

MAPLETON CITY

PLANNING COMMISSION MINUTES

June 13, 2019

PRESIDING AND CONDUCTING: Chairman Therin Garrett

Commissioners in Attendance: Sharee Killpack
Jake Lake
Rich Lewis
Jesse McLean
Golden Murray

Staff in Attendance: Sean Conroy, Community Development Director
Brian Tucker, Planner

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

Item 1. Planning Commission Meeting Minutes – May 9, 2019.

Approved as part of the Consent Agenda.

Motion: Commissioner Murray moved to approve the May 9, 2019 Planning Commission Meeting Minutes.

Second: Commissioner Killpack

Vote: Unanimous

Item 2. Consideration of a request for a Home Occupation Permit for “Charles Andrew Fine Furniture”, a traditional furniture building business proposed at 825 West 200 North in the RA-2 Zone.

Approved as part of the Consent Agenda.

Motion: Commissioner Murray moved to approve the Home Occupation Permit for “Charles Andrew Fine Furniture”, a traditional furniture building business proposed at 825 West 200 North in the RA-2 Zone, with the below conditions:

1. The applicant shall obtain a business license prior to opening for business.

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2. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton City.
3. With the exception of activities that are clearly incidental and secondary to the furniture use, the home occupation shall be conducted within the confines of the structure.
4. No signs shall be placed on the property without a sign permit.
5. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
6. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

Second: Commissioner Killpack
Vote: Unanimous

Item 3. Consideration of a request for a Home Occupation Permit for “*Scottie’s Pet Grooming*”, a dog grooming business proposed at 1095 West 2000 North in the RA-2 Zone.

Approved as part of the Consent Agenda.

Motion: Commissioner Murray moved to approve the Home Occupation Permit for “*Scottie’s Pet Grooming*”, a dog grooming business proposed at 1095 West 2000 North in the RA-2 Zone, with the conditions listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. The business shall operate on an appointment only basis to minimize the amount of traffic and on-street parking associated with the business.
3. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton City
4. With the exception of activities that are clearly incidental and secondary to the salon use, the Home Occupation shall be conducted within the confines of the structure.
5. No signs shall be placed on the property without a sign permit.
6. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
7. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

Second: Commissioner Killpack
Vote: Unanimous

Item 4. Consideration of a request for a Home Occupation Permit for “*Colton Purcell Piano Pedagogy*”, a private piano lesson business proposed at 251 East 1400 North in the RA-2 Zone.

Approved as part of the Consent Agenda.

Motion: Commissioner Murray moved to approve the Home Occupation Permit for “*Colton Purcell Piano Pedagogy*”, a private piano lesson business proposed at 251 East 1400 North in the RA-2 Zone, with the conditions listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. Drop offs and pick-ups shall be controlled by the license holder such that the business complies with the requirement that no more than 6 cars, including those owned by the property owner, may be parked at the home at any one time.
3. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton City.
4. With the exception of activities that are clearly incidental and secondary to the business, the home occupation shall be conducted within the confines of the structure.
5. No signs shall be placed on the property without a sign permit.
6. Violations of the terms of this use permit or other ordinances of the city may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
7. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

Second: Commissioner Killpack

Vote: Unanimous

Item 5. Consideration of a request to amend the General Plan Land Use Designation from High Density Residential to Medium Density Residential and the zoning from Residential (R-2) to Residential-Minor Agricultural (RA-2) for approximately 50 acres of land located at approximately 350 East 1600 North.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Lots range in size from about ¼ to 2-acres in size. Most of the area is developed out. The City received a petition signed by 34 property owners in the existing subdivision requesting to rezone to RA-2 Zone, feeling it was more desirable with how the property is developed. Sean went over the differences between the R-2 and RA-2 Zones. There is a section of lots along 1600 North that staff would recommend remaining in the R-2 Zone, so that the lots do not become non-conforming. **Commissioner Killpack** asked if there was a concern by the residents that spawned this request. Staff felt it was more due to the current layout of the property, and the feeling by residents that an RA-2 Zoning would be more desirable for current property owners in the area.

Chairman Garrett opened the Public Hearing. **Vince Woods** asked if this would have any tax implications. Sean stated that he would need to speak with the County but did not feel there would be. No additional comments were given, and the Public Hearing was closed.

Motion: Commissioner McLean recommended approval to the City Council for an amendment to the General Plan Land Use Designation from High Density Residential to Medium Density Residential and the zoning from Residential (R-2) to Residential-Minor Agricultural (RA-2) for approximately 50 acres of land located at approximately 350 East 1600 North with the exception of the lots from 15 East to 460 East along 1600 North.

Second: Commissioner Murray

Vote: Unanimous

Item 6. Consideration of a request to rezone approximately 4.06 acres from Agricultural-Residential (A-2) to Residential-Minor Agricultural (RA-2) located at approximately 440 West 1400 North and review of a Preliminary Plat for the Hidden Lane Estates Subdivision Plat “A” consisting of eight lots.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The applicants are requesting a rezone to the RA-2 Zone, which would be in line with the General Plan Designation. Staff went over the regulations for the RA-2 Zone. Each of the current proposed lots would meet these standards. Improvements will be required through the development, as well as the home currently located on 300 West. Park strip areas will be part of the improvements being installed. Staff recommends approval of the rezone and preliminary plat, with the condition listed in the Staff Report.

Chairman Garrett opened the Public Hearing. **William Maxey** asked if the park strip areas would go behind their property line. Brian stated that the existing subdivision would not be changed. These improvements apply to the new development only. No additional comments were given, and the Public Hearing was closed.

Motion: Commissioner Killpack moved to recommend approval to the City Council for the rezone approximately 4.06 acres from Agricultural-Residential (A-2) to Residential-Minor Agricultural (RA-2) located at approximately 440 West 1400 North and review of a Preliminary Plat for the Hidden Lane Estates Subdivision Plat “A” consisting of eight lots with the condition that any outstanding Development Review Committee (DRC) concerns be addressed prior to plat recording.

Second: Commissioner McLean

Vote: Unanimous

Item 7. Consideration of a plat to extend the Main Street Right-of-Way (ROW) from approximately 2100 South to approximately 2800 South.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Currently Main Street dead ends at about 2100 South. The City’s Master Plan shows Main Street extending south of this area, so this request is to extend it to 2800 South. This

extension will provide access to the Twin Hollow development. Staff recommends approval of this item with the conditions listed in the Staff Report. The applicant will cover the costs of the full width road with curb and gutter. If and when the adjacent properties are developed they will put in the sidewalk and park strip areas on their property.

Lynn Madsen owns property along this area and is in agreeance to put in the road. Park Roney owns part of the property in this area, and she wondered if he would be required to allow part of the street to go in on his property. The City is not concerned whose property the street goes on, as long as the alignment is logical.

Motion: Commissioner Murray moved to recommend approval to the City Council for the plat to extend the Main Street Right-of Way (ROW) from approximately 2100 South to approximately 2800 South, with the below conditions:

1. Final construction drawings shall be approved by the Development Review Committee (DRC) prior to construction.
2. The applicant shall obtain any approvals required by the Bureau of Reclamation for the crossing of the Mapleton/Springville Lateral Pipeline.

Second: Commissioner Killpack

Vote: Unanimous

Item 8. Consideration of an amendment to the Preliminary Plat for 61 of the originally approved 565 lots of the Mapleton Village subdivision located in the Planned Development (PD-1) zone at approximately 3200 South 200 East.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. There is a Memorandum of Understanding (MOU) for this development that was approved back in 2006. This property was then annexed into Mapleton City at that time. The applicants are proposing to amend the Preliminary Plat for the first phase of the development. No additional lots are being requested, just an amendment to the first phase plat. The density is still relatively low if you look at the project size overall. Staff recommends approval of the amendment with the conditions listed in the Staff Report. In future phases the lot totals will need to be reduced by 10 lots in order to meet the original overall approved lot totals. With Main Street being extended this will allow these additional lots frontage, which is the reason for the request this evening. **Commissioner McLean** asked what the PD-1 Zone allowed. Sean stated that they include open space areas, along with mixed lot sizes and layouts. The lots being requested range in size from 10,000-15,000 square feet.

Jesse Conway, engineer representing the applicants, stated that with the market where it is this proposed layout makes more sense than the original approved plat. They feel they are matching the flavor of the area as it is being developed now. They are trying to maintain and protect as much of the existing vegetation as possible. Mike Klauck stated that the area being proposed for development is mainly grass, so vegetation will not be affected with this approval. **Chairman Garrett** mentioned his concern that this plat could be approved, and it is possible that future plats

may never be built and then this area has higher density than originally allowed. Jesse stated that there are a lot more lots to be developed, so they can ensure those areas are lowered by 10 lots. **Commissioner Lake** stated that the PD-1 Zone is in place, so future development would have to meet the allowed overall lot numbers. Chairman Garrett mentioned The Preserve development, and how ownership has changed hands and new requests have come forth. He did not want this to happen on this property, possibly allowing higher density to come in down the road. The higher density will be down along Highway 89 when the development is further completed. Jesse stated that they understand that 565 lots is the total allowed amount of lots throughout the entire project.

Motion: Commissioner Lake moved to recommend approval to the City Council for the Preliminary Plat for 61 of the originally approved 565 lots of the Mapleton Village subdivision located in the Planned Development (PD-1) zone at approximately 3200 South 200 East, with the special conditions listed below:

1. The application shall comply with all outstanding Development Review Committee (DRC) comments and receive final plat approval from the DRC.
2. Future plats shall include a reduction of 10 lots to compensate for the 10 lots that are being added with the subject preliminary plat. The maximum density shall not exceed 617 lots of the PD-1 Zone.
3. Future plats shall include an increase in dedicated open space to compensate for the loss of open space with the subject preliminary plat. The minimum amount of dedicated open space for the PD-1 Zone shall be 35% of the total site area.

Second: Commissioner Killpack

Vote: Unanimous

Item 9. Adjourn.

April Houser, Executive Secretary

Date