

MAPLETON CITY
PLANNING COMMISSION MINUTES
December 8, 2016

PRESIDING AND CONDUCTING: Chairman Lewis

Commissioners in Attendance: Therin Garrett
Golden Murray
Justin Schellenberg
Keith Stirling

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Chairman Lewis called the meeting to order at 6:30pm. An invocation and Pledge of Allegiance was given.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – November 10, 2016.

Motion: Commissioner Murray moved to approve the November 10, 2016 Planning Commission Meeting Minutes.

Second: Commissioner Stirling

Vote: Unanimous

Item 2. Consideration of Preliminary Plat approval for the Whiting Cove Plat “D” subdivision consisting of 15 lots located at approximately 1300 West and 1200 South. The project also includes a request to rezone approximately 8 acres for A-2 and NC-1 to RA-2 and approximately 1 acre from A-2 to GC-1.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The subject parcel is about 10 acres in size and has frontage off of Highway 89. The area has been used as a construction area for a number of years. The proposed lots range from .33 to .81 acres in size. The General Plan for this area is medium density residential, which is a ½ acre or larger lot size zoning. Staff recommends approval based on the fact that the proposed development is in line with the General Plan. Most of the utilities will connect off 1200 South onto Highway 89. The secondary water lines will be installed throughout the development. The snow on these streets can be pushed into the planter strip areas.

Chairman Lewis opened the Public Hearing. **Larry Nobahara** has a concern with his lot being 1 acre in size and feels having the ½ acre lots abutting him would lower his property values. He does not feel this is keeping with the rural atmosphere. **Kent Jensen** wanted Mr. Nobahara to state his concerns with the desire to have the larger lot buffer behind their home as well since he was unable to be in attendance this evening. **John Bennett** would echo what Larry stated in his comments. They would like to keep with the elegant country living. He thinks it is a slap in his face to put these smaller lots in their backyard and feels it is unacceptable. Mr. Bennett would hope the Commission would grant them ½ acre lots behind their homes as a buffer. No additional comments were given and the Public Hearing was closed.

Dave Scoville, the applicant, felt this layout was their attempt at a buffer zone. He cannot speak to losing value. **Chairman Lewis** stated that it is the Commission's job to make sure Ordinances are followed. **Commissioner Murray** felt that some of the cul-de-sac lots would be restricting due to lot layouts. Dave stated that they have an in-house architect and that the homes would be nice and able to fit on these lots that were of concern. A solid surface fence will be installed along the north side of the development. **Larry Nobahara** stood again and stated that this proposal does not give him a buffer zone. Mr. Nobahara thought that the applicant could try combining the two lots at the end of each cul-de-sac to make the lots larger. **Commissioner Schellenberg** disclosed that he lives in the Pheasant View subdivision, which is adjacent to this property. He had questions as to what would happen to the residential area to the north of this between Highway 89 and Pheasant View. Commissioner Schellenberg felt that a stub street might work better to help with the development of this area in the future. He would like to see the detention pond brought back into the development layout. Sean stated that it does not collect the water for this development. Commissioner Schellenberg does not feel that zoning should guarantee a lot size, and that maybe some other layouts of the development could be explored. **Commissioner Garrett** would be eager to see a buffer, but understands this is in line with the General Plan. **Commissioner Stirling** agrees with the suggestion to provide a buffering with the homes to the north. Sean felt that if the applicant wanted to provide the buffer, the combination of lots 3 & 4 and lots 9 & 10 could be explored. He did not know if the stub street would really work out in keeping the commercial area viable. The Commission can recommend approval to the City Council with a suggestion that the lots be combined along the northern boundaries of the property. **Commissioner Murray** had a suggestion of eliminating the cul-de-sacs and putting in a continuous street through the development. The applicant would like to look at redesigning the project to make sure everything is met with the Transportation Master Plan in the area.

Motion: Commissioner Murray moved to continue this item allowing the applicant to look at possible redesigns that would give a buffer area to the northern property owners.
Second: Commissioner Stirling
Vote: Unanimous

Item 3. Consideration of Preliminary Plat approval for the Twin Hollow Plats "A" and "B" subdivision consisting of 11 lots located at approximately 2800 South Hidden Canyon Drive. The project also includes a request for a Transferable Development Rights Receiving Site for approximately three acres.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This included a history of the property. The bank foreclosed on the adjacent property a few years ago, but has been landlocked since they did not own the 3 acres where the development could connect into the Triple Crown development. The applicant, Mike Klauck, owns the 3 acres that would allow that property to be developed, giving the access needed. The proposed road would continue off of the Hidden Canyon Drive street. Plat A would be the 3 new lots off Hidden Canyon Drive, and the additional 8 lots would be part of the Plat B that was previously approved as part of the original Twin Hollow development plan. The lots as proposed to comply with the standards for this zone. Any future plats in addition to “A” and “B” would require a connection street, as the City does not allow more than 30 lots to be located off a dead end street. **Commissioner Schellenberg** asked what kind of agreement it was with the Water Line. Sean stated that the City would be working with the developer on this. This line would supply water to future developments in this area. The sewer will tap into the line on Hidden Canyon Drive.

Chairman Lewis opened the Public Hearing. **Mrs. Madsen** wanted to know the width of the street through the development. It was stated that it would match up with Hidden Canyon Drive. No additional comments were given and the Public Hearing was closed.

Mike Klauck, the developer, stated that there are wider streets throughout the development than Hidden Canyon Drive. They have done a sewer system study and water analysis on the property. The current sewer line is adequate for the proposed development. The water line as is would not be adequate, which is why a larger line will be installed. Doing this will increase the fire hose pressure as well to the homes currently along the Hidden Canyon Drive street. Mr. Klauck does not see any issues with the surrounding property owners. They are not in a big hurry to develop all the lots, so the development will be completed over the course of many years. Most of the property owners along Main Street have signed easements for the continuation of the road heading south, so it should not be a problem moving forward. Some of the topography will be changed in the development from how it currently is. They have federal approval to cross the Mapleton Lateral Canal. They would like to get their elevation built, so the trail can be installed without any issues.

Motion: Commissioner Schellenberg moved to recommend approval to the City Council for the Preliminary Plat approval for the Twin Hollow Plats “A” and “B” subdivision consisting of 11 lots located at approximately 2800 South Hidden Canyon Drive. The project also includes a request for a Transferable Development Rights Receiving Site for approximately three acres, with the conditions listed below:

1. The applicant shall obtain final plat approval from the Development Review Committee (DRC) for plats “A” and “B”.
2. All outstanding issues identified in the DRC comments dated 11/23/16 shall be addressed prior to plat recording.

Second: Commissioner Murray

Vote: Unanimous

Item 4. 2017 Regular Planning Commission Meeting Schedule.

Motion: Commissioner Garrett moved to approve the 2017 Regular Planning Commission Meeting Schedule as proposed.

Second: Commissioner Stirling

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date