



MAPLETON

UTAH

PLANNING COMMISSION MINUTES

November 12, 2020

PRESIDING AND CONDUCTING: Chairman Jesse McLean

Commissioners in Attendance: Sharee Killpack
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 Commissioners Lewis Nuttall and TJ Uriona were seated as voting members this evening.

Item 1. Planning Commission Meeting Minutes – October 22, 2020.

Motion: Commissioner Lewis motioned to approve the October 22, 2020 Planning Commission Meeting Minutes.

Second: Commissioner Nuttall

Vote: Unanimous

Item 2. Consideration of a request to rezone 13.5 acres from A-2 to RA-1 with a TDR-R and a Preliminary Plat application for 13 lots located at approximately 1200 West and 400 South.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. There is currently one home on the northeast corner. The average lot sizes are about 1-acre in this area. The applicant worked with Nebo School District to get the right-of-way in place for the street that has gone in on the north of the Middle School currently under construction. All of the lots are 1-acre in size aside of 3 that are slightly under that.

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

Commissioner Nuttall asked why lots 11 and 12 were smaller lots. Lot 12 has the current home on it. The applicant plans to build on lot 11 and maintain ownership of the home on lot 12.

Commissioner Uriona asked how far the streets have to be apart. Sean stated that 120 feet, and that this development meets that requirement. Eventually 1250 West will extend to Maple Street if the property owners decide to develop in the future.

Motion: Commissioner Killpack moved to recommend approval to the City Council for a rezone of 13.5 acres from A-2 to RA-1 with a TDR-R Overlay and a Preliminary Plat for a 13-lot subdivision at 1200 West and 400 South.

Second: Commissioner Lewis

Vote: Unanimous

Item 3. Consideration of an amendment to Mapleton City Code Section 18.56B.070 related to property setbacks in the SDP-2 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The applicants of the Sunrise Ranch Plat D requirement regarding garage setbacks for detached garages. This property has 37 lots in it, and the applicants would like this requirement stricken from Plat D only. This standard only applies to the higher density areas in the City currently. Staff feels this request is appropriate for this area and will give more variety throughout the development.

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

Motion: Chairman McLean moved to recommend approval to the City Council of an ordinance amending Mapleton City Code Section 18.56B.070 related to property setbacks in the SDP-2 Zone.

Second: Commissioner Killpack

Vote: Unanimous

Item 4. Adjourn.

April Houser, Executive Secretary

Date