



MAPLETON

UTAH

PLANNING COMMISSION MINUTES

December 10, 2020 via ZOOM

PRESIDING AND CONDUCTING: Chairman Jesse McLean

Commissioners in Attendance: Sharee Killpack
Rich Lewis
Christy Nemelka
Lewis Nuttall
TJ Uriona

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 – November 12, 2020.

Motion: Commissioner Killpack moved to approve the November 12, 2020 Planning Commission Meeting Minutes.
Second: Commissioner Nuttall
Vote: Unanimous

Item 2. Planning Commission Meeting Schedule for 2021.

Motion: Commissioner Killpack moved to approve the Planning Commission Meeting Schedule for 2021.
Second: Commissioner Nuttall
Vote: Unanimous

Item 3. Consideration of a Project Plan and Preliminary Plat application for the Fox Hollow Townhomes consisting of eight townhomes located at 1750 West 200 North in the R-2-B Zone.

Motion: Commissioner Killpack moved to recommend approval to the City Council for the Project Plan and Preliminary Plat application for the Fox Hollow Townhomes

consisting of eight townhomes located at 1750 West 200 North in the R-2-B Zone, with the conditions listed below:

1. Address any outstanding issues in the Development Review Committee (DRC) comments prior to plat recording.
2. The plans shall be revised to include some windows and architectural elements on the right-side elevations of both building to avoid large, unrelieved blank walls that are visible from the street.

Second: Commissioner Nuttall

Vote: Unanimous

Item 4. Consideration of an amendment to a Conditional Use Permit to expand Building #1 of the Harvest Park Commercial Development to include approximately 8,000 square feet of office space and nine residential units.

Motion: Commissioner Killpack moved to approve an amendment to a Conditional Use Permit to expand Building #1 of the Harvest Park Commercial Development to include approximately 8,000 square feet of office space and nine residential units as proposed.

Second: Commissioner Nuttall

Vote: Unanimous

Item 5. Consideration of an ordinance amending Mapleton City Code Section 18.72 regarding Permitted and Conditional Uses and Design Standards in the I&M-1 Zone.

Item continued to the January 14, 2021 Planning Commission Meeting.

Item 6. Consideration of a request to rezone 29.57 acres located at approximately 300 West and 350 South from Agricultural-Residential (A-2) to Residential Agricultural (RA-1) with the TDR-R Overlay.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The project area changed slightly from the previous application. Another 2.38-acres has been added, which will be discussed on a later date. There was a concern with lack of open space when previously reviewed by the Planning Commission. Neighbors had concerns with density, lack of buffer lots, traffic, bird habitat, and lack of open space. The Planning Commission asked the applicant to bring back two options. One with a Conservation Concept and another under the standard RA-1 with TDR-R Zoning. The density of both projects is very similar. The Conservation Concept included 45 lots with an average lot size of .49-acres. It would include a conservation where the trees and bird habitat are currently located, so those would not be torn down. In most cases the lots are larger than those they adjoin. The Standard Concept includes 43 lots with an average lot size of .60-acres. This would not have any open space or conservation where the trees and bird habitat are located. All lots are ½-acre or larger. A list of the other PRC open space percentages was part of the Staff Report. Some of the Open Space options were discussed. Typically, the City does not want to take on Open Space that is smaller than 5-acres in size. Some new concerns were the extension of 300 West to Maple Street, canal easements, water table, and sewer connections. A

couple letters were sent to the Planning Commissioners prior to the meeting with concerns about the current development. The 300 West extension is not on the current Master Transportation Plan. This could however create an opportunity to create a North/South connection from 2000 North to 800 South, with a future extension to 1600 South. Staff believes it would be a mistake to preclude the 300 West extension permanently. Staff recommends approval to the City Council of the rezone request to the PRC-9 Zone, with the conditions listed in the Staff Report. This item is a rezone request only. The future subdivision approval will come back before the Planning Commission. **Commissioner Lewis** feels the open space should remain privately owned, and the HOA's responsibility. **Commissioner Nemelka** agreed with it falling under an HOA. **Sean Conroy**, the Community Development Director, stated that the open space area could also be platted as a lot with restrictions as to what would be allowed on it, allowing a private owner to purchase it and maintain it under the approved allowances for Open Space. Chairman McLean felt that going with the Standard Concept did not really provide much larger lots than the Conservation Concept. **Commissioner Uriona** asked what the difference was from the Silver Leaf Subdivision compared to this Conservation Concept. Brian stated that some of the lots were already built on before the development was approved, and then there is a large water retention area in addition to the open space park. **Commissioner Killpack** asked if the open space area would be better more centrally located. Sean felt that having it become a City Park was Staff's least recommended option. Brian stated that the proposed Open Space location was chosen because the City does not allow a dead-end street more than 500 feet.

Wade Payne, the applicant, would like to see the proposal with the 2 large lots (27 & 28) on the west side with restrictions as to what will be allowed on it. He wondered who would maintain the possible conservation where the large trees and bird habitat is currently located. He felt they could become a liability in the future. **Kyle Spencer**, with Northern Engineering, stated that each lot would be a minimum of ½-acre under the Standard Concept layout. The applicants felt that the concern with irrigation should be mitigated when the property is developed as there will no longer be flood irrigation in this area. It may be a potential interest to allow animals on the open space/pasture area. Allowing this would keep the rural feel that most Mapleton residents hope to maintain. The proposed lot frontages along 600 South are larger than the Autumn Lane subdivision to the east.

Chairman Jesse McLean opened the Public Hearing. **Mr. Estes** was one of the individuals that submitted a letter prior to the meeting. He had a concern with the extension of 300 West running from 2000 North to 1600 South. He prefers larger lots and would like to see more usable open space towards the middle of the development. **Mrs. Estes** stated that they have several older neighbors who are not able to access via Zoom. They are concerned with the safety factor of 300 West being continued. There was also a concern with splitting up the larger lots along Maple Street. Most of these lots do some type of farming or have animals on their property. They feel larger lots would stay more in line with the rural feel of Mapleton. If 300 West were continued through the Estes' felt it would be a large amount of traffic going through these residential areas. **Mike Shepherd** felt the 300 West connection could help with traffic flow, and he would be supportive of it continuing through. He likes the Conservation Concept and feels that no longer flood irrigating the property will help with flooding. **Rolland Lewis** has watched the developments going on in Mapleton over the last 5 years and is not happy with what is going on. He feels the whole concept of Mapleton has been changed. They moved here to live in the country.

Back when he served on the City Council many years ago cul-de-sacs were not even allowed. He does not feel 300 West connecting through was ever in the Transportation Plan for Mapleton. Mr. Lewis feels that Main Street and 800 West are sufficient for traffic flow north the south in Mapleton. He feels the City needs to hold to what they use to envision, keeping the City rural. Patrick asked how many Transferable Development Rights (TDR) were left to be utilized. Sean stated that there were 399 TDR's created, with approximately 180 left to be utilized. He feels that the 3 ½ acres of open space needs to be maintained, otherwise it will become a weed and thistle patch. Patrick did not believe that 300 West was ever meant to go through. He does not feel this development is providing larger lots. Rolland Lewis asked if the TDR's are sellable and was told that they are. The price for these is negotiable between the seller and buyer. Chairman McLean went over the ability this property has to utilize TDR's to get ½ acre lots. **Tracy Comstock** asked if pressurized irrigation would still be available to them. They would like to see sidewalks installed along Main Street. **Roger Comstock** would like to have pressurized irrigation. They wondered if these homes would have CC&R's in place that will stipulate home sizes, etc. He also asked if the property would be developed in phases or all at once. These types of items would be discussed more at time of Plat approval. Currently this is only a rezone request. **Mrs. Boren** is concerned with the number of lots going in and would like the lots to stay larger in size. They feel this would be more desirable. No additional comments were made, and the Public Hearing was closed.

Chairman McLean thanked everyone for their public comment. **Commissioner Lewis** felt that more citizens preferred the RA-1 with the TDR-R overlay zoning. **Commissioner Nuttall** felt there should be larger lots if the open space is not going in. The Commission could recommend a limit of the use of TDR's allowed to be utilized on this property. Chairman McLean would like to see ¾ acre lots on average. He felt this would be a good balance for the layout of the development. He also felt that 300 West continuing through could help with safety for children going to school, but also understood the concern of the Estes'. **Commissioner Nemelka** felt that currently the only people utilizing 300 West, if installed, would be the residents in this area. She felt that more safety measures need to be put in place by UDOT to help with safety along Maple and Main Street. Sean stated that the Commission could move forward with the rest of the rezone and leave out the added property along Maple Street. This would allow for the developer to meet with UDOT to see what allowances would be given to a connection road to Maple Street. The rezone of that property could then come back before the Commission with the information gathered. **Commissioner Uriona** suggested that the cul-de-sacs be removed, allowing for some larger lots. **Commissioner Killpack** felt that the cul-de-sacs are desirable to she felt those should remain. The applicants would like to keep them as well and were willing to possibly remove one of the 3 lots along 600 South, reducing it to 2 lots in that area.

Motion: Commissioner Killpack moved to recommend approval to the City Council for a rezone of 29.57 acres located at approximately 300 West and 350 South from Agricultural-Residential (A-2) to Residential Agricultural (RA-1) with the TDR-R Overlay with the conditions listed below:

1. 38 lots be allowed.
2. The lot at the southwest corner of the site shall include a 20' side yard setback along the west property line.
3. The portion of land added to the proposal along Maple Street be continued, giving the applicant time to meet with UDOT to discuss

possible street connections in that area.

Second: Commissioner Lewis

Vote: Unanimous

Item 7. Adjourn.

April Houser, Executive Secretary

Date