



MAPLETON UTAH

PLANNING COMMISSION MINUTES

May 27, 2021

PRESIDING AND CONDUCTING: Chairman Jesse McLean

Commissioners in Attendance: Rich Lewis
Christy Nemelka
TJ Uriona

Staff in Attendance: Sean Conroy, Community Development 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 voting member this evening.

Item 1. Planning Commission Meeting Minutes – May 13, 2021.

Motion: Commissioner Lewis moved to approve the May 13, 2021, Planning Commission Meeting Minutes.
Second: Commissioner Nemelka
Vote: Unanimous

Item 2. Consideration of a request for Preliminary Plat approval for the Hardman Subdivision, Plat A, a 2-lot subdivision located at 1127 North Main Street in the RA-2 Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The parcel is a little over 1-acre in size. There is currently one home on the property. The improvements are installed on Main Street.

Motion: Commissioner McLean moved to approve the Preliminary Plat approval for the Hardman Subdivision, Plat A, a 2-lot subdivision located at 1127 North Main Street in the RA-2 Zone with the condition that any outstanding issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to plat recording.
Second: Commissioner Uriona
Vote: Unanimous

Item 3. Consideration of a request to rezone 2.0123 acres located at 1155 West 800 South from A-2 to RA-1 with the TDR-Receiving Overlay and the approval of the 2-lot Emerald Corner Subdivision.

Brian Tucker, Planner, went over the Staff Report for those in attendance. There is currently one home on the property. The applicant will install the improvements along 800 South. The RA-1 Zone surrounds this property, and Transferable Development Rights (TDR)'s is allowed in this area. Staff recommends approval of this item. There are some trees located on the property, so Commissioner Uriona asked if they would need to be removed to install the rest of the street improvements? Brian stated that they would likely have to remove them due to lack of additional space.

Stephen Scutt, the applicant, stated that he felt the City should help pay some of the costs of improvements since he will be dedicating some of his property for the street right-of-way (ROW). Brian stated that it is the developer's responsibility for improvements when they subdivide their property. The Commission stated that the request would be something to discuss with the City Council. **Chairman McLean** mentioned that he felt if the City were requiring the applicant to deed the property over to the City so they could finish the street in this area, they would pay for it. Where the proposal is coming from the applicant to develop currently, without the recommendation coming from the city, it is their responsibility to cover the costs of development. **Commissioner Lewis** mentioned if the applicant had questions about the street right-of-way and installation costs, they could take it to the Utah State Ombudsman for further insight.

Motion: Commissioner Lewis moved to approve the rezone 2.0123 acres located at 1155 West 800 South from A-2 to RA-1 with the TDR-Receiving Overlay and the approval of the 2-lot Emerald Corner Subdivision with the condition that any outstanding issues raised in the Development Review Committee (DRC) minutes shall be address prior to plat recording.

Second: Commissioner Nemelka

Vote: Unanimous

Item 4. Consideration of amendment to Mapleton City Code Title 17 regarding subdivision requirements.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This Title of the Mapleton City Code covers the subdivision requirements. This item is mainly to clean up discrepancies or confusion. There is an addition to the ordinance that would give the Planning Commission and City Council the right to require buffering in areas that are adjacent to developed lots. **Commissioner Uriona** asked why some of the trail portions were being removed, or why it was in the ordinance to begin with. Sean stated that they took it out because developers are already required to meet ADA standards, which covers this topic.

Motion: Commissioner McLean moved to recommend approval to the City Council of an amendment to Mapleton City Code Title 17 regarding subdivision requirements as proposed.

Second: Commissioner Uriona

Vote: Unanimous

Item 5. Consideration of amendments to the City's Transportation Master Plan Map.

Item continued to a future Planning Commission Meeting.

Item 6. Adjourn.

April Houser, Executive Secretary

Date