

MAPLETON CITY
PLANNING COMMISSION MINUTES
May 28, 2009

PRESIDING AND CONDUCTING: Chairman Oscar Mink

Commissioners in Attendance: Jared Bringham
Pam Elkington
Rick Maingot
Barbara Pratt
Skip Tandy
Leo Thomsen
Alternate Jeff Hawkins
Alternate Mike Tippetts

Staff in Attendance: Cory Branch, Planning Director

Minutes Recorded by: April Houser, Executive Secretary

Chairman Mink called the meeting to order at 7:45pm. Leo Thomsen led the Pledge and Skip Tandy gave the invocation.

Items below are not necessarily in the order they were heard.

Item 1. Planning Commission Meeting Minutes – April 23, 2009

Motion: Commissioner Pratt moved to approve the Planning Commission Meeting Minutes for April 23, 2009.

Second: Commissioner Elkington

Vote: 6:0:1 with Commissioners Maingot, Elkington, Bringham, Pratt, Tandy and Mink voting aye and Commissioner Thomsen abstaining due to lack of attendance at the April 23, 2009 Planning Commission Meeting.

Item 2. (Continued 4-9-09 and 4-23-09) Cory Andersen, agent for Whisper Rock, requests to amend Title 18, Development Code, Part III, Zoning, in order to enact Chapter 18.77, Planned Residential Developments (PRD). The purpose of the PRD ordinance is to allow for densities higher than a typical residential development and fit into the surrounding neighborhoods.

Cory Branch, Planning Director, went over the Staff Report for those in attendance. Transferable Development Rights (TDR's) are required on all lots that are less than 14,500 square feet in size. What the Commission is reviewing tonight is strictly Cory Andersen's PRD Text and Rezone request. Chairman Mink had a concern with the discussion in regards to buffering future commercial developments. He does not feel it is a legitimate reason for approving this text. Cory stated that he does not feel a developer would be able to market 1-acre horse property lots next to a commercial business. There was discussion into the level of restrictions that should be put on Home Occupation Permits in PRD Zones. Commissioner Pratt felt wording should be put in the Ordinance in regards to the way the

number of TDR's being required is calculated. It was stated that the calculation of seven (7) TDR's would be required for the current proposed development of this project. The majority of the Commission felt that ten (10) acres should be the minimum acreage requirement for the PRD Zone. Cory stated that the City Engineer, Gary Calder, still has concerns with the developer's proposed street standards.

Chairman Mink opened the Public Hearing. **Norm Bingham** stated that he has concern with the private drive being proposed in regards to access for the emergency vehicles. He has served on the Mapleton Fire Department for 28 years. Mr. Bingham feels if we start making these streets smaller someone is going to get hurt. He feels if we are headed for smaller roads, we are headed for trouble. **David Herring** is adamantly opposed to this development. He has a concern with lack of access to the West of Maple Street. Mr. Herring feels it would be more feasible if the applicant had access to Highway 89. He also wondered if infrastructure had been discussed. **Tyson Tuttle** stated that they own 2 properties in Mapleton to the east of this development. He had concerns with the exterior of the homes being proposed. Mr. Tuttle wondered where it stated that this would a Senior Community, as he could not find this restriction anywhere in the proposed code. He felt the vinyl fence around the development would be an eye sore if it were to be placed at the back of the curb along 1100 West. Cory Branch stated that there is no fence running along 1100 West, although one is show on the drawings dated 2/25/09. Cory Andersen agreed that no fence will be put along 1100 West. The higher density is a concern to Mr. Tuttle, as it goes against the rural feel he thinks Mapleton currently has. No additional comments were given and the Public Hearing was closed. **Commissioner Maingot** wanted to make sure this proposed text is what the City wants moving forward for when additional PRD Zones are requested. Chairman Mink felt the PRD Ordinance needs to be looked at with a broader view.

Motion: Commissioner Tandy moved to recommend approval to City Council of an Ordinance amending Title 18, Development Code, Part III, Zoning, in order to enact Chapter 18.77, Planned Residential Developments (PRD), with the revisions listed below:

1. 18.77.030 #2 – Remove the wording “Residents and local officials in Mapleton agree that”.
2. 18.77.040 #4 to read “Accessory Apartments to be determined with a Development Agreement”.
3. Wording be put in Section 18.77.060 explaining how the number of Transferable Development Rights (TDR's) required to be surrendered for the project is calculated.
4. 18.77.060 #2 – Remove the sentence “Parcels with less than ten (10) acres may be combined with other parcels to meet the minimum acreage requirements”.
5. 18.77.060 #4(a) – add “measured from back of sidewalk/trail” at the end of the sentence.
6. 18.77.060 #4(b) – Add “/trail” after “sidewalk”.
7. 18.77.060 #10 – Define “Recreational Vehicles”.
8. 18.77.060 #11(a) – Add “and City Street Standards” at the end of the sentence.
9. 18.77.060 #11(viii) – Add “or City Engineer” after City Council.

Second: Commissioner Bringhurst

Vote: Unanimous

Item 3. (Continued 4-9-09 and 4-23-09) Cory Andersen, agent for Whisper Rock, requests a rezone of approximately 17 acres from Planned Residential Community – 5 (PRC-5) to Planned Residential Developments (PRD) on property located generally at 1100 West Maple Street.

Cory Branch, Planning Director, went over the Staff Report for those in attendance. **Chairman Mink** felt the Commission should review the Development Agreement at time of the Preliminary Plat. Cory gave a brief history on this proposed development. The Commissioners were directed to email Cory Branch with any of their concerns, suggestions, etc. in regards to the proposed Development Agreement. He gave a deadline date of Friday, June 5, 2009 for the Commissioners to email him this information if they had any. **Paul Washburn**, with the applicant, gave a presentation to those in attendance showing what they are proposing for their project to look like, as well as pictures of some other developments they have done in the area. This proposed project will have approximately ten (10) acres of open space throughout it.

Chairman Mink opened the Public Hearing. **Tyson Tuttle** stated that the presentation given made him feel better about the development. No additional comments were given and the Public Hearing was closed. **Commissioner Tippets** felt there should be a requirement for the entry of the development to be completed sooner than later.

Motion: Commissioner Tandy moved to recommend approval to the City Council of a rezone of approximately 17 acres from Planned Residential Community – 5 (PRC-5) to Planned Residential Developments (PRD) on property located generally at 1100 West Maple Street, deferring the Development Agreement to time of Preliminary Plat.

Second: Commissioner Thomsen

Vote: 6:1:0 with Commissioners Mink, Tandy, Pratt, Thomsen, Elkington and Bringhurst voting aye and Commissioner Maingot voting naye feeling the property already had appropriate zoning that better fit Mapleton City and Vision Statement.

Item 4. Adjourn

Motion: Commissioner Mink moved to adjourn the meeting at 10:40pm.

Second: Commissioner Elkington

Vote: Unanimous

April Houser, Executive Secretary

Dated:

Oscar Mink, Planning Commission Chairman

Dated:

Cory Branch, Planning Director

Dated: