



MAPLETON UTAH

PLANNING COMMISSION MINUTES

September 24, 2020

PRESIDING AND CONDUCTING:

Chairman Jesse McLean

Commissioners in Attendance:

Jake Lake
Rich Lewis
Sharee Killpack
Lewis Nuttall
TJ Uriona

Staff in Attendance:

Sean Conroy, Planning Director
Brian Tucker, Planner

Minutes Transcribed By:

April Houser, Executive Secretary

Chairman Jesse McLean called the meeting to order at 6:00pm. Alternate Commissioner TJ Uriona was seated as a voting member this evening.

Item 1. Planning Commission Meeting Minutes – September 10, 2020.

Motion: Chairman Lewis motioned to approve the September 10, 2020 Planning Commission Meeting Minutes.

Second: Commissioner Killpack

Vote: Unanimous

Item 2. Consideration of a request to rezone 1.34 acres located at approximately 100 North 1750 West from General Commercial (GC-1) to Residential-Minor Agricultural (RA-2) and the approval of a 4-lot subdivision.

Brian Tucker, Planner, went over the Staff Report for those in attendance. There are 2 homes currently on these parcels. The applicant is proposing to rezone to RA-2, reconfiguring the 2 existing lots the homes are on. The zoning here goes back to the 2009 General Plan. The Holley Subdivision was approved in 2016 that is adjacent to this property. The 2020 General Plan acknowledges the property as more appropriate for RA-2 so this request would meet that expectation. These lots are slightly larger than the other ones in this area and would allow for 2 new residential lots.

Rick Maingot, the applicant, met with the City Council a few years back and asked for direction

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from the City Council on what they would like to see in this area. They felt residential would be appropriate.

Chairman Jesse McLean opened up the Public Hearing. No comments were given, and the Public Hearing was closed.

Motion: Chairman Lewis moved to recommend approval to the City Council for a rezone of 1.34 acres located at approximately 100 North 1750 West from General Commercial (GC-1) to Residential-Minor Agricultural (RA-2) and the approval of a 4-lot subdivision with the condition that any outstanding issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to plat recording.

Second: Commissioner Lake

Vote: Unanimous

Item 3. Consideration of a request to rezone 27.19 acres located at approximately 300 West and 350 South from Agricultural-Residential (A-2) to Residential Agricultural (RA-1) with the TDR-R Overlay.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The Silver Leaf, Autumn Lane and Diamond Back subdivisions all border this property. It's been zoned A-2 since 1970. A lot of development has happened since then. Most lots along Maple Street are narrow deep lots that are around 2-acres in size. Most developments that have taken place over the past few years in this area are about ½-acre in size. The General Plan designates it as low density residential. The applicant would like to utilize Transferable Development Rights (TDR's) to get the density down to ½-acre lots. The new General Plan recommends a Conservation Subdivision in this area. This would suggest possible open space areas throughout developments. The applicant is not proposing any open space which is not in line with the Conservation Subdivision recommendations that are part of the updated General Plan. Staff has expressed that type of layout to the developer. A possible Planned Residential Community (PRC) Zone could be more appropriate in this area. The proposed Lot 6 would make it quite difficult to build a home on. At this time the Commission is looking at a rezone application only. If rezoned then engineering, etc. would need to be address. Staff recommends the application be continued so the applicant can look to provide open space in the development. Under the current proposal the applicant would need to provide 22 TDR's is approved.

Kyle Spencer, with Northern Engineering was there to represent the client. Currently the land has been an open field, so this was a quick concept plan that was put together. Kyle knew the applicant wanted to utilize the TDR program. They knew there was limited access to Main Street and 600 South. These concerns will be addressed with engineering once a rezone takes place. A connection will be provided to 600 West street. The concept plan has brought forth the ability to address these types of issues. They would like feedback from the residents in this area and hope to be a good neighbor and a positive development in Mapleton City. A revised plan was submitted earlier today that was shown on the presentation to those in attendance. They propose the open space up in the northeast quadrant, which is just directly south of the open space at the LDS White Church on Main and Maple Street. This would help to maintain the mature trees in the area as well. **Brian**

Tucker stated again that these are all concept plans at this time being shown in the Staff Report. Staff would be hesitant to say that any more than 44 lots would be allowed, even with the use of TDR's. Flexibility of lot layouts is something that can happen, which is why some direction from the Commission would be appreciated this evening.

Chairman Jesse McLean opened up the Public Hearing. **Julie Harrison** owns property to the side of this subdivision. They are not here to oppose it but do have some concerns. They feel the burden of traffic would be great on 600 South through the Silver Leaf development. There is a water table concern that could affect existing homes. The area where the sewer runs could also have to be connected where an existing home is built. They would like the homes to stay at the current grade of the property. Neighbors would like lot sizes to remain at $\frac{3}{4}$ of an acre. They would like the open space to be behind the homes that already exist. **Brian Allred**, a resident of the Silver Leaf Subdivision, feels it is important that there is a vision for the community with goals being set. He asked that the developer really understand how special of a place Mapleton is. He hopes the goal of a Conservation Subdivision would be respected and met. Varying lot sizes would likely be more appealing to stay away from cookie-cutter types of developments. Mr. Allred feels everyone can work together in a spirit of peace and harmony to meet all the concerns. **Troy Hulse** has lived in this area for 13 years. It has become a major thoroughfare from Main Street to 800 West through his home on 600 South. Some additional entrances would be preferred, along with the open space being suggested. **Brittany Allred** lives along 600 West, so they will abut this development on the west side. The main concern they have is making sure that back yards abut one another. They would love the addition of green space but would oppose it if it increased the lot allowances to more than 44. They would like the lots bordering existing home to stay the same size or larger in acreage. **Cy Harrison** grew up in rural Utah. He looks at this map and does not feel it represents what Mapleton would be like. There are a lot of engineering concerns to be addressed regarding sewer lines, water tables, etc. He does not believe there is a lot of forefront thinking on this concept plan. **Chairman McLean** directed those in attendance to look over the General Plan to see what the thought of Mapleton is regarding future developments. This is a great way to see the direction the City is heading as properties are developed. Rod Petersen lives on the corner of 600 West 600 South. His property slants down and he feels a retaining wall of some type would need to be installed which could take away from his current view. **Dusty Boren** moved to Mapleton but hopes the lot sizes can remain larger. He would like the City to remain beautiful and had concerns as well about flooding and water table issues. **Randy Gibone** is west of this area. They moved here because of the open concept. He is opposed to TDR's and feels they are a cheap way of cheating the system. Mr. Gibone also had water table concerns and hopes that the retention areas wouldn't be part of the open space portions of the development. He worries if the lots are smaller the homes built there would not be up to the standard of those in Silver Leaf or his home. He's not opposed to growth but wants it to be smart growth. **Rachel Hammer** echoes everything that has been said. It's a special place where open space is valued. There is a massive tree behind their home that has a horned owl in it and would like to have it preserved if possible. The traffic on 600 South is a major concern for the children in the community. No additional comments were made, and the Public Hearing was closed.

Chairman McLean feels the Conservation Subdivision matters. He does not like the park on the east side since it is so close to the Mapleton City Park. He feels Mapleton had designated this area as low density residential in this area and that should be respected. He believes a good middle

ground can be made that will be desirable for both the developer and the residents in the area. **Sean Conroy**, the Community Development Director, said he would be hesitant for the Planning Commission to restrict the use of TDR's in this area. He would recommend some alternative layout to be provided before moving forward. **Commissioner Lake** would recommend that lot sizes that are similar about one another. **Commissioner Killpack** felt that multiple areas could be used as open space. Chairman McLean felt some TDR's should be utilized, but that not necessarily 22 of them be allowed giving the 44-lot allowance. **Commissioner Lewis** felt a standard subdivision accomplishes the larger lot sizes but would not allow for the open space areas. If open space area is desired than varying lot sizes would need to be allowed. Chairman McLean felt that a direction could be given to the applicant to explore 2 options. One, a Conservation Subdivision plan and second, a lower density plan with no conservation park or green space. Staff felt this was appropriate. **Commissioner Uriona** felt open space in this area may not be necessary since it is so close to the Mapleton City Park. Brian stated that open space does not have to be a park but could be natural open space or farmland. It can take a lot of different forms. The trees in the area could be preserved even if they are not necessarily in open space areas. The Planning Commission is a recommending body to the City Council, so it would be important for residents to be involved at the City Council Meeting as well.

Motion: Chairman McLean moved to continue the request to rezone 27.19 acres located at approximately 300 West and 350 South from Agricultural-Residential (-2) to Residential Agricultural (RA-1) with the TDR-R Overlay with the recommendation that the applicant provide two possible concept plans as stated below:

1. A Conservation Subdivision plan.
2. A lower density plan with no conservation park or green space.

Second: Commissioner Lewis

Vote: Unanimous

Item 4. Consideration of a request for a Conditional Use Permit and Site Plan Approval for "Stoneworld", a proposed storage yard on 8.421 acres, located at 2900 South Highway 89 in the Industrial and Manufacturing (I&M-1) Zone. The subject property was rezoned to I&M-1 in November of 2019.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The property was rezoned to I&M-1 in 2019. There is a code enforcement case open on this property. The rezone was part of bringing the property into compliance, along with completing the required improvements. This is an Administrative review. The Standards of Conditional Uses are listed in the Staff Report. There are no additional structures proposed on the land at this time. Parking is proposed behind the building. The applicant is proposing a site plan that does not include the rear landscape requirement since the elevated railroad track abuts it. On the other side of the railroad track the property would be in the Spanish Fork City limits. Brian went over the landscape requirements for the landscaped areas. Screening is a larger portion of the Commercial landscape requirements. Landscape buffers do have tree requirements, specifically regarding storage yards. There has to be a 6' masonry wall along Highway 89, but the applicant is asking to replace it with a 6' tall landscape berm. The sign proposal was part of the presentation. The applicant would like 2 signs, but code would only allow for 1 sign in this area. Modifications to the landscape standard can be approved if they are considered better than those stipulated in the code. Staff does

recommend approval of this request with the conditions listed in the Staff Report. The time allowance would be extended through June 30, 2021. If phasing is to take place the undeveloped phases would need to remain in their native state. **Commissioner Nuttall** asked if the berm were to be approved if it would be behind the 20' buffer. Brian stated that the current berm is right off the edge of the road and would likely not be 20' back. **Chairman McLean** asked what the purpose of the masonry wall was. Brian stated that it's specifically aimed at storage yards to hide the items being stored from the main street view. **Commissioner Lake** feels a larger landscape berm would be more attractive along this area as it would be the first area of land as you enter Mapleton from the south.

Rhett Robison, the applicant, felt that the landscaping would be better to hide the storage until they know for sure what potential building(s) may go on this property. Growth is coming and Mr. Robison felt that a masonry sign may not be best until further development has taken place in this area. The cost to utilize this property as storage is not the most logical so Mr. Robison can't guarantee he plans to stay in Mapleton. This would be part of the reason he feels a landscape berm would be better fit at this time. **Sean Conroy** went over the areas where landscaping would need to be installed to hide view of the storage area. **Chairman McLean** felt landscaping would still allow for some type of coverage of against the storage and may be more appealing as you drive into the City. There needs to be 20' of landscaping along Highway 89 with a height of 6'. Rhett stated that the project should not be done in phases. He asked if the 6' height was from his land or Highway 89. **Brian Tucker** stated that it would be from the grade of the property. There was no preference on where the applicant located the sign. The Commission also felt landscaping would be sufficient along the railroad tracks.

Motion: Commissioner Lewis moved to approve the Conditional Use Permit and Site Plan Approval for "Stoneworld", a proposed storage yard on 8.421 acres, located at 2900 South Highway 89 in the Industrial and Manufacturing (I&M-1) Zone with the special conditions listed below:

1. A 6' landscape berm be installed along the railroad tracks with a 10' setback.
2. A 6' landscape berm be installed along Highway 89 with a 20' setback.
3. A fence be installed between the applicant's property to the front corner of the home.
4. One sign be allowed along the frontage of the property on Highway 89.
5. The applicant must post a bond for the required improvements no later than 30 days after this approval and must complete the required improvements by June 30, 2021.
6. If the project is completed in phases, the incomplete phases must be kept free of equipment, product, construction materials, refuse and other items that are not native to the parcel.
7. Any outstanding issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to construction, to the extent that they do not conflict with the decision of the Planning Commission.

Second: Commissioner Killpack

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date