



MAPLETON UTAH

PLANNING COMMISSION MINUTES

May 13, 2021

PRESIDING AND CONDUCTING: Chairman Jesse McLean

Commissioners in Attendance: Jake Lake
Rich Lewis
Lewis Nuttall
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 Commissioners Lewis Nuttall and TJ Uriona were seated as voting members this evening.

Item 1. Planning Commission Meeting Minutes – April 22, 2021.

Motion: Commissioner Lewis moved to approve the April 22, 2021 Planning Commission Meeting Minutes.

Second: Commissioner Lake

Vote: Unanimous

Item 2. Consideration of a request to rezone 3.33 acres located at approximately 400 South 1200 West from Open Space and Parks (OS-P) to Residential Agricultural (RA-1) and the approval of a subdivision with 3 residential lots and the school site.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The property is about 25-acres in size, with roughly 20-acres being utilized as part of the new Middle School. The property is currently zoned Open Space and Parks, with the thought at one time that a park would go in this area. With the Sunrise Ranch development going in, they will be providing a park that would take away the need for one in this location which led to the City selling the property to Nebo School District. Staff recommends approval of both the rezone and subdivision. **Commissioner Lewis** asked if it was typical for a school district to develop property like this, which Brian stated that he was not sure.

A gentleman representing Nebo School District stated that they are not in the business of developing but residents in this area preferred to have residential lots by their homes. This was the reason for the subdivision request this evening. 400 South will eventually have a stop light located at the intersection to Highway 89. The 3 proposed lots are similar in size to those abutting

them. **Commissioner Lewis** asked how the tax law would work where the School District would have bonded for the property and will not profit off these 3 lots. Sean stated that the City would not be a part of that bond so he did not know how that would be handled.

Chairman McLean opened the Public Hearing. No public comments were made, and the Public Hearing was closed.

Motion: Commissioner Uriona moved to recommend approval to the City Council to rezone 3.33 acres located at approximately 400 South 1200 West from Open Space and Parks (OS-P) to Residential Agricultural (RA-1) and the approval of a subdivision with 3 residential lots and the school site, with the 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 a request for a Conditional use Permit approval for a Commercial Greenhouse operation at 1550 West 2600 South in the A-2 Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The property is 2.18-acres in size. The property is abutted with A-2 and Commercial Zoning. The Greenhouse operation would consist of approximately 20,000 square feet. The Land Use would stipulate that uses like this should be approved unless there are legitimate issues and safety concerns that could not be mitigated. The permit holder will be someone aside of the property owner. Brian went over the conditions listed for approval in the Staff Report. **Commissioner Nuttall** asked for some clarification on what parking is being proposed. There will be 18 parking spaces. The property parking and driveway areas will be road base, but the applicant hopes to improve that in the years to come. The applicant plans to install restroom areas that will meet the recommendations listed in the Staff Report. Brian stated that the City Code would require the applicant to hook up the restroom areas to the City sewer. There are currently temporary toilets on site, but they will install the permanent restrooms within the next 6 months.

Motion: Commissioner Lewis moved to approve the Conditional Use Permit (CUP) for a Commercial Greenhouse operation at 1550 West 2600 South in the A-2 Zone with the conditions listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. The operation shall not be expanded beyond the scope of this permit unless prior approval is granted by the Planning Commission.
3. No signs shall be placed on the property without a sign permit.
4. The business will not extend the hours of operation beyond the 10am to 8pm window and shall not operate more than 6 days per week.
5. The ingress and egress shall occur from 2600 South and shall be approved for compliance with Mapleton City's adopted traffic and engineering standards.
6. The designated parking and driveways shall consist of a surface that does not generate dust or allow mud to be tracked onto city streets. The parking spaces shall not be reduced to less than the number presented without prior approval from the Planning Commission.
7. Permanent restroom facilities must be provided in accordance with City

Code within 6 months from issuance of the Conditional Use and Business License permits.

8. Mapleton City Police and Fire Department approvals are required.
9. Violations of the terms of this Conditional Use Permit (CUP) or other ordinances of the City may constitute ground for revocation of this permit and associated business license by the Planning Commission.
10. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

Second: Commissioner Lake

Vote: Unanimous

Item 4. Consideration of a Preliminary Plat for the Whiting Cove “E” and “F” Subdivision consisting of 17 lots located at 1050 South Highway 89.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The property is about 7.5-acres in size. The City Council approved a rezone in October 2020 to the RA-2 Zone. This development will take place in 2 phases. Phase 1 would be the 15 northern lots, with the remaining 2 as part of the second phase. The request meets City Code so the recommendation from Staff is approval with the conditions listed in the Staff Report.

Dave Scoville, with Arive Homes, was in attendance to answer questions. No questions were asked so the Planning Commission moved forward with a motion.

Motion: Commissioner Lake moved to recommend approval to the City Council of the Preliminary Plat for the Whiting Cove “E” and “F” Subdivision consisting of 17 lots located at 1050 South Highway 89 with the condition that the applicant complies with all outstanding Development Review Committee (DRC) comments.

Second: Commissioner Nuttall

Vote: Unanimous

Item 5. Consideration of a request for Preliminary Plat approval for the MEE Estates Subdivision consisting of 7 lots located at 950 East 1400 North in the RA-2 Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The property is about 5.14-acres in size. All the proposed lots meet zoning requirements. The current right-of-way (ROW) standards meet the city standard, even though they are more narrow than other areas of this street. Narrower streets are traffic calming device. The applicant will have to get approval from the Private Irrigation Company in this area. **Commissioner Lewis** stated that he is on that committee so he will help work with the developers. Brian stated that the narrower streets typically cause individuals to drive slower than they otherwise would on wider streets. **Commissioner McLean** stated that there are pros and cons to the narrower streets. **Commissioner Nuttall** had some concerns with allowing for narrower street standard in this development. The applicant stated that the development to the east of this has the same street standard.

Motion: Commissioner McLean moved to approve the Preliminary Plat for the MEE Estates Subdivision consisting of 7 lots located at 950 East 1400 North 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 Lewis

Vote: Unanimous

Item 6. Consideration of a request for Preliminary Plat approval for the Whitehorse Subdivision consisting of 13 lots located at 680 North 300 West in the RA-2 Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The property is 6.78-acres in size. The development consists of some widening and extending of 800 North. There was a letter of concern from the Copes regarding 800 North being connected at some point. Brian stated that 800 North is on the current Transportation Master Plan map. Staff recommends approval of the proposed subdivision. When the Final Plat comes forward the sewer line location will need to be approved by the City Engineer. The request this evening is for the Preliminary Plat only.

Mr. Cope, the neighboring property owner, stated that they felt the issue with the gap was settled back in 2017 when the Mapleton Estates subdivision was developed. This gap had no affect on the proposal at hand. They have concerns at where the water and sewer are being installed and wondered if they compliant as currently proposed. The Copes would like it made record that they do not plan to grant any easements along their property and would request that any mention of this be struck from these plans.

Mr. Pawelek, the applicant, stated that they are no longer planning to use the Cope's property for the sewer easement so they will go forward with a different option. The Cope's property is not part of the plat so no mention of anything along their property will be on the final plat. There are only 2 lots in the proposed development that will even be affected by the sewer line. **Brian** stated some of the other options for running the sewer in addition to the Cope's property.

Motion: Commissioner Lewis moved to recommend approval of the Preliminary Plat for the Whitehorse Subdivision consisting of 13 lots located at 680 North 300 West in the RA-2 Zone with the below recommendations:

1. An annotation that any mention of the Cope's property regarding easements be removed.
2. Any outstanding issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to plat recording.

Second: Commissioner Nuttall

Vote: Unanimous

Item 7. Consideration of a Preliminary Plat application for the Preserve Plat "E" Subdivision consisting of 10 lots located at approximately 500 East Mapleton Canyon Circle.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The lots would all be roughly 1-acre in size. The original concept had 11 lots, so one is being removed with this proposal to a future phase. Staff recommends approval of this request.

Motion: Commissioner Lake moved to recommend approval to the City Council for the Preserve Plat "E" Subdivision consisting of 10 lots located at approximately 500 East Mapleton Canyon Circle 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 8. Adjourn.

April Houser, Executive Secretary

Date