

MAPLETON
U T A H
PLANNING COMMISSION MINUTES
March 23, 2023

PRESIDING AND CONDUCTING: Chairman Sharee Killpack

Commissioners in Attendance: Jake Lake
Rich Lewis
Jesse McLean
Lewis Nuttall
TJ Uriona

Staff in Attendance: Sean Conroy, Community Development Director
David Stuenzi, Planner

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Sharee Killpack called the meeting to order at 6:00pm. Commissioner Rich Lewis was excused from the meeting after Item 3 and Alternate Commissioner Lewis Nuttall was then seated as a voting member for Item 4 and Item 5.

Item 1. Planning Commission Meeting Minutes – February 9, 2023.

Motion: Commissioner Lewis moved to approve the Planning Commission Meeting Minutes for February 9, 2023.

Second: Commissioner Uriona

Vote: Unanimous

Item 2. Consideration of a Home Occupation Permit for a home-based business that grows and sells cut flowers located at 832 North 550 West. The applicant is Amy Earl.

Motion: Commissioner Lewis moved to approve the Home Occupation Permit for a home-based business that grows and sells cut flowers located at 832 North 550 West with the requirements listed in the Staff Report.

Second: Commissioner Uriona

Vote: Unanimous

Item 3. Consideration of a request to rezone a 1.6-acre parcel from A-2 to RA-1 with a TDR Receiving Site Overlay (TDR-R) located at 739 South 800 West.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This would create one additional building lot on the site. If the City Council approves the rezone the applicant would then apply for a subdivision, which would come back before the Planning Commission. This request is in line with the General Plan, so staff would recommend approval to the City Council. The applicant's felt Sean covered their request, so no additional comments were made by them. Improvements will be required as part of the subdivision.

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

Motion: Commissioner McLean moved to recommend approval to the City Council of a request to rezone a 1.6-acre parcel from A-2 to RA-1 with a TDR Receiving Site Overlay (TDR-R) located at 739 South 800 West.

Second: Commissioner Lewis

Vote: Unanimous

Item 4. Consideration of a request to amend Mapleton City Code (MCC) sections 18.64 and 18.78C and review of the updated concept plan for the Harmony Ridge Project located at approximately 6000 South Highway 89 in the PD-3 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This project has been in discussion for a few years now. In 2011 the property was moved into Mapleton City limits. The Development Agreement was put in place at the time of approval as part of the PD-3 Zone. The original plan showed a large amount of Industrial area, which was something the city now felt may not be the best use of the property when entering into the city. The proposal will increase the density, but these will take place in the Industrial area, and add more Commercial zoning. In place of the 3 previously approved city parks, the applicant will donate a substantial amount of money to help develop the bike park, with some additional amenities, on north area of the property. They will also have 2 parks that are maintained by the Homeowner's Association (HOA). This text amendment will address these items. Staff would recommend approval to the City Council. **Commissioner Lewis** does not love the exclusivity of the private HOA parks. Sean stated that the city is in favor of them because it is not a strain on city resources since the HOA would maintain these parks. The site has been heavily analyzed and will be developed in a way that is safe for the area. **Commissioner Nuttall** wanted to know how the city ensures the HOA builds out the park. Sean stated that it is park of the Development Agreement. **Commissioner Lake** asked if the commercial areas would fall under the Commercial Zoning requirements, which Sean stated they would follow the General Commercial Design Standards. This request would increase the number of lots from 850 to 990. Even with the additional lots the development still comes out to less than 3 units per acre. Forty percent open space will still be applicable with this amendment. The 30-acre parcel for the bike park will connect into the current trail in Mapleton.

Steve Maddox, with Edge Homes, introduced everyone he brought to the meeting from his company. They took all the information they received from the environmentalist when

laying out this development. There will be 47% of open space through this development, with multiple amenities that will be brought to the area. Steve gave a presentation for those in attendance. This presentation was part of the Staff Report for this item. Their overall density is 2.15 lots per acre. Edge Homes wants to ensure this is a nice development for families, as well as for the city. Sean stated that they have Design Standards in place that cover the elevations the residential units will be built too. **Chairman Killpack** would love a variation of homes that are not the same look that seems to be everywhere. **Commissioner Lake** wanted to make sure this development does not have the same street issues as Harvest Park. **Commissioner Uriona** thinks this is a great project that will benefit our city.

Chairman Killpack opened the Public Hearing. No comments were made, and the Public Hearing was closed. Commissioner Rich Lewis was excused for the remainder of this meeting and Commissioner Nuttall was seated as a voting member.

Motion: Commissioner Uriona moved to recommend approval to the City Council of a request to amend Mapleton City Code (MCC) sections 18.64 and 18.78C and updated concept plan for the Harmony Ridge Project located at approximately 6000 South Highway 89 in the PD-3 Zone.
Second: Commissioner Lake
Vote: Unanimous

Item 5. Consideration of amendments to Mapleton City Code (MCC) section 18.84.410 regarding requirements for accessory apartments.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The State Legislature brought forth some discussions on removing the Impact Fees for accessory apartments. There are a couple little changes as well that are added in to meet the State Code. With attached accessory apartments there is no maximum size restriction. However, with detached accessory apartments, there are size restrictions. This does not address short term rentals.

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

Motion: Commissioner Lake moved to recommend approval to the City Council of amendments to Mapleton City Code (MCC) section 18.84.410 regarding requirements for accessory apartments and provide guidance on whether detached accessory apartments could be located in front of the main dwelling.
Second: Commissioner Nuttall
Vote: Unanimous

Item 6. Adjourn.

April Houser, Executive Secretary

Date