



MAPLETON UTAH

PLANNING COMMISSION MINUTES

March 25, 2021

PRESIDING AND CONDUCTING: Chairman Jesse McLean

Commissioners in Attendance: Jake Lake
Rich Lewis
Christy Nemelka
Lewis Nuttall

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Transcribed By: April Houser, Executive Secretary

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

Item 1. Planning Commission Meeting Minutes – March 11, 2021.

Motion: Commissioner Lake moved to approve the March 11, 2021 Planning Commission Meeting Minutes.

Second: Commissioner Nemelka

Vote: Unanimous

Item 2. Consideration of an application for a Home Occupation Permit for a small group music instruction business at 1336 North 1000 West in the RA-2 Zone.

Motion: Commissioner Lake moved to approve the Home Occupation Permit for a small group music instruction business at 1336 North 1000 West in the RA-2 Zone, with the conditions listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. Drop offs and pick-ups shall be controlled by the license holder such that the business complies with the requirement that no more than 6 cars, including those owned by the property owner, may be parked at the home at any one time. The maximum number of children is limited by the maximum parking requirement.
3. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton City.
4. With exception of activities that are clearly incidental and secondary to the business, 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 Nemelka

Vote: Unanimous

Item 3. Consideration of a request for Preliminary Plat approval for the Valley View Estates Amended Subdivision, Plat C, a 2-lot subdivision located at 2203 South 2000 West in the RA-1 Zone.

Motion: Commissioner Lake moved to approve the Preliminary Plat for the Valley View Estates Amended Subdivision, Plat C, a 2-lot subdivision located at 2203 South 2000 West in the RA-1 Zone with the condition that any outstanding issues raised in the Development Review Committee (DRC) minutes be addressed prior to plat recording.

Second: Commissioner Nemelka

Vote: Unanimous

Item 4. Consideration of a request for Preliminary Plat approval for the Bryson Strong Subdivision, a 2-lot subdivision located at 306 North 800 West in the RA-1 Zone.

Motion: Commissioner Lake moved to approve the Preliminary Plat for the Bryson Strong Subdivision, a 2-lot subdivision, located at 306 North 800 West in the RA-1 Zone with the condition that any outstanding issues raised in the Development Review Committee (DRC) minutes be addressed prior to plat recording.

Second: Commissioner Nemelka

Vote: Unanimous

Item 5. Consideration of a request to amend Mapleton Code Section 18.78A, review of a Preliminary Plat for the Mapleton Village subdivision located at 3200 South Highway 89, and the application of a TDR-Receiving Site Overlay to the property.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This project goes back to 2006 when the property was annexed into the City. Back in January 2021 the applicant came before the City Council to discuss some proposed changes. They were in favor of the suggested changes, which is why the applicant is before the Planning Commission this evening. The revised Preliminary Plat would have more lots, but fewer attached units. There will be a 30-acre parcel dedicated to the City for a park, along with the continuation of the Mapleton Parkway Trail. This will allow for better traffic flow and will keep the single-family homes next to the current single-family homes in this area. Staff recommends approval to the City Council. The General Plan outlines this area as Medium Density Residential.

Julie Smith, the applicant, stated that the new proposal is basically swapped from the old plan. This will keep the single-family lots to the north, and the multi-family units will now be located on the south portion of the property.

Commissioner Nuttall asked Sean to outline the PD-1 text proposed amendments, which he went over for those in attendance. No public feedback has been received regarding these items. This development is located next to the power plant. **Chairman McLean** felt the higher density location being moved to the south was more appropriate than the previous proposal. The additional parking that is proposed in this development will help to mitigate the type of concerns the City has in the Harvest Park Subdivision. The applicant plans to develop the property over 3 phases, working its way west to east. Design Standards for the property was provided as part of the Staff Report this evening. It should ensure a nice quality design throughout the development.

Motion: Commissioner McLean moved to recommend approval to the City Council for an amend Mapleton Code Section 18.78A, review of a Preliminary Plat for the Mapleton Village subdivision located at 3200 South Highway 89, and the application of a TDR-Receiving Site Overlay to the property with the recommendations listed below:

1. Submit final plat and address any outstanding issues in the Development Review Committee (DRC) comments prior to plat recording.
2. When fencing is proposed along roadways, fencing shall be a consistent style. All fencing along roadways must step down to 3' if solid or 4' if open within 30' of the intersection.
3. The 30-acre open space parcel shall be dedicated to Mapleton City with first recorded plat.
4. A note shall be added to the final plat indicating that Mapleton City has no responsibility to improve or maintain the private streets contained within, or private streets providing access to, the property described in the plat, nor does the City have responsibility for any of the infrastructure associated with the roadway such as sidewalks, drainage facilities, streetlights, curbs, and/or landscaping.

Second: Commissioner Nuttall

Vote: Unanimous

Item 6. Adjourn.

April Houser, Executive Secretary

Date