' street frontage requirement, which Lot 2 will have if this rezone takes place. **Commissioner Stirling** asked if Staff felt the lots to the west of this property would eventually be RA-1. Cory stated that he felt they would since they fall within the Low Density Residential area on the General Plan.

David Herring, applicant, and **Russell Davies**, owner of Lot 2, stood to answer questions. None of the neighbors had concerns with this. Russell's son Ron plans to build on the property. **Chairman Bringham** opened the Public Hearing. No comments were given and the Public Hearing was closed. Chairman Bringham had a question as to if Transferable Development Rights (TDR's) would be necessary for this rezone. Cory stated that it would not due to the fact it falls in the Low Density area on the General Plan map.

Motion: Commissioner Stirling moved to recommend approval to the City Council of an ordinance rezoning the property located generally at 1045 West Maple Street and 98 South 975 West from the A-2 (Agricultural Residential) Zone to the RA-1 (Residential Agricultural) Zone.

Second: Commissioner Jones

Vote: Unanimous

Item 4. David Herring requests Preliminary and Final Plat approval of Herring Estates Subdivision, Plat "A", a two (2) lot subdivision, located generally at 1045 West Maple Street and 98 South 975 West.

Cory Branch, Planning Director, went over the Staff Report for those in attendance. There was no additional information to add besides that given during the prior Item regarding the rezone. Cory gave a brief description to those in attendance regarding Legal Non-Conforming Lots and Illegal Non-

Conforming Lots, and the difference between the two. If this subdivision is approved Lot 1 would be considered Legal Non-Conforming due to the lot area.

David Herring stated that Russell Davies' son Ron hopes to build a home on Lot 2 within a couple of years. The applicant has been working with the Public Works Department regarding the utilities, which are already installed along 975 West. **Chairman Bringham** opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Swanson moved to approve the Preliminary and Final Plats for the Herring Estates Subdivision, Plat "A", a two (2) lot subdivision, located generally at 1045 West Maple Street and 98 South 975 West, with the condition that all of the Development Review Committee (DRC) concerns from the June 5, 2012 meeting be met.

Second: Commissioner Jones

Vote: Unanimous

Item 5. George E. Harper requests approval of a residential facility for persons with a disability including the accommodation to allow the establishment of a maximum of 14 occupants on property located generally at 727 East 1100 South. The subject property is located in the A-2 (Agricultural Residential) Zone.

Mapleton City Staff is requesting a continuance of the item in order to do some additional research relating to building code, fire code, and state licensing requirements.

Motion: Commissioner Stirling moved to continue this item until the July 12, 2012 Planning Commission Meeting.

Second: Commissioner Swanson

Vote: Unanimous

Item 6. Adjourn.

Motion: Commissioner Swanson moved to adjourn the meeting at 7:07pm.

Second: Commissioner Jones

Vote: Unanimous

April Houser, Executive Secretary

Date: