



MAPLETON UTAH

PLANNING COMMISSION MINUTES

July 14, 2022

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: Lewis Nuttall
TJ Uriona

Staff in Attendance: Sean Conroy, Community Development Director
Ryan Robinson, Planner

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Rich Lewis 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 – May 12, 2022.

Motion: Commissioner Nuttall moved to approve the May 12, 2022, Planning Commission Meeting Minutes.

Second: Commissioner Uriona

Vote: Unanimous

Item 2. Consideration of a Project Plan for a new office building located at approximately 590 South Highway 89 in the Industrial and Manufacturing (I&M-1) Zone.

Motion: Commissioner Nuttall moved to approve the Project Plan for a new office building located at approximately 590 South Highway 89 in the Industrial and Manufacturing (I&M-1) Zone with the conditions listed below:

1. A single lot plat shall be recorded prior to issuance of a building permit.
2. Exterior lighting shall include full cut off shields and light poles shall not exceed 16' in height.
3. The project shall comply with the I&M-1 zoning standards.

Second: Commissioner Uriona

Vote: Unanimous

Item 3. Consideration of Preliminary Plat approval for Magnolia Lane Plat C, a 4-lot subdivision located at 2105 South Main Street in the PRC-6 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. In 2018 the City Council approved the PRC Zone in this area. The applicant owns just over six acres and is requesting to develop four lots on the property. One of these lots already

has a home on it, so this will create three additional lots. The only issue is regarding lot four at the southeast corner, which Staff would like to be laid out more consistent with the size and wide of the lot shown on the original PRC-6 Concept Plan that was previously approved. **Commissioner Uriona** asked what the side setbacks would be, and Sean stated 10'. **Chairman Lewis** likes Staff's recommendation on the lot width. Sean stated that there is a little bit of leeway they could work out before this request goes to the City Council regarding the layout of lot four so they can work around the sports court.

Motion: Commissioner Nuttall moved to recommend approval to the City Council for Magnolia Lane Plat C, a 4-lot subdivision located at 2105 South Main Street in the PRC-6 Zone with the recommendations listed below:

1. The applicant shall comply with all outstanding Development Review Committee (DRC) comments.
2. Lot four shall be reconfigured to be more consistent with the size and width of the lot as shown on the Concept Plan for the PRC-6 project.

Second: Commissioner Uriona

Vote: Unanimous

Item 4. Consideration of a request to rezone approximately 4.57 acres of land located at approximately 1285 West 1600 South from the A-2 (Agricultural Residential) Zone to the RA-1 (Residential Agricultural) Zone and a review of a Concept Plan for 4-lots. The applicant is Casey Walker.

Ryan Robinson, Planner, went over the Staff Report for those in attendance. There is an existing home on the property. This would comply with the General Plan designation in this area. Staff included two different options showing how the applicant could potentially develop the property. Option 1 would end 1200 West in a cul-de-sac. Option 2 would shift the road to full width along lot 1 then transition to half width. **Commissioner Nuttall** asked if staff knew what the likelihood of UDOT would be in approving the street to continue through. Sean stated that it has not been determined yet, but the driveway of the current home may need to move their driveway to access off 1200 West instead of 1600 South. **Commissioner Uriona** asked if the applicant would still be able to get four lots with the cul-de-sac layout. Sean felt that the applicant would only get 3 lots if the property was developed that way.

Casey Walker, the applicant, hopes to get the rezone approved. They have been working with the property owners and Mapleton Irrigation.

Chairman Lewis opened the Public Hearing. **Audra Crandall** wondered what they would need to do so that the layout of this development would allow them to develop their property in the future as well. She had some concerns with the fencing hindering their irrigation access and the ability to burn the ditches in this area. Sean stated that having the half street going through may be the easiest to allow them to develop their property in the future. He advised Audra to come and meet with Staff regarding future potential layouts of their property if developed. **John Crandall** stated that on the east end of the property there is about an 8' height discrepancy. He wanted to make sure that would be addressed. Sean stated that if the rezone is approved the applicant would have to do formal engineered drawings which would ensure all issues like that be addressed. No additional comments were made, and the Public Hearing was closed.

Motion: Commissioner Uriona moved to recommend approval to the City Council for a rezone of approximately 4.57 acres of land located at approximately 1285 West

1600 South from the A-2 (Agricultural Residential) Zone to the RA-1 (Residential Agricultural) Zone and a review of a Concept Plan for 4-lots, with the recommendation listed below:

1. The Concept Plan shall be amended to be consistent with one of the two options listed in the Staff Report prior to the final hearing with the City Council.

Second: Commissioner Nuttall

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date