



MAPLETON UTAH

PLANNING COMMISSION MINUTES

February 10, 2022

PRESIDING AND CONDUCTING: Chairman Rich Lewis

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

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Rich Lewis 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 – January 13, 2022.

Motion: Commissioner McLean moved to approve the January 13, 2022, Planning Commission Meeting Minutes.

Second: Commissioner Lake

Vote: Unanimous

Item 2. Consideration of a Preliminary Plat for the Grindstone Subdivision consisting of 49 lots located at approximately 500 North Highway 89 in the RA-2 and RA-1, TDR-R overlay zones.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The parcel is about 31-acres in size. The rezones on the property took place in 2021. Lots range from 1/3-acre to just over 1-acre in size. The Preliminary Plat is pretty in line with the previous Concept Plan. The application complies with zoning. The Highway 89 frontage will require a landscape plan, which staff plans to have laid out before this item goes to the City Council. **Commissioner McLean** asked if the lot lines are close to matching up, or if they are offset. Sean stated that the lots are larger along the existing properties to help match up lot lines.

Michael Leifson, the applicant, stated that they are happy to answer any questions the Planning Commission or audience members may have.

Chairman Lewis asked if there was anyone that wanted to comment on this item. No comments were made.

Motion: Commissioner Killpack moved to recommend approval to the City Council 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 to rezone 4 acres of property located at approximately 1200 North and 450 West from A-2 to RA-2 and review of a Preliminary Plat consisting of 5 lots.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The property is currently A-2 but falls within the RA-2 General Plan designation. Improvements will be installed along 1200 North and 300 West. Staff recommends approval of the rezone and Preliminary Plat.

Bill Gammell, the applicant, stated that Sean summarized it well. There would be 3 lots along 1200 North and 1 lot on 300 West.

Chairman Lewis opened the Public Hearing. **Lori Wilkins** wondered what will happen with the irrigation ditch by their property. They would like it to be covered. Mr. Gammell stated that the Mapleton Irrigation Company is supposed to be letting them know what type of piping needs to be done in regard to the ditch in this area.

Motion: Commissioner Nuttall moved to recommend approval to the City Council of a rezone located at approximately 1200 North and 450 West from A-2 to RA-2 and a Preliminary Plat of 5 lots with the condition that any outstanding issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to plat recording.
Second: Commissioner Lake
Vote: Unanimous

Item 4. Adjourn.

April Houser, Executive Secretary

Date