

MAPLETON CITY
PLANNING COMMISSION MINUTES
March 28, 2013

PRESIDING AND CONDUCTING: Jared Bringhurst

Commissioners in Attendance: John Gappmayer
Rich Lewis
Golden Murray
Thomas Quist
Keith Stirling
Mike Tippets

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

Minutes Taken by: April Houser, Executive Secretary

Chairman Bringhurst called the meeting to order at 6:30pm. John Gappmayer led the Pledge and Golden Murray gave the invocation.

Alternate Commissioner Golden Murray was seated as a voting member this evening.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – March 14, 2013.

Motion: Commissioner Stirling moved to approve the March 14, 2013 Planning Commission Minutes.
Second: Commissioner Gappmayer
Vote: Unanimous

Item 2. Consideration of Preliminary Plat approval for the Estates at Mapleton subdivision consisting of 8 lots located generally at 800 North Main in the RA-2 Zone.

Brian Tucker, Planner I, went over the Staff Report for those in attendance. This is an 8 lot subdivision which includes a continuation of the 800 North Right-of-Way (ROW). It is in a 1/3 acre zone, and all of the lots meet this requirement. There is a temporary turn around at the end of the street to the west being proposed.

Roger Dudley, Engineer for the project, felt Staff explained their proposal very well. Commissioner Lewis asked if they had approval for the Temporary Turnaround, which Mr. Dudley stated that are in contact with Mr. Callier. If this does not happen the temporary turn around would be located on the applicant's property.

Chairman Bringhurst opened the Public Hearing. Chris Groberg asked if the property to the north was owned by the Hanks. He wondered how this development worked in to further development from the

north. The Transportation Master Plan shows 800 North going through to 300 West. This plan also shows a future road on 200 West. Sean Conroy stated that Mr. Groberg could come in and meet with staff if he would like to get further clarification. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Gappmayer moved to approve the Preliminary Plat for the Estates at Mapleton Subdivision consisting of 8 lots located generally at 800 North Main in the RA-2 Zone with the attached conditions listed in the Staff Report being met.

Second: Commissioner Lewis

Vote: Unanimous

Item 3. Consideration of Preliminary Plat approval for the Meadows at Mapleton subdivision consisting of 12 lots located generally at 250 East and 600 North in the R-2 zone.

Brian Tucker, Planner I, went over the Staff Report for those in attendance. The proposed 250 East would run through the middle of this development. All of the lots are more than 10,000 square feet, which is the minimum in this zone. All of the requirements of the zone are being met with the proposal. The street is not on the Transportation Master Plan, so the 250 East street will be a minor collector street. There are some concerns to the setbacks of the property. The setback concerns with the adjacent property are not of concern to this development. There is a 30' setback on both the front and side yards on corner lots.

Roger Dudley, Engineer for the project, felt Staff covered the presentation.

Chairman Bringhurst opened the Public Hearing. Rob Green stated that he served on the Planning Commission previously for 4 years. He understands development needs to happen, but feels development needs to benefit from current planning. Mr. Green passed out a map to those Commissioners in attendance. There are approximately 16 houses in this area. The majority of these homes have aging families, so their daily travels from each home is lower than the average. In the future this area could potentially have 30-40 homes. When built out there could be approximately 300 more daily trips in this area. He feels offset streets in this area could be an issue in the future. He feels this issue needs to be addressed. Rob's second concern is with street stubs and cul-de-sacs. There is no street stub on this plat and this presents a problem. He appreciates the Commission's consideration in this matter. Rob Green felt an elbow off 600 North would be a better layout to him from a transportation standpoint, having no access off of 400 North. Ed Reel had a concern with how it affects the sell value of their property when they go to develop. His irrigation ditch runs on the west side of this property and he wants to make sure it does not get destroyed with development. Chairman Bringhurst asked if the irrigation concerns have been met. Brian Tucker stated that the irrigation pipes would have to be piped and maintained by the developer. It was mentioned that lots 1 and 7 should probably be addressed to how much buildable area these properties have. Roger Dudley stated that they would pipe the irrigation ditch on 600 North, but does not feel they will interfere with Ed Reel's ditch. Sherrie Reel wants to reaffirm that they feel like where the road is now will depreciate the value of their property. They would not be able to put a street on the north side of their property. Todd Uriona owns the property to the south of this. He has a concern with the additional traffic if another street is added in this area. There is an irrigation canal that runs along the east of this property, and wants to make sure these will not be cut off. John Higgins had a concern with the building envelop on lots 1 and 7. He wonders how adjacent properties would be affected, and felt this could be explained to those in attendance. Mr. Higgins had a concern with the traffic aspect and would prefer a through street, but if they decided to do a cul-de-sac it needs to be wide enough to turn emergency vehicles around. This development will not restrict future developments to the east.

It was clarified that no infrastructure will be installed on Mr. Uriona's property. Todd Uriona asked if any fence he put in between now and when the road goes in would be maintained, and Brian told him yes. This development will not change Mr. Uriona's animal rights will not change as well. The type of material used for the fence could change in the future as long as the height did not change. Sean stated that Staff would be happy to go over the specifics with Todd if he would like to meet with them. No additional comments were given and the Public Hearing was closed. Commissioner Lewis stated that future development will go through in this area. There will be traffic that will go through eventually. Staff will ensure that the street offset regulations are met. Commissioner Gappmayer stated that by the homes that are currently in the area the street would have to be offset. Roger Dudley stated that this proposed street is located as closely as possible between the two streets to the south (210 West and 300 West). The developer could cul-de-sac this street, but felt Mapleton would like the through street connection.

Motion: Commissioner Tippets moved to approve the Preliminary Plat for the Meadows at Mapleton Subdivision consisting of 12 lots located generally at 250 East 600 North in the R-2 Zone, with the recommendation that Staff ensure the offset street distance is not exceeded and all Development Review Committee (DRC) concerns are met.
Second: Commissioner Gappmayer
Vote: Unanimous

Item 4 Consideration of a business signage plan for the Maple Mountain Pharmacy located in the General Commercial GC-1 zone (724 South 1600 West).

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Staff is recommending approval of all the signs aside of the two monument and building top signs, which they would like to receive some directions with.

Jerry Robinson, applicant, stated that if they were to follow the ordinance the monument signs would be located in the parking lot. They feel the signs would be appealing. All of the signs they are proposing for this building as well as the other commercial business would be individual channel lit letters. Mr. Robinson wants to maintain the walkable community feel between the residential and commercial areas of the Harvest Park development. They have places for tables with awnings and tables through the commercial area. They would like it to be a destination. The letters would be approximately 2' tall. They want this area to be appealing to the eye and noticeable by those passing by. They hope they will be able to make this area look inviting.

Chairman Bringhurst opened a Public Hearing. Mike Johnson, owner of the building, stated that the arch sign stays below the roof line. It will give a classy look that will allow people to see they are there. They want to set a good standard that will look classy. Jerry stated that it's not rare to see modest signs on commercial buildings, and is not intended to look industrial. No additional comments were given and the Public Hearing was closed. Commissioner Lewis would like the ordinance to cover appealing signage on roof tops.

Motion: Commissioner Gappmayer moved to approve the business monument signage plan for the Maple Mountain Pharmacy located in the General Commercial GC-1 zone (724 South 1600 West) and to look at creating a sign ordinance for signage on the buildings.
Second: Commissioner Stirling
Vote: Unanimous

Item 5. Consideration of recommendations to the Community Development Director on a request to combine lots T8 and T9 (2026 West Silver Leaf Drive) of Harvest Park Plat “C” into a single lot, and to combine lots T2 and T3 (1925 West Autumn Drive) of Harvest Park Plat “E” into a single lot.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The proposal is to go from 4 lots and 4 residences to 2 lots with 2 homes.

Motion: Commissioner Lewis recommended to combine lots T8 and T9 (2026 West Silver Leaf Drive) of Harvest Park Plat “C” into a single lot, and to combine lots T2 and T3 (1925 West Autumn Drive) of Harvest Park Plat “E” into a single lot.

Second: Commissioner Gappmayer

Vote: Unanimous

Item 6. Adjourn.

Motion: Commissioner Lewis moved to adjourn the meeting at 7:35pm.

Second: Commissioner Gappmayer

Vote: Unanimous

April Houser, Executive Secretary

Date: