



MAPLETON

UTAH

PLANNING COMMISSION MINUTES

October 8, 2020

PRESIDING AND CONDUCTING: Chairman Jesse McLean

Commissioners in Attendance: Rich Lewis
Christy Nemelka
Lewis Nuttall

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

Minutes Transcribed By: April Houser, Executive Secretary

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

Item 1. Planning Commission Meeting Minutes – September 24, 2020.

Motion: Chairman Nuttall motioned to approve the September 24, 2020 Planning Commission Meeting Minutes.

Second: Commissioner Nemelka

Vote: Unanimous

Item 2. Consideration of a request to rezone 7.5 acres of land located at 1000 South Highway 89 from A-2, GC-1 and RA-2 to RA-2.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The request is located on 3 separate parcels. The requested zoning would allow for 1/3-acre lots. The Pheasant View subdivision north of this project is zoned PRC with the Whiting Cove subdivision zoned RA-2 to the south. The General Plan designates this property as Flex Use, which is new to the General Plan with the recent updates. It allows properties to be utilized as Commercial or Residential. This request is consistent with the Flex Use so Staff would recommend approval of the request. Staff also recommended that the 2 lots that abut the Pheasant View Subdivision be 1/2-acre in size as requested in previous developments.

Colby Peterson, the applicant, stated that everything shown was consistent with what they are recommending.

Chairman Jesse McLean opened up the Public Hearing. No comments were given, and the Public Hearing was closed.

Chairman McLean felt the request was consistent with the new Flex Use Designation on the General Plan. **Commissioner Nemelka** asked what the hold up was on Phase 2. Sean stated that there is a section of property there that the applicant does not own so until they can either acquire it, or the current owner decides to develop, the property will remain undeveloped. A member of the audience asked what the plan was with the 2 lots in the second phase until they are developed. **Colby Peterson**, the applicant, stated that they will likely remain as is at this time. The audience member has some concerns with traffic when Phase 2 is developed. These issues should be addressed when the approval for this area comes before the Planning Commission and City Council. Another member of the audience liked the idea of the larger lot buffering behind their homes.

Motion: Commissioner Lewis moved to recommend approval to the City Council of an ordinance rezoning 7.5 acres of land located at 1000 South Highway 89 from A-2, GC-1 and RA-2 to RA-2 with the below special conditions:

1. Lot 11 and 12 shall be combined or the concept plan be amended so that both lots abutting the Pheasant View subdivision are at least ½ an acre in size.
2. The applicant will either need to acquire property from the neighbors to the south or leave the southern two lots out of the subdivision until such time as 1200 South is installed.
3. The improvements along Highway 89 specified in the staff report shall be required as part of the subdivision application.

Second: Commissioner Nuttall

Vote: Unanimous

Item 3. Consideration of a request to rezone 5.01 acres located at approximately 650 North Vineyard Way to include the TDR-Receiving Overlay and approval of the 3-lot Vineyard at Maple Canyon Plat D Subdivision.

Brian Tucker, Planner, went over the Staff Report for those in attendance. This request is currently two separate parcels. All of the current lots in the Vineyard Subdivision Plats A, B, & C are around 1+ acres in size. The applicant is proposing a cul-de-sac at the end of the property. Each of the 3 proposed lots would have frontage on the new cul-de-sac and range in size from 1-2+ acres in size. The previous owner had met with the City Council and seemed to receive encouragement that they would allow for a dead-end cul-de-sac street under the 1 lot proposal. The new owner is recommending 3 lots with the same dead-end cul-de-sac allowance. The adjacent property owner did not seem to care if this road continued through or was developed out with a cul-de-sac. Staff recommends the cul-de-sac be allowed. Each lot would meet the frontage requirements for this zone. **Chairman McLean** asked what this proposal does for 900 North. Brian stated that 900 North was never planned to continue through where existing subdivisions in the area cannot use Transferable Development Rights (TDR's) to get the density needed to continue the street through. **Commissioner Nemelka** felt that this layout could hurt the potential development of other properties in the area. **Sean Conroy**, the Community Development Director,

stated that the Planning Commission could recommend that the street continue through.

Jason Butterfield, the applicant, stated that their plan is to build on the larger lot. They do plan to settle in this development, so the street continuing through would disrupt what they are hoping to do. They currently plan to utilize the other 2 lots on the property as pasture, and not to develop them until their children get older.

Chairman Jesse McLean opened up the Public Hearing. No comments were given, and the Public Hearing was closed. Sean stated that these minor roads are only for access to those lots in the development so it would not cause any issues whether it goes through or cul-de-sacs. **Mark Greenwood**, Engineer for the applicant, stated that in the previous meetings regarding this property the road was for access only and not for traffic to continue on as a through street.

Motion: Chairman McLean moved to recommend approval to the City Council for an ordinance rezoning 5.01 acres located at approximately 650 North Vineyard Way to include the TDR-Receiving Overlay and approval of the 3-lot Vineyard at Maple Canyon Plat D Subdivision with the special condition listed below:

1. Any outstanding issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to plat recording.

Second: Commissioner Nuttall

Vote: Unanimous

Item 4. Adjourn.

April Houser, Executive Secretary

Date