

MAPLETON CITY

PLANNING COMMISSION MINUTES

April 23, 2020 via ZOOM

PRESIDING AND CONDUCTING: Commissioner Jake Lake & Rich Lewis

Commissioners in Attendance via ZOOM: Christy Nemelka
Lewis Nuttall
TJ Uriona

Staff in Attendance: Sean Conroy, Planning Director
Brian Tucker, Planner

Minutes Transcribed By: April Houser, Executive Secretary

Commissioner Lake called the meeting to order at 6:00pm via ZOOM.

Alternate Planning Commissioners Lewis Nuttall and TJ Uriona were seated as voting members this evening.

Item 1. Planning Commission Meeting Minutes – April 9, 2020.

Motion: Commissioner Nemelka moved to approve the April 9, 2020 Planning Commission Meeting Minutes.

Second: Commissioner Uriona

Vote: Unanimous

Item 2. Consideration of a Project Plan application for the Sunrise Ranch Town Home Design located at approximately 2600 West Maple Street.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This project was part of the Specific Development Plan. The site plan for the townhomes was part of the presentation. The townhomes will include both front and back loading garages. This item will go to City Council for Final Plat approval. A colored rendering was provided as part of the presentation. The application complies with the recommended standards therefore Staff recommends approval of this item. The Commissioners all liked the way the townhomes looked. **Commissioner Uriona** asked what would be installed through the dip area of the property. Sean stated that the road will cross the hollow area of the property.

Motion: Commissioner Nemelka moved to recommend approval to the City Council for the Project Plan application for the Sunrise Ranch Town Home Design located at approximately 2600 West Maple Street.

Second: Commissioner Nuttall

Vote: Unanimous

Planning Commission Minutes – April 23, 2020

Item 3. Consideration of a request for a rezone to include the TDR-Receiving Zone and approval of “Dallin’s Subdivision Plat B”, a 2-lot residential subdivision located at approximately 1450 East 1200 North in the A-2 Zone.

Vice-Chairman Rich Lewis joined the meeting for this item and took over the conducting of the meeting.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The previous Plat A was recorded in 2019. The applicant is proposing 2-lots, each 1-acre in size with the use of Transferable Development Rights (TDR). The General Plan supports this type of rezone. Staff recommends approval with the condition listed in the Staff Report. This would be the final phase of the subdivision. **Commissioner Uriona** asked for some information on how the previous phase was allowed at 1/3-acre lot sizes. Brian stated that the dividing line for zoning was in place already that allowed the property to the north to be 1/3-acre in the RA-2 Zone. This property was the dividing line from the possible RA-2 to A-2.

Chairman Lewis opened up the Public Hearing portion of the meeting. No comments were made, and the Public Hearing was closed.

Motion: Commissioner Lake moved to recommend approval to the City Council for the Preliminary Plat for the “Dallin’s Subdivision Plat B” and the TDR-R Overlay Zone with the condition that any outstanding issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to plat approval.

Second: Commissioner Nemelka

Vote: Unanimous

Item 4. Adjourn.

April Houser, Executive Secretary

Date