

MAPLETON CITY

PLANNING COMMISSION MINUTES

November 8, 2018

PRESIDING AND CONDUCTING: Chairman Golden Murray

Commissioners in Attendance: Sharee Killpack
Jake Lake
Jesse McLean
Justin Schellenberg

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Chairman Murray called the meeting to order at 6:30pm. An invocation and the Pledge of Allegiance was given.

Alternate Commissioners Jake Lake and Jesse McLean were seated as voting members this evening.

Item 1. Planning Commission Meeting Minutes – October 25, 2018.

Motion: Commissioner McLean moved to approve the October 25, 2018 Planning Commission Meeting Minutes.

Second: Commissioner Schellenberg

Vote: Unanimous

Item 2. Consideration of a request to rezone approximately 6.7-acres of property located at approximately 200 North and Highway 89 from Agricultural-Residential (A-2) and General Commercial (GC-1) to Residential (R-2-B) with a Transferable Development Right Receiving Site (TDR-R), and review of a concept plan for 30 residential lots and a mix use commercial building on the property.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. There are 3 separate zoning districts currently on the property, which are the GC-1, A-2 and CE-1 Zone. The property is north of the Holley Subdivision that has recently been developed in the area. The applicant is requesting to rezone the A-2 and GC-1 zones to R-2-B, leaving the CE-1 Zone as is. There is a small segment of the property that would require a trail easement at the northwest corner. The zoning requested meets the General Plan recommendation for the area. Sean went over the rezone process for those in attendance. The Planning Commission

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would be a recommending body this evening to the City Council. The commercial project would be allowed in the current zone. Stub roads would eventually connect with the Holley Subdivision to the south, and future developments to the north. Staff would recommend approval to the City Council of the rezone contingent on approval of a subdivision plat generally consistent with the concept plan provided in the Staff Report this evening. The rezone, if approved, would be revoked if the plan proposed this evening was not followed within reason. **Commissioner Lake** asked if this proposal connects to the development approved a couple months back that is located to the north. Sean stated that it does not, as the hollow is the separation area between the two properties. Lots 13, 14 & 15 may require some additional geotechnical studies if the homes on the lots go into the CE-1 Zone area that is along the rear of the properties. There are 2 current stub streets in the Holley subdivision that could connect to this development when the property in between is developed. The commercial standards will not allow for anything higher than 3 stories, with residential on the 2nd and 3rd floors only. There is a parking requirement for each residential unit, which typically addresses the number of residential units allowed.

Julie Smith, the applicant, stated that they are allowing 3 different types of housing units to help with affordable housing. The proposal is the basic design, which may shift a little depending where the CE-1 zone falls when surveyed. The number of lots will not increase, but lots may be tweaked a little to meet the building needs. The applicants are not landlocking anyone with this proposal. The owners of the property did not want to deal with the R-3 Zone, so they decided to move forward with the R-2-B zoning, which will have less density. The difference between the R-2-B and R-3 Zones were given to those in attendance. The developers are planning to develop it all at once.

Chairman Murray opened the Public Hearing for comment. **Paul and Linda Holley**, owners of the property to the south of the proposed development, stated that they are not to enthused about high density. The Holley Subdivision was developed by their son. The hollow is a large safety concern to them. It is a big change to their area. This was a family subdivision put in at one time. There are only large lots in this area. They are nervous this development will bring in high density and additional traffic. They worry about their value going down. The Holley's do not consider this a high-density area and are not excited about this development. The applicant purchased the property back in May when the high-density zoning was approved. This development would have larger lots than the Harvest Park development in Mapleton. The developer would have the burden of installing the road to a half plus seven-foot street with utilities. **Tom Carter**, one of the applicants, stated that they tried to work with the Holley's, but cannot be tied to appeasing all the property owners in the area. **Commissioner McLean** stated that the applicants are well within their development rights and would recommend the Holley's work with the developer at this time to figure out something that is feasible for all properties involved. No additional comments were given, and the Public Hearing was closed.

Commissioner Schellenberg felt if the residential rezone request was approved, it would require the vacant property to the south to follow suit. He felt it would be more productive to have the both owners agree to the layout of the entire area. The rezone could be approved with the direction that the subdivision be configured to work with both the developer and the Holley's. Sean stated

that it would not be legal to tie the developers to the adjacent property owners working on a solution together. Continuing it with the direction of the two property owners to work together would be more logical, although should not be a requirement. **Tom Carter**, the applicant, stated that he has designed the entire project to allow these two properties to connect when developed in the future. Mr. Carter is looking for a rezone on their property, not the Holley property. They have tried to make this all work as best they can. **Chairman Murray** felt that allowing the Holley's to be a part of this could essentially put off the developers receiving the rezone they seek indefinitely. There may be a good way for the Holley's to develop as proposed. Tying the recommendation of approval to the current developer does not seem appropriate. Commissioner Schellenberg understands the value of allowing the applicants to move ahead, but recommended they try working with the Holley's if possible. The rezone could be tied to the number of single family and townhomes, instead of the concept plan. **Commissioner Killpack** did not feel these lots would affect the value of those homes in the Holley Subdivision.

Motion: Commissioner Killpack moved to recommend approval to the City Council of a rezone of approximately 6.7-acres of property located at approximately 200 North and Highway 89 from Agricultural-Residential (A-2) and General Commercial (GC-1) to Residential (R-2-B) with a Transferable Development Right Receiving Site (TDR-R), and review of a concept plan for 30 residential lots and a mix use commercial building on the property, with a Trail Easement.

Second: Commissioner Schellenberg

Vote: Unanimous

Item 3. Adjourn.

April Houser, Executive Secretary

Date