

MAPLETON CITY

PLANNING COMMISSION MINUTES

October 10, 2019

PRESIDING AND CONDUCTING: Chairman Therin Garrett

Commissioners in Attendance: Jesse McLean
Golden Murray

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

Minutes Transcribed by: April Houser, Executive Secretary

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

Item 1. Planning Commission Meeting Minutes – September 26, 2019.

Motion: Commissioner Murray moved to approve the September 26, 2019 Planning Commission Meeting Minutes.

Second: Commissioner McLean

Vote: Unanimous

Item 2. Consideration of a request for a Home Occupation Permit for “La Belle Lumiere, LLC” to operate a photography and portrait business at 910 North 1600 East Street in the A-2 Zone.

Motion: Commissioner Murray moved to approve the Home Occupation Permit for “La Belle Lumiere, LLC” to operate a photography and portrait business at 910 North 1600 East Street in the A-2 Zone, with the conditions listed below:

1. The applicant shall obtain a Business License prior to opening for business.
2. Group photography in the home must be limited to groups that will not violate the 6 cars at the home at any time standard.
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 foot zone therapy, 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 McLean

Vote: Unanimous

Item 3. Consideration of a Preliminary Plat application for the Pheasant View Plat “D” Subdivision consisting of two lots located in the General Commercial (GC-1) Zone.

Motion: Commissioner Murray moved to approve the Preliminary Plat application for the Pheasant View Plat “D” Subdivision consisting of two lots located in the General Commercial (GC-1) Zone with the special condition that the application shall comply with all outstanding Development Review Committee (DRC) comments prior to plat recording.

Second: Commissioner McLean

Vote: Unanimous

Item 4. Consideration of a Preliminary Plat application for the “Dallin’s Subdivision”, a 13-lot residential subdivision located at approximately 1400 East 1200 North in the A-2 and RA-2 Zones.

Brian Tucker, Planner, went over the Staff Report for those in attendance. This is a 9.06-acre parcel. The parcel was partially rezoned in August. The subdivision will include the existing home with 12 new building lots. 11 of the lots are in the RA-2 Zone, with two 2-acre lots, one of which includes the current home on the property. The development will stub into 2 properties to the north. This request complies with the General Plan and Zoning. The street is unique, which partially by design. Staff requested that the street be this way so we can avoid permanent dead-end streets and cul-de-sacs. There is a natural traffic calming design to the street layout.

Kyle Spencer, Engineer for the applicant, was in attendance. There are really no changes from the rezone done back in August. They looked at multiple lot configurations and layouts and came to this plan after working with Staff. With the mild slopes they are able to have the infrastructure and utilities work and drain. The developer will likely not get asphalt in until spring 2020.

Chairman Garrett opened the Public Hearing. **Brian Lambert**, the property owner, does not believe there was a rezone, just a boundary line adjustment. The property is too large for them now, so they will be selling the property to Mr. Dallin to develop. **Roxanne Hoffman** is concerned that the road on the east side would continue into their property when they develop, causing them to lose some lots on the west of their property. She felt the street should stub into the middle of the Patten (A-2 Zone) and Hoffman (RA-2 Zone) properties, since they are each located in different zone designations. **Mr. Hoffman** shared his wife’s concern. He feels the 1400 East street should be placed where it will not affect the current location of their home when they develop their land. No additional comments were made, and the Public Hearing was closed.

Commissioner Murray asked for clarification on where the Hoffman’s would like the street to be stubbed. If the street were moved it would affect the potential development of the other adjacent

properties in the area. **Brian Tucker** felt that if the layout was mirrored, the future development adjacent to this subdivision could develop with a knuckle in the road. **Chairman Garrett** felt the access being changed would cause a future development to install a cul-de-sac. Proper planning is the Commission's duty, and not to ensure that future developments get the greatest amount of lots possible.

Motion: Commissioner McLean moved to recommend approval to the City Council for the "Dallin's Subdivision", a 13-lot residential subdivision located at approximately 1400 East 1200 North in the A-2 and RA-2 Zones with the condition that all issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to plat recording.

Second: Commissioner Murray

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date