

MAPLETON CITY

PLANNING COMMISSION MINUTES

August 27, 2020

PRESIDING AND CONDUCTING: Chairman Jesse McLean

Commissioners in Attendance: Sharee Killpack
Jake Lake
Rich Lewis
Lewis Nuttall
TJ Uriona

Staff in Attendance: Sean Conroy, Planning Director

Minutes Transcribed By: April Houser, Executive Secretary

Chairman Jesse McLean called the meeting to order at 6:00pm. Alternate Commissioner TJ Uriona was seated as a voting member this evening.

Item 1. Planning Commission Meeting Minutes – August 13, 2020.

Motion: Commissioner Lewis motioned to approve the August 13, 2020 Planning Commission Meeting Minutes.

Second: Commissioner Uriona

Vote: Unanimous

Item 2. Consideration of an application to rezone approximately 31 acres located at approximately 2100 East 400 North from Agricultural-Residential (A-2) and Critical Environmental (CE-1) to Planned Residential Community (PRC-8) with a Transferable Development Right Receiving Site (TDR-R) Overlay and the review of a Development Concept Plan for the property.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. There are 2 existing dwellings on the site. There is a trail easement on the southeast corner of the site for the Bonneville Shoreline Trail. The concept plan shows a request for 18 lots. The General Plan is shown as A-2 and CE-1 for this property. One lot would be on the bench with the rest down in the lower area. They are proposing a park with a little pond around the existing trail. The lots range from 1/2-acre to the larger 9-acre parcel. The applicants have tried to make the current homes compatible with the lots proposed for this development. The trail would run along the main road on 400 North up to their property. This would be a nice amenity to create a separate path for bikers and walkers in this area. They are proposing to have split rail fencing along the project to stay with the rural look. There will be some conservation easements around the pond and upper lot areas. The proposal is consistent with the General Plan Designation. The PRC Zoning gives the applicants flexibility in the layout of their development. It would not allow

for more density than the General Plan currently designates. The applicant could propose up to 20 lots under the current zoning, so they are not going up to max density for the site. Staff recommends approval of the request. Sean went over how TDR-R site would work. This property, if it was to keep its current zoning, would still be allowed to apply TDR's. **Commissioner Uriona** asked the current status of the Bonneville Shoreline Trail. Sean went over the future plans for the long-range trail plan where the easements are in place. **Chairman McLean** asked for a map of the current zoning in the area. This showed that the surrounding areas are very similar in zoning to this request. **Commissioner Lake** asked what would happen if another developer bought the property. Sean stated that they would be required to stick to the approved PRC-8 Zoning text, which would be the plan approved for the development.

Mark Greenwood, with ALM Engineering, spoke representing the applicant. A lot of time has been spent with staff, neighbors and the applicants to get to this point. They feel most of the residents in the area are happy with what is going on. The owner, Mike Nemelka, has been very upfront with talking to the neighbors in the area. Mr. Nemelka is from Mapleton, and they hope to return here to settle down, along with some of their family members.

Chairman McLean opened the Public Hearing. **Tom Ewell** really appreciates the opportunity they have had to provide input on this proposal. They are happy with this layout. They live directly across from Lot 17 and stated that some individuals riding down the road could potentially cause issues of safety from this new lot. **Michelle Anderson** appreciated having the ability to give their input as well with the applicant. She felt the new Vision Statement of keeping the rural atmosphere is being strayed from. She doesn't necessarily disagree with this plan, but she's concerned overall, along with the property behind them, that the Vision Statement isn't being upheld. Mrs. Anderson doesn't have a vast understanding of Transferable Development Rights (TDR) work so **Commissioner Lewis** asked Sean to give her a brief overview of how they work. The intent was to protect this hillside of Mapleton from being developed with the ability to receive TDR's by agreeing not to develop that area via a Conservation Easement, allowing you to utilize them throughout the City for higher density. **Gary Miner** has fond memories of Mapleton. He would like to convey that the vision of the applicant is to have a sense of community in the area. Mr. Nemelka wants everyone in the area to enjoy this project, and to find it a positive aspect of the community. **Scott George** lives in this area and had a concern about irrigation water. He is somewhat skeptical on vague plans of how to solve problems. Mr. George feels that there is no control over what is going on and wanted to make sure he expressed his concern. Scott also wondered if there would be parking along the swales on the side of the road. He's worried if there is not parking in that area it will cause more people to park in front of his home who are going up the canyon. Sean stated that irrigation is not a City Utility addressed by the Planning Commission but would be something Mapleton Irrigation would need to deal with. All issues and concerns will be addressed prior to the plat being recorded. No additional comments were given, and the Public Hearing was closed.

Mark Greenwood, with ALM Engineering, spoke again representing the applicant. They are well aware of the irrigation pipe and will not disturb the water down below. They will work with Mapleton Irrigation and East Bench Canal to make sure it's solved. Lot 17 will need to face on to 400 North, but they have tried to minimize it as much as possible. He and Mr. Nemelka both love Mapleton and want to keep this development with a feel of rural Mapleton like those in the area

love.

Sean Conroy, Community Development Director, stated that the Open Space area along the bench will remain preserved with a strict Conservation Easement on it to prohibit it from being changed. **Commissioner Killpack** asked if there was more room to expand the current parking lot owned by the City. Sean stated that there is probably not much room for expansion. This area has become more congested due to lack of other activities during the current Covid-19 Pandemic. The Planning Commissioners seemed to feel the mix of lot sizes gives more variety to the area. The applicant is still working to find out if the pond will have the ability to be utilized for irrigation, but they do not believe it would be able to provide enough water to do so.

Motion: Commissioner Killpack moved to recommend approval to the City Council of an application to rezone approximately 31 acres located at approximately 2100 East 400 North from Agricultural-Residential (A-2) and Critical Environmental (CE-1) to Planned Residential Community (PRC-8) with a Transferable Development Right Receiving Site (TDR-R) Overlay and the review of a Development Concept Plan for the property, with the conditions listed below:

1. The subdivision application that is submitted shall be generally consistent with the concept plan as presented to the City.
2. The applicant shall work with the City and the Forest Service to relocate or modify the existing gate on Maple Canyon Road to ensure adequate access to lot 18 and will provide the necessary emergency turnaround as required by the Fire Marshall.
3. Address sufficient parking.

Second: Commissioner Lewis

Vote: Unanimous

Item 3. Adjourn.

April Houser, Executive Secretary

Date