

MAPLETON CITY

PLANNING COMMISSION MINUTES

January 10, 2019

PRESIDING AND CONDUCTING: Commissioner Therin Garrett

Commissioners in Attendance: Sharee Killpack
Jake Lake
Jesse McLean
Christy Nemelka - left at 7:05pm

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Commissioner Garrett called the meeting to order at 6:00pm. An invocation and the Pledge of Allegiance was given.

Alternate Commissioner Jake Lake was seated as voting member this evening.

Item 1. Planning Commission Meeting Minutes – December 13, 2018.

Motion: Commissioner Killpack moved to approve the December 13, 2018 Planning Commission Meeting Minutes.

Second: Commissioner Lake

Vote: Unanimous

Item 2. Consideration of a request to rezone approximately 6.51 acres of property located at approximately 600 South Slant Road from R-3 to Residential (R-2-B) with a Transferable Development Right Receiving (TDR-R) Site.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This is a property everyone is familiar with. The South Hollow Subdivision is to the north, the Mapleton Grove Subdivision to the west, and the Harvest Park Subdivision to the east. In 2009 the City Council approved the annexation of the property with 84 condo units. The developer never moved forward with the project, so in 2016 it was annexed into the City with the DR Horton development property to the west. The City Council approved the R-3 Zone on August 15, 2018 after recommendation from the Planning Commission to deny it feeling an R-2-B Zone would be more appropriate. The citizen group filed a referendum and obtained the necessary signatures to place the item on the 2019 election ballot. The referendum does not preclude a new application if a different zone aside of R-3 is requested. The Planning Commission and City Council will not be approving the Concept Plan at this time, as this item tonight is strictly for the

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rezone only. Most of the property adjacent to Mapleton Grove are proposed as single-family units in the new R-2-B Concept Plan layout. Sean went over the General Plan regarding all income levels for affordable housing. The City, in the General Plan, designated most of the land to the west of Highway 89 as High Density Residential back in 2009. There are 4 zones that could apply in this area. They are the R-2, SDP, R-2-B and R-3 Zones. Sean went over the surrounding lot sizes in the area. The R-3 proposal included 65 total lots. The new proposed R-2-B Zone request shows 39 lots. The City has had several traffic studies done in this area, and all studies have indicated that Slant Road will continue to operate at an acceptable level with the growth proposed. Staff has determined that the project is in range with the General Plan and would recommend approval to the City Council of the R-2-B Zone, with the condition that the subdivision plat be relatively consistent with the Concept Plan shown. **Commissioner Nemelka** asked how large the buffer is on the north side. Sean stated that there is about a 1/4-acre space between this property and the South Hollow development. **Commissioner McLean** asked for the difference between duplex and townhome units. Sean stated that a duplex allows for two attached units on one lot which are owned by one person, where townhomes can be two or more attached units with separate owners for each unit.

Julie Smith, the applicant, went over the new layout shown on the R-2-B Concept Plan. Their open space will consist of a trail system and park amenities. Their proposed layout would allow for slightly less than 6-units per acre and feel this proposal is compatible with the surrounding neighborhoods.

Commissioner Garrett opened the Public Hearing. **Tim Sheer** owns a home in Harvest Park. He had questions about the parking in the proposed development and wondered if there would be parking on Slant Road. Mr. Sheer felt there were a lot of specifics missing. He has concerns with the possible traffic that could utilize Slant Road if all the properties in this area are built out. Tim had multiple concerns with traffic, water table, parking and drainage issues. **Commissioner McLean** stated that tonight's primary focus is just the rezone. Commissioner Garrett stated that the City has planned for population growth and ensures the City will be able to maintain acceptable service to all residents of Mapleton. **Garrison Jones** understands that the rezone is all that is being discussed this evening. The project is slightly less dense than Harvest Park. Mr. Jones wanted to make sure that when the plat is brought back before the Planning Commission and City Council, it is like the Concept Plan shown this evening. Garrison felt there should not be parking along Slant Road, and NO PARKING signs should be posted along this area. The applicants want it to be a nice community, bringing a positive impact to Mapleton. **Carol Morgan** secured over 300 signatures for the referendum. When speaking with residents she had some main topics of conversation. First was the R-2 Zone that would accommodate for 17 single family homes. The second topic was the R-3 Zone, which was approved by the City Council, allowing for nearly 70 lots. Mrs. Morgan stated that she had concern with Councilman Jonathan Reid being part of this development application. She feels there is a disconnect regarding growth and development standards within the City. Carol has concerns with elected officials taking part in developing in Mapleton, which could possibly be reasoning for their desire to become City Officials. She questions the City's Master Plan that was approved back in 2009 and urged the Planning Commission to heed the concerns of the residents in this area. **Clint Gassell** asked if the TDR

overlay was required for 6-units per acre, which Sean stated that it was. He worried that the lot total could increase as the project moved forward but was told the Planning Commission could give recommendations to the City Council asking them to keep the current proposal in place. Sean stated that these lots as shown would not allow for Accessory Apartments, as they do not meet the minimum lot size requirements for that. **Leslie Jones** supports the rezone and does not feel this is a great impact in the area, given the adjacent Harvest Park Townhomes. She lives on Autumn Drive and is aware that this will impact traffic on that street. In an ideal world, this proposal shows a good faith effort to come to a compromise of sorts between the property owners in the area and the applicant. **Scott Birdsall** is concerned about higher density development. He felt that it would be in the best interest of the City to try to limit the amount of density that they allow in this development by stating housing totals or parking allowances to ensure it not be exceeded. **Jason Lecky** wondered why they would not want to go to the 17-lot development. Julie Smith stated that they were not the applicant at that time and that the costs incurred would not be logical to develop the property like that. Sean stated that the R-3 Zone vote would become null and void if the project is approved with R-2-B Zoning, and buildout is taking place at the time of election. **Ron Zundell** asked how the Concept Plan does not give the applicant approval for parking. Sean stated that the utilities, lot layouts, parking, etc. are provided with the Plat approval. Mr. Zundell encouraged the Planning Commission to consider the issues in Harvest Park. No additional comments were made, and the Public Hearing was closed.

Commissioner McLean felt the consensus was people were amenable to the zoning but had concerns with the layout and infrastructure when the plat comes forward for development. **Commissioner Nemelka** asked if Councilman Reid was still involved in the development, and the applicant stated that he was. With the school being in the area, Commissioner Nemelka felt a traffic study should be done for the safety of the children during high traffic times. The applicant would like to have cars parked in garages to help keep them off the streets. They will put a sidewalk along Slant Road, which they feel will help with safety concerns for the children in the area. **Commissioner Killpack** felt parking needed to be addressed to ensure that safety is not impacted. Traffic needs to be able to flow safely through the area. **Commissioner Lake** asked if the Planning Commission could put recommendations to the Development Review Committee (DRC) regarding parking along Slant Road, and the width of the Minor Local Road through the development. Also, that there are ample visitor parking stalls. The applicant has no concerns for anything over 2 stories. Sean was asked to give a little background on what a traffic study would include. The City Engineer would be better suited to answer that questions. The width of Slant Road will be consistent with the right-of-way (ROW) already in place. **Chairman Garrett** echoed the comments of the other Commissioners. He feels it is a tricky property, and that this proposal is a good compromise for all involved.

Motion: Commissioner McLean moved to recommend approval to the City Council of a rezone of approximately 6.51 acres of property located at approximately 600 South Slant Road from R-3 to Residential (R-2-B) with a Transferable Development Right Receiving (TDR-R) Site, with the below condition:

1. The subsequent subdivision application for development on this property shall be generally consistent with the Concept Plan as

presented to the Planning commission with regards to the location and types of lots proposed with a cap of 39 units

2. Traffic Impact Study be investigated and performed to ensure the safety of the residents and children in the area.
3. The Development Review Committee (DRC) take into consideration parking on Slant Road, throughout the development, and driveway areas when reviewing the Plat to ensure all safety needs are met.

Second: Commissioner Killpack

Vote: Unanimous

Item 3. Consideration of an ordinance amending Mapleton City Code, Chapter 17, creating an exemption to subdivision improvement requirements for lot divisions in existing subdivisions.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The City wants to have a way to be more reasonable with single lots in an existing subdivision. These types of standards would apply on a case by case basis. The Planning Commission seemed in favor of the amendment. **Commissioner Garrett** asked if other Cities have ordinances like this, and Sean stated that they do. He did not want the City to be hit with the financial burden of having to install improvements in the future. **Commissioner McLean** felt the City should have an idea of how to plan as the City continues to grow in the future, when we may no longer want this to be the case.

Commissioner Garrett opened the Public Hearing. No comments were given, and the Public Hearing was closed.

Motion: Commissioner Killpack moved to recommend approval to the City Council of an ordinance amending Mapleton City Code, Chapter 17, creating an exemption to subdivision improvement requirements for lot divisions in existing subdivisions.

Second: Commissioner McLean

Vote: Unanimous

Item 4. Appointment of Planning Commission Chair and Vice-Chair for 2019.

Motion: Commissioner McLean moved to recommend Therin Garrett as Chairman and Golden Murray as Vice-Chair of the Planning Commission for 2019.

Second: Commissioner Killpack

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date