



MAPLETON UTAH

PLANNING COMMISSION MINUTES

April 14, 2022

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: Sharee Killpack
Jesse McLean
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 TJ Uriona was seated as voting member this evening.

Item 1. Planning Commission Meeting Minutes – March 24, 2022.

Motion: Commissioner Uriona moved to approve the March 24, 2022, Planning Commission Meeting Minutes.

Second: Commissioner Killpack

Vote: Unanimous

Item 2. Consideration of a Project Plan for the expansion of an existing industrial building located at 1730 West Alvey Drive in the Industrial and Manufacturing (I&M-1) Zone.

Motion: Commissioner Uriona moved to approve the Project Plan for the expansion of an existing industrial building located at 1730 West Alvey Drive in the Industrial and Manufacturing (I&M-1) Zone.

Second: Commissioner Killpack

Vote: Unanimous

Item 3. Consideration of a Preliminary Plat for the Clegg Garden View Estates subdivision consisting of two lots located at 770 North 700 East in the RA-1 Zone.

Motion: Commissioner Uriona moved to approve the Preliminary Plat for the Clegg Garden View Estates subdivision consisting of two lots located at 770 North 700 East in the RA-1 Zone with the condition that the applicant address any outstanding Development Review Committee (DRC) comments prior to plat recording.

Second: Commissioner Killpack

Vote: Unanimous

Item 4. Consideration of a request to apply a Transferable Development Right Overlay (TDR-R) to five acres of property located at approximately 280 North 800 West and review of a Preliminary Plat for a nine-lot subdivision.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The adjacent developments are primarily 1-acre lot sizes. The request tonight would allow for nine ½-acre lots. A TDR Overlay is supported by the General Plan but does require some buffering around existing lots. This request was made before 2019, which would allow the applicant to request a rezone to the General Plan zoning of RA-1 with a TDR-R Overlay, allowing for ½-acre lots. Staff would ask that the Planning Commission determine whether lot 4 and 5 and 6 and 7 should be combined to create two 1-acre lots.

Chairman Lewis opened the Public Hearing. **David Stefflik** owns a 1-acre lot in the Bluth Subdivision and would like to see larger lots than the proposed ½-acre ones. **Carolyn Aagard** lives in the area and wondered if the City Council required some of the lots to be combined into 1-acre if the layout would revert to the previous one submitted with the original Bentley Brook development. No additional comments were made and the Public Hearing was closed.

Commissioner Uriona stated that some of the currently smaller lots were part of a development that provided some open space, so the overall density would not exceed 1 lot per acre. **Commissioner McLean** did not feel the ½-acre lots were congruent with the area. **Chairman Lewis** reminded the Planning Commission that this property does fall within a TDR-R area and was in support of the combination of some of the lots into 1-acre parcels, with the rest remaining ½-acre in size. Some of the Commissioner discussions were that 7 lots would probably be more appropriate in this area. **Commissioner Killpack** preferred to only allow 6 lots.

Motion: Commissioner Killpack moved to recommend approval to the City Council of a request to apply a Transferable Development Right Overlay (TDR-R) to five acres of property located at approximately 280 North 800 West and review of a Preliminary Plat for a nine-lot subdivision, feeling that 6-lots would be more appropriate in this area.
Second: Commissioner McLean
Vote: Unanimous

Item 5. Consideration of a request to expand the Eckles Paving Construction Yard to an adjacent vacant lot located at 1810 West Alvey Drive in the Industrial and Manufacturing (I&M-1) Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The property is currently 5-acres in size. The additional property would be about .7 acres in size. There is a stipulation in the code that does not allow industrial vehicle parking within 300 feet. This request would be located closer to the Dignity Care project than the required 300 feet. Since Eckles is an existing use, and the fact that there are noise mitigating measures taken around the Dignity Care project, Staff would be supportive of this request. **Commissioner McLean** asked if the current fencing has helped with the noise between his property and the residential area. There have not been any concerns made to the property owner, Ryan Sumsion, or the City regarding noise concerns.

Motion: Commissioner McLean moved to approve the request to expand the Eckles Paving

Construction Yard to an adjacent vacant lot located at 1810 West Alvey Drive in the Industrial and Manufacturing (I&M-1) Zone with the conditions listed below:

1. The applicant shall comply with the Alvey Business Park Landscape and Covenant Agreement.
2. A six-foot tall site obscuring fence shall be constructed behind the front yard landscaping.

Second: Commissioner Uriona

Vote: Unanimous

Item 6. Adjourn.

April Houser, Executive Secretary

Date