



PLANNING COMMISSION MINUTES

January 14, 2021 via ZOOM

PRESIDING AND CONDUCTING: Chairman Jesse McLean

Commissioners in Attendance: Sharee Killpack
Jake Lake
Rich Lewis
Lewis Nuttall
TJ Uriona

Staff in Attendance: Sean Conroy, Planning Director

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 – December 10, 2020.

Motion: Commissioner Killpack moved to approve the December 10, 2020 Planning Commission Meeting Minutes.

Second: Commissioner Lewis

Vote: Unanimous

Item 2. Consideration of a request to amend an existing Conditional Use Permit to expand the Discovery Ranch Facility by 16 beds located at 1308 South 1600 West.

Motion: Commissioner Killpack moved to approve an amendment to an existing Conditional Use Permit to expand the Discovery Ranch Facility located at 1308 South 1600 West to a maximum occupancy of 76 beds conditional upon approval by the Department of Human Services.

Second: Commissioner Lewis

Vote: Unanimous

Item 3. Consideration of a request for a Home Occupation Permit for Emme Gunther to operate an in home microblading and permanent make-up salon at 648 West 600 South in the Planned Residential Community (PRC-2) Zone.

Motion: Commissioner Killpack moved to approve the Home Occupation Permit for Emme Gunther to operate an in home microblading and permanent make-up salon at 648 West 600 South in the Planned Residential Community (PRC-2) Zone with the

conditions listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. The applicant shall obtain a body art license from the Utah County Health Department prior to conducting business. The applicant shall maintain a copy of the current body art license on file with Mapleton City.
3. No body art other than microblading and permanent makeup shall be conducted at this location.
4. 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. The business shall remain “by appointment only”, no medical procedures shall be conducted on site and no overnight stays.
7. Mapleton City Police and Fire Department approvals are required.
8. Violations of the terms of the Use Permit or other ordinances of the City may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
9. If the proposed use is abandoned for a period of six months or more, the Use Permit will become null and void.

Second: Commissioner Lewis

Vote: Unanimous

Item 4. Appointment of a Planning Commission Chairman and Vice-Chairman for 2021.

Motion: Commissioner Killpack moved to appoint Jesse McLean as Chairman and Rich Lewis as Vice-Chairman of the Planning Commission for 2021.

Second: Commissioner Uriona

Vote: Unanimous

Item 5. Consideration of an application for Preliminary Plat approval for the Clegg Canyon Subdivision located at 2100 East 400 North in the PRC-8 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The property is 31-acres in size. The City Council rezoned the property to PRC-8 back in October 2020. Most of the property is below the bench. The maximum density is 18-lots with the use of 7 Transferable Development Rights (TDR's). The applicant is requesting that the requirement of streetlights be removed so they can maintain the quiet dark ambiance in that area. The park space will be located around the current pond on the site. There was a concern over parking along 400 North. The Forest Service is supportive of moving the gate up higher past the parking area on the property, which should help mitigate the parking concerns. **Commissioner McLean** liked the layout.

Mark Greenwood, the applicant's engineer, really appreciates staff's work on this. They feel this layout will be appreciated by those in the area. **Commissioner Nuttall** asked for some clarification on where the trail will begin and end in the development. It will be continuous from 2000 East all the way up to the Forest Service parking lot. **Commissioner Lewis** asked who would maintain the street and parking area. Sean stated that the City will maintain the street, but the Forest Service will be responsible for the parking lot area. Commissioner Lewis wanted to make sure the parking

lot area was kept clear to ensure the parking concern on 400 North was alleviated even during the winter months. The power lines along 400 North will be buried. The pond will have a little boat house, to help up the game and make the project more appealing. There will be a retention swale between the street and lot to help keep the rural feel.

Tom Ewell wondered if the irrigation ditch as it currently exists would be piped. **Mark Greenwood** stated that they are planning to leave the diversion portion up on the hill, and then bury the pipe down past that area.

Commissioner McLean asked what type of things can go in the Public Utility Easement (PUE) area. Sean said it could be landscaped, but no structures could go on the portion of the property.

Motion: Commissioner Lake moved to approve the Preliminary Plat for the Clegg Canyon Subdivision located at 2100 East 400 North in the PRC-8 Zone with the condition that all remaining Development Review Committee (DRC) comments be addressed prior to plat recording.
Second: Commissioner Killpack
Vote: Unanimous

Item 6. Consideration of a Preliminary Plat application for the Whiting Farm subdivision consisting of 70 lots at approximately 800 North 800 West and the adoption of the PRC-7 zoning text.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This is a 55-acre site. The City Council approved the zoning back in July 2020. Sean went over the rezone conditions that the City Council put in place when approving the PRC zone. The Commissioners received a letter from the Krommenhoek's asking that a fence be installed along the rear of their property since this development would create 3 different properties abutting their lot.

David Simpson, the applicant, thanked the Commission for considering this project. Arive will be building out this development. They believe it will be a continuation of Walter Farms.

Chairman McLean opened the Public Hearing. **Katy Chase** asked a question about what will be on the Open Space. Currently it will be farmed via lease from the City, converting one day into a park. No further questions were made, and the Public Hearing was closed.

Commissioner Lake asked if the Commission could add the requirement of the fence along the Krommenhoek's property line. Sean stated that typically residential fence requirements are not a comment requirement. A Deed Restriction could be recorded on the lots that states if a fence is installed that it meets a certain criteria along this area. **Commissioner Killpack** asked if they could require Arive Homes to make some different looking homes than the ones they have been doing over the past couple years throughout the City. **Commissioner Lewis** would be hesitant to put that requirement on the property. **Commissioner Lake** felt the developer could put something in their CC&R's if they felt the need to. **David Simpson** said he could let Arive Homes know these comments and concerns. **Rick Hansen**, the Building Official, asked how they would plan to enforce the design standards they are discussing. It was felt the standards would need to be put in the CC&R's. **Commissioner Uriona** asked how they justify requiring this when we have not in the past on similar developments. The applicant is hoping to get started with construction within the next month. There are 3 phases in the development. UDOT is currently in the process of

looking at installing a stop light at the corner of 800 West and Highway 89.

Motion: Commissioner Killpack moved to recommend approval to the City Council for the Preliminary Plat and PRC-7 Zoning Text for the Whiting Farm Subdivision consisting of 70 lots at approximately 800 North 800 West with the conditions listed below:

1. Any outstanding issues in the Development Review Committee (DRC) comments be addressed prior to plat recording.
2. A possible Deed Restriction be put in place regarding fencing along the proposed lots 37, 38 and 39 abutting the Krommenhoek's property.
3. That the City Council consider some design standards that vary from the typical Arive Home styles.

Second: Commissioner Lewis

Vote: Unanimous

Item 7. Consideration of a request to rezone approximately 27 acres from A-2 to RA-1 with a TDR-R Overlay for a property located at approximately 400 North and 1200 West.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This property is just west of the previous item. The applicant's request is for the current A-2 Zoning area only. Staff's recommendation is to continue the item, requesting for a design alternative that includes some dedicated open space. The applicant is somewhat concerned that adding in some open space will require smaller lots and worries this will have some outcry from residents in the area. **Chairman McLean** asked if a concept plan is typically required with a rezone, which Sean stated that it was. If a plan is provided that has some open space a PRC Zone would be more appropriate. **Commissioner Lewis** feels a trade off for some open space is fair, even if it requires slightly smaller lots. **Commissioner Nuttall** agreed with that comment.

Ryan Johnston, the applicant, stated that they have talked with quite a few people about the open space proposal. They felt keeping larger lots, without the open space, would be more desirable to property owners in the area. If they could get some clear direction, they would be open to exploring some type of open space area.

Chairman McLean opened the Public Hearing. **Cary Oman** feels like a 1/3-acre lot subdivision is very different than a 1/2-acre lot development. He felt the 1/3-acre lots would be less desirable. **Commissioner Killpack** asked the applicants if they explored any open space areas with the 1/2-acre lot layout. **Ryan Johnston** reiterated that they just do not feel like there is a desire for smaller lots. They would be willing to talk about doing some open space if necessary. **Commissioner Lewis** liked the idea of larger lots and feels there is a precedence that they are more desired within the City. **Rick Maingot** felt that the larger lots create more open space in the aspect that they are larger areas without homes on them. He felt that may have been the desire people were expressing back when the General Plan was amended. **Brianne Farlow** would prefer larger lots without any open space. **Nathan Randall** is a property owner in the area and would prefer the larger lot sizes as well. No additional comments were made, and the Public Hearing was closed.

Chairman McLean feels like open space is more appropriate in larger developments, but feels it loses the intent with smaller developments. He would prefer larger lots than smaller ones with an open space park area. **Commissioner Killpack** feels it adds character if the lot sizes are mixed up a little. This would allow for some buffering around the developed lots in the area. Developments

are not able to more than double the lot allowances with the use of Transferable Development Rights (TDR's). **Ryan Johnston** wanted to point out that this is a concept plan only at this time. If they could get zoning in place they could better move forward with the proposed layout of the project. **Commissioner Lake** felt like they should stick to 1/2-acre or larger lot sizes without open space area. Having a requirement that the east lot lines match those to the development abutting them was suggested. This would keep the current property owners from having two new neighbors in their back yard instead of one. This could be made as a recommendation to the City Council, or the Planning Commission could request it be continued until a revised concept plan is provided showing these recommended changes. They could also recommend these changes be made before the item is brought before the City Council. **Commissioner Uriona** felt the density was too high. Chairman McLean felt that requiring a few larger lots may be appropriate, helping to keep with the Conservation Development recommendation.

Motion: Commissioner McLean moved to request approval to the City Council of a rezone of approximately 27 acres from A-2 to RA-1 with a TDR-R Overlay for a property located at approximately 400 North and 1200 West with the below recommendations:

1. Lot lines along east of the development match up with the abutting subdivision.
2. The street off Highway 89 be redrawn to match up with the street to the west.
3. Developer explores the possibility of increasing lot sizes throughout the development.

Second: Commissioner Lewis

Vote: Unanimous

Item 8. Consideration of an ordinance amending Mapleton City Code Section 18.72 regarding Permitted and Conditional Uses and Design Standards in the I&M-1 Zone.

This item was continued.

Item 9. Adjourn.

April Houser, Executive Secretary

Date