



PLANNING COMMISSION MINUTES

January 28, 2021 via ZOOM

PRESIDING AND CONDUCTING: Chairman Jesse McLean

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

Staff in Attendance: Brian Tucker, Planner

Minutes Transcribed By: April Houser, Executive Secretary

Chairman Jesse McLean called the meeting to order at 6:00pm. Alternate Commissioners TJ Uriona and Lewis Nuttall were seated as voting members this evening.

Item 1. Planning Commission Meeting Minutes – January 14, 2021.

Motion: Commissioner Lewis moved to approve the January 14, 2021 Planning Commission Meeting Minutes.

Second: Commissioner Nuttall

Vote: Unanimous

Item 2. Consideration of a rezone to include the TDR-Receiving Overlay and Preliminary Plat application for the Kendall Subdivision consisting of 2 lots at 1350 East 400 North in the A-2 Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. This would be a 2-lot subdivision with the use of Transferable Development Rights (TDR's). This would allow for 2 lots, with one being 1-acre and the second lot being 4.66-acres in size. The rezone is in line with the General Plan. Improvements will go along 400 North with an 8' wide trail along the frontage in lieu of a typical sidewalk. This trail will eventually connect the Mapleton Lateral Canal Trail with Maple Canyon. Staff recommends approval of the rezone and 2-lot subdivision.

David Simpson, the applicant, had no additional comments to add.

Chairman McLean opened the Public Hearing. **Shirley Velupek** asked what they were going to do for a driveway? She did not want to see a wide cement driveway out of her bedroom window. **Brian** stated that there were no house plans on the second lot at this point. **David Simpson** stated that they would not be able to share a driveway due to each lot needing its own frontage. Shirley also asked why they did not have to further subdivide their lot, which Brian stated that the owners are free to subdivide to whatever standard they desire within the regulations of the City Code. She

did not like the idea of an 8' trail being ran along this area and would prefer a 5' sidewalk. **Peggy** was in approval of this development and felt that a home would be more enjoyable to look at than the empty field. No further comments were given, and the public hearing was closed.

Chairman McLean felt this was a development that could have been larger than just two lots. He feels this is a win for those in the area. The Commission agreed with these comments.

Motion: Commissioner Uriona moved to recommend approval to the City Council for a rezone to include the TDR-Receiving Overlay and Preliminary Plat application for the Kendall Subdivision consisting of 2 lots at 1350 East 400 North in the A-2 Zone with the special condition that any outstanding issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to plat recording.

Second: Commissioner Nuttall

Vote: Unanimous

Item 3. 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.

Item continued to the February 11, 2021 Planning Commission Meeting.

Item 4. Adjourn.

April Houser, Executive Secretary

Date