

MAPLETON CITY

PLANNING COMMISSION MINUTES

May 9, 2019

PRESIDING AND CONDUCTING: Chairman Therin Garrett

Commissioners in Attendance: Jake Lake
Rich Lewis
Golden Murray

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Chairman Therin Garrett called the meeting to order at 6:00pm. An Invocation and Pledge of Allegiance was given.

Alternate Commissioners Jake Lake and Rich Lewis were seated as a voting members this evening.

Item 1. Planning Commission Meeting Minutes – April 11, 2019.

Motion: Commissioner Lewis moved to approve the April 11, 2019 Planning Commission Meeting Minutes.

Second: Commissioner Murray

Vote: Unanimous

Item 2. Consideration of a Preliminary Plat application for the Andy Ball subdivision consisting of two lots located at 1604 East 400 North, and the application of a Transferable Development Right Receiving Site Overlay (TDR-R) on the property.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The property is 2.28-acres in size. There is an existing home on the property that was built back in 1890 which will be part of Lot 1. The A-2 Zone requires 2-acres, but with the use of Transferable Development Rights (TDR's) the property could be developed with 1-acre lots. The applicant has corrected Staff's concern with the previous proposed property line. The City Council would be the final voting body on this request.

Andy Ball, the applicant, is proposing this subdivision so that his daughter can build a home on the new lot. The old home currently on the property was built back in 1890 and is listed as the 7th oldest home in Mapleton. Another Mapleton resident plans to buy the old home. They met with Mapleton Irrigation, and have sense buried the ditch that runs along with property. The utilities will run along the east side of the property, with the sewer being installed on the downhill portion. The lot would not be considered a flag lot sense it meets the frontage requirements for the A-2 (TDR-R) Zone.

Chairman Garrett opened up the Public Hearing. **Julie Hall** lives directly to the east of this project. They are opposed to higher density housing. They would prefer the lot to enter from 1600 East. She referred to the City Code, feeling the lots would be irregular shaped, and not meet what the City Code requires. **Spencer Cooper** hopes to purchase and preserve the old home on the property. They feel the history of the home is important. Given the nature of the property they are in favor of this development. No additional comments were made, and the Public Hearing was closed.

Sean stated that the code Mrs. Hall was referring to regarding odd shaped lots was referring to unusable space, which is not the case with this proposed subdivision. The City would be adamantly against a full width road for one single lot, as they would be required to maintain it. With this only being one new single-family home there should not be much impact to the area.

Motion: Commissioner Murray moved to recommend approval of the Preliminary Plat and the TDR-R Overlay to the City Council with the below special conditions:

1. The application shall comply with all outstanding Development Review Committee (DRC) comments prior to plat recording.
2. The Final Plat shall be revised so that the western property line be no further than 10 feet from the accessory structure that is intended to be retained.

Second: Commissioner Lake

Vote: Unanimous

Item 3. Discussion of growth and demographic information regarding Mapleton City and Utah as a whole.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. There has been a lot of concern about growth in Utah, as well as Mapleton. Utah has experienced pretty rapid growth for a while now. It is projected that Utah County will be as populated as Salt Lake County by 2065. Transportation will be a concern as development increases. Utah tends to follow the trends that the nation does. The City wants to take a fresh look at the General Plan, allowing the public to come in and weigh in on their thoughts. More information will come forth in the future.

Item 4. Adjourn.

April Houser, Executive Secretary

Date