

MAPLETON CITY

PLANNING COMMISSION MINUTES

September 12, 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 voting members.

Item 1. Planning Commission Meeting Minutes – August 22, 2019.

Motion: Commissioner Lewis moved to approve the August 22, 2019 Planning Commission Meeting Minutes.

Second: Commissioner Lake

Vote: Unanimous

Item 2. Consideration of a Home Occupation Permit for “Lisa Keck Foot Zone Therapy” to operate a Foot Zone Therapy business at 127 South Doubleday Street in the Residential (R-2) Zone.

Motion: Commissioner Lewis moved to approve the Home Occupation Permit for “Lisa Keck Foot Zone Therapy” to operate a Foot Zone Therapy business at 127 South Doubleday Street in the Residential (R-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. The applicant shall provide the City with a copy of their certification from or through the Utah Foot Zone Association.
5. With the exception of activities that are clearly incidental and secondary to the foot zone therapy, the home occupation shall be conducted within the confines of the structure.

6. No signs shall be placed on the property without a sign permit.
7. 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.
8. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

Second: Commissioner Lake

Vote: Unanimous

Item 3. Consideration of an amendment to the General Plan from Shopping Center Commercial and Rural Residential to Shopping Center Commercial and High Density residential and an amendment to the zoning from General Commercial (GC-1), Neighborhood Commercial (NC-1) and Agricultural Residential (A-2) with a Transferable Development Right (TDR) Overlay to GC-1 and Residential (R-2-B) with a TDR Overlay for 18.5 acres located at approximately 1600 South and 1600 West.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. A neighborhood meeting was held, after the initial submittal, between the developers and residents in the area. After those discussions the proposed concept plan this evening was submitted. Sean went over the existing Zoning and General Plan Designation as well as what is being proposed by the applicants. The plan provided tonight is just preliminary. Staff is fully supportive of the commercial component. 73% of respondents from a previous survey were supportive of a grocery store in Mapleton. Staff would support an RA-2 Zone for the residential area, with a Medium Density General Plan Designation, which would not allow for any higher density than 1/3-acre lots. The applicants have stated that even though it would not be their preference, they are willing to work with the RA-2 Zone proposal given by Staff this evening. UDOT handles the maintenance for Highway 89 and 1600 South. **Commissioner Murray** asked what the relationship was between Ridley's and Johnston Development. Sean stated that it would be a good question for the applicant.

Donald Ridley, with Ridley Properties, stated that they are separate entities from Johnston Development, but are working together on this project that they hope works for everyone. **Commissioner Murray** asked what Mr. Ridley's experience was with residential homes next to their stores. He stated that there are no problems that have been experienced between higher density and residential single family lots abutting their stores. Donald stated that once they get zoning in place they will move forward with more analysis as to the best way to layout the property. **Ryan Johnston**, with Johnston Developments, has been working with Ridley's on another development in Utah County, in addition to this request tonight. The original concept was denser with a 2.5-acre open space parcel. Residents in the area felt this was too dense. After holding the neighborhood meeting, they came to this proposal and feel it is a middle ground for everyone involved. Though the applicants feel that their proposal fits, they are willing to follow the direction given to them by staff.

Chairman Garrett opened up the Public Hearing. **Shiloh Sorensen** lives on the opposite end of Mapleton but has been part of 7 previous developments in the City in. He feels this is an integrity

issue, and fully supports the RA-2 Zone being proposed by Staff. Mr. Sorensen understands the need for a tax base, but it shouldn't come at the integrity of the General Plan and vision of Mapleton. **Simon Gravehead** lives relatively close to this development. He appreciates Sean keeping the neighbors in the loop on this project. Mr. Gravehead feels the high-density homes next to 2-acre lots would be disheartening. There are properties already in the area that utilize animal rights, which they would not want to have affected by a new development coming in the area. The 1/3-acre zoning would be more acceptable. Simon would like a grocery store in Mapleton. **Michelle Guyman** is buying a home in the Whiting Cove Subdivision. She is coming from Vineyard and chose Mapleton based off the General Plan. Mrs. Guyman had concerns about traffic, and the worry that if high density is continually allowed developers are going to come forward at a high rate. **Gina Harness** lives by this development and is concerned about the traffic flow. When there is a train the traffic backs up immensely in this area along 1600 South. She feels the traffic needs to be addressed before the property is approved and developed. **Jill Cox** lives on the corner of Park Meadows Drive and Highway 89. Her and her husband have concerns with the noise that could potentially come from this development. Traffic was another worry, especially with the High School in the area. Anything lower than Medium Density was opposed by Mrs. Cox. **Dan Stratton** was concerned with the City having no control over the railroad. He does not want to live next to high density and does not want these small lots abutting his. Mr. Stratton felt the 1/3-acre zoning should not be allowed and that less density should go in similar to their 2-acre lots. **Eddie Rawlings** supports what has been said by other concerned citizens. He is aware that something will be built on this property and hopes there will be some type of fencing surrounding the proposed grocery store. Sean stated that a fence or wall is being proposed as a requirement around the development. **Jill Sherman** lives by this property and has animals that will be about the development. She understands that progress is going to happen, but they have rights as well. They enjoy having animals and hope not to have any problems keeping them. She feels the 1/3-acre lots are an improvement but wouldn't mind seeing some 1/2-acre lots thrown in as well. She does not want any higher density than that, or projects that would include shared wall buildings like condos and townhomes. Jill does not feel that members of the Planning Commission and City Council taking part in rezones and development for personal reasons to be appropriate. **Karen McWiggins** thinks it is a terrible thing to have a property zoned one way, and then to allow a rezone to take place giving higher density projects the ability to come in to Mapleton. **Ginny Stewart** agreed with the concerns given this evening. Her home is located to the rear of Ridley's. She is worried about the possible noise and traffic. Residents in the area feel like they have to compromise, but they do not. **Tammy Pugmire** is a big supporter of not changing zoning. It is difficult for her to understand why residents have to compromise. The Planning Commission and City Council are not obligated to grant these rezones. **Ryan Johnston** recognizes zone changes are hard, but other properties in the area have recently rezoned their property from A-2 to RA-1. **Lorna Newbold** stated that there are 3 Walmart Stores close by. She does not feel a grocery store is needed in Mapleton. Traffic is a major concern, as well as the possible lack of success a grocery store may have here. **Brandon Wickes** would not have an issue with the proposed density. What he does have a problem with is that Mapleton does not seem to value Mapleton's vision of being a rural community. If that is the direction the City is going, he is okay with that, but would not plan to stay in the Mapleton. He feels there are a lot of traffic issues already throughout the City, so he would ask that we start making intentional decisions. **Patrick Hagen** feels less density has been made clear in Mapleton. He feels there is a disconnect sometimes between the Planning Commission and City Council. Mr. Hagen feels there are right and wrong ways to do things and

this may not be the right way. No additional comments were given, and the Public Hearing was closed.

Commissioner Lake asked for clarification on what would be allowed under current zoning. Sean went over the zoning map that was part of the presentation this evening. The property to the north is currently in the county. If annexed into Mapleton, based off of the current General Plan, High Density Residential could be proposed in that area. The State has requirements that every city must adopt a housing plan allowing for all types of income levels. That topic would not be part of this development this evening. Commissioner Lake is supportive of the Ridley's Grocery Store. **Commissioner's Murray and Lewis** were also supportive of the grocery store in this area. These stores have a nice feel to them and would meet the design standards Mapleton has in place. **Chairman Garrett** was in support of this as well. Ridley's can restrict delivery times if necessary. This type of restriction would be done at the time of Conditional Use and Plat approval. Commissioner Lewis was in line with the RA-2 rezone for 1/3-acre lots. He was not supportive of the R-2-B proposal. Commissioner Murray stated that the worry of Ridley's not making it financially is the same type of issue as homes in Mapleton can have. Most of the residents in Mapleton have benefited from rezones. Individual property owners have the right to develop their property. If it is within the General Plan, they have a right to do so. It is typically a preference to gradually work the density changes down with more of a lot size buffer. Commissioner Lake opposes the R-2-B Zoning but is in favor of a step to go from an RA-1 to an RA-2 Zone. Chairman Garrett echoes these comments and would be in favor of the RA-2 Zone with some possible restrictions requiring a little larger lot abutting the adjacent 2-acre parcels. This area is tricky with the A-2 zoning next to commercial. It's conceptually hard to make a buffer happen easily in this area. The animal rights in place should not be affected by this development. Those animal rights are in place and would not be removed. The City would absolutely keep those rights in place. It was asked that a note be put on the plat stating that animal rights are on the properties to the south and west of this development.

Motion: Commissioner Murray moved to maintain the General Plan Designation of Shopping Center Commercial (SCC) and approving the General Commercial (GC-1) zone for the eastern 7 acres and approving a General Plan Designation of Medium Density Residential (MDR) and Zoning Designation of Residential Agricultural (RA-2) for the western 11.5 acres with the special conditions listed below to the City Council:

1. All lots abutting the south and west property lines shall be at least 1/2 acre in size;
2. A note shall be added to the plat alerting potential buyers that neighboring properties have animal rights.
3. The preliminary plat application for the western 11.5 acres shall be consistent with the requirements of the RA-2 zone.
4. A six-foot tall site obscuring fence or wall shall be constructed along the south and west boundaries of the project as a buffer for the existing subdivisions.
5. The right-of-way along 1600 South shall include a planter strip at least six feet wide and an eight-foot wide asphalt trail along the entire frontage. A six-foot tall site obscuring fence or wall along the 1600

South frontage of the residential portion of the project shall also be required.

Second: Commissioner Lewis
Vote: Unanimous

Item 4. Consideration of an amendment to Mapleton City Code Chapter 17.24.080 amending the water dedication requirements for new subdivisions.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Currently there is no cap on water dedication requirements. This amendment would put a cap at 3.5-acre feet for one single family lot. This is really for lots larger than 2 acres in size.

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

Motion: Commissioner Lewis moved to recommend approval to the City Council for an amendment to Mapleton City Code Chapter 17.24.080 amending the water dedication requirements for new subdivisions.

Second: Commissioner Lake
Vote: Unanimous

Item 5. Consideration of a request to rezone approximately 9 acres of property located at approximately 2400 South and Highway 89 to a mix of General Commercial (GC-1) and Industrial and Manufacturing (I&M-1) and to amend the General Plan to include a General Commercial designation for a portion of the property.

Item continued to the September 26, 2019 Planning Commission Meeting.

Item 6. Consideration of a request to rezone approximately 10.9 acres of property located at approximately 2680 South and Highway 89 to Industrial and Manufacturing (I&M-1).

Item continued to the September 26, 2019 Planning Commission Meeting.

Item 7. Adjourn.

April Houser, Executive Secretary

Date