

MAPLETON CITY
TRAILS SUB-COMMITTEE SPECIAL MEETING MINUTES
March 17, 2009

PRESIDING AND CONDUCTING: Chairwoman Tracy Padgett

Members in Attendance: Cathy Jones
Rick Maingot – Planning Commissioner
Ann Tolley – Councilwoman

Staff in Attendance: Cory Branch, Planning Director
Matthew Brady, Planner I
Stacey Child, Parks & Recreation Director

Minutes Recorded by: April Houser, Executive Secretary

Item 1: Eldon Taylor requests modifications to Maple Glen Subdivision, Plat “A” in order to remove an existing 8’ asphalt trail generally located at 1200 North 1800 East, in the A-2 (Agricultural-Residential) TDR-R (Transfer Development Rights–Receiving) Zone.

Cory Branch, Planning Director, went over some of the chronology of the subdivision. Matthew (Matt) Brady, Planner I, gave a presentation on the Maple Glen Subdivision for those in attendance, which showed the trail location through the development. The Sheranian Subdivision was also discussed in regards to where the trail would run heading north from the Maple Glen development. A trail easement for the Sheranian Subdivision has already been deeded to the City. Matt also showed the trail connection to the North connecting into Springville’s trail system.

Eldon Taylor, the applicant, would like to remove the trail through his Maple Glen Subdivision, feeling that it is restricting the sale of his lots. He does not feel they were given an alternative as to where the trail could be located. He had copies of a couple letters, which he passed around to the Committee Members. One was from Mountainland Realty, stating the problem with the trail in the ability to sell the lots. The second letter was from adjacent property owner Douglas Smoot, stating that he would not desire to install a trail on his property when developed (*both letters attached hereto*). Eldon Taylor stated that he has spoke with Mr. Smoot, and was told that Mr. Smoot would strongly oppose a trail through any residential development, including his land in Mapleton. Mr. Taylor feels that people do not want to have public trail through the front of their property, which is why they would like it removed from the Trails Plan. The applicant has now incurred a total of \$783,392.55 in debt on the development of his property at approximately 5% interest, which he has not been able to re-coop through the sale of his lots. Eldon feels that potential buyers are turned off by the trail that runs through his development. He appreciates the Trails Sub-Committee meeting with him today in regards to this item. Bernell Taylor, Eldon’s son, stated that he loves trails. He feels they were persuaded by previous staff in regards to the trail and its location in their development.

Member Maingot stated that he understands what the applicant is going through. He also stated that some recreational aspects in subdivisions have to be installed at the expense of the developer. Bernell Taylor stated that the trail was once located up on the mountain side, and was requested by Mark Sheranian to move it down the mountain, which then became a burden on the Taylors when developing – having to install the trail through their subdivision. Eldon Taylor thought that the trail could possibly move down to the proposed Canal Parkway Trail, allowing him to remove it from his property. He also felt that the trail could move up the mountain onto properties that have been used as Transferable Development Right Sending Sites (TDR-S), where those utilizing the trail system could enjoy the beautiful scenery. Member Jones gave Mr. Taylor the status of the Canal Parkway Trail, and its timeline which could still be many years out. Member Maingot gave the reasoning behind the trails being installed through developments. He also told the applicants that it is not as easy as simply stating that you do not want a trail. The City has the right when approving a development to require trails to be installed within subdivisions.

Cory Branch asked what the applicant thought about removing the asphalt trail, and replacing it with a sidewalk, yet leaving the trail on the map. Eldon Taylor thought that may help alleviate some of the difficulty in selling their lots. Ann Tolley did not have a problem with the trail being installed with concrete. Eldon Taylor would like the sidewalk to be 5’ wide, keeping the same look that is currently throughout most of the City. The Committee would like the trail to remain 8’ wide; however they were not concerned with it being replaced with concrete.

Item 2: Adjourn

The Trails Sub-Committee Special Meeting for Tuesday, March 17, 2009 was adjourned at 10:00am.

April Houser, Executive Secretary

Dated:

Tracy Padgett, Trails Sub-Committee Chairwoman

Dated:

Cory Branch, Planning Director

Dated: