

MAPLETON CITY
PLANNING COMMISSION MINUTES
August 28, 2014

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: Golden Murray
Justin Schellenberg
Keith Stirling

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Chairman Lewis called the meeting to order at 6:30pm. Keith Stirling gave the invocation and Golden Murray led the Pledge of Allegiance.

Items are not necessarily heard in the order listed below.

Alternate Commission Justin Schellenberg was seated as a voting member this evening.

Item 1. Planning Commission Meeting Minutes – August 14, 2014.

Motion: Commissioner Murray moved to approve the August 14, 2014 Planning Commission Minutes with the noted corrections.

Second: Commissioner Stirling

Vote: Unanimous

Item 2. Consideration of Preliminary and Final Plat approval for the *McHargue* Subdivision Plat A consisting of three lots located at approximately 1500 West 1200 North in the Residential Minor-Agricultural (RA-2) Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. There are no improvements in front of the existing home, but are along the section that fronts on to 1200 North. The existing home will include the installation of curb, gutter and sidewalk. In staff's review, it does comply with the City's subdivision ordinance and would be recommended for approval this evening. **Commissioner Schellenberg** asked the reason for the small strip behind the proposed Lot 1, and Sean stated they needed to retain that in order to keep the minimum 14,500 square foot lot size requirement as required in the RA-2 Zone.

Chairman Lewis opened the Public Hearing. **Karen Goble**, located to the north of this property, had a question on the requirement to install improvements on 1600 West. She said there is no sidewalk along this entire area, and asked the required width of the street. Mrs. Goble said that a Public Hearing was held in 2004 determining that the street would be 42' between 1200 North and 1600 North along 1600 West. Karen had a concern with the water meters and fire hydrant in this area. Sean reiterated that this development will only affect the applicant's property. No additional comments were given and the Public Hearing was closed. **Commissioner Stirling** asked if there is a chance this subdivision, with improvements, would affect Karen Goble. Sean feels this Right-of-Way (ROW) follows what has been in

place, and would not affect the Goble's property. **Brian McHargue** stated that he feels it would be 36' of asphalt as mentioned to him by the City Engineer.

Motion: Commissioner Murray moved to approve the Preliminary and Final Plat for the *McHargue* Subdivision Plat A consisting of three lots located at approximately 1500 West 1200 North in the Residential Minor-Agricultural (RA-2) Zone with the conditions listed below:

1. Any outstanding issues raised in the Development Review Committee Minutes dated August 14, 2014 shall be addressed prior to plat recording.
2. Subdivision improvements must be installed as directed by the City Engineer and in accordance with Section 17.16.020 of Mapleton City Code (MCC).
3. The existing irrigation ditches must be improved or treated in accordance with the requirements set for by Mapleton Irrigation.
4. The applicant must convey all right, title and interest to a certified natural flow right, well, or irrigation company stock equal to one acre-foot of potable water for each lot that does not include an existing dwelling.

Second: Commissioner Stirling

Vote: Unanimous

Item 3. Consideration of a request to waive the requirement that improvements be installed as part of the platting of a metes and bounds lot located in the Agricultural-Residential (A-2) Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. There was a discussion regarding this property a few weeks previous. Under the code if you have a legal metes and bounds lot an applicant can request to have some of the improvements waived. The Commission felt it did not make sense to require the curb, gutter and sidewalk at this time and Staff recommends that the waiver be approved. There is still a requirement for widening the street which is not discretionary for the Commission to change. **Commissioner Schellenberg** worried that this may set precedence, but **Chairman Lewis** stated that these requests should be done on a case by case basis, feeling it makes sense to approve this waiver. Sean stated that there are very few of these legal metes and bounds lots in Mapleton, so there should not be a whole lot of these coming forward in the future.

Chairman Lewis opened the Public Hearing. **Mike Cobia** stated that when you delay requiring the curb, gutter and sidewalk the Commission is essentially making the City pay for it, in turn charging the tax payers. Mr. Cobia feels this is a waiver that should be allowed with bonding on these types of metes and bounds lots. If there was to be a Special Improvement District put in place it would need to be determined as to if it would be a cost charged to all residents, or just those benefiting from the improvements. **Phil Dunn**, applicant, stated that his neighbors did not have to put in improvements when they built, and would like the waiver approved. Mr. Dunn asked if a share of water could be grandfathered in, as he was only given Strawberry Water with his property. Sean stated that the City in the recent past has never accepted Strawberry Water shares. Currently it would need to be Hobble Creek or Mapleton Irrigation water surrendered to the City for this lot. No additional public comment was given and the Public Hearing was closed. **Commissioner Schellenberg** liked the suggestion to require some type of a bond for these improvements in case they are installed at a later time.

Motion: Commissioner Schellenberg moved to approve a request to waive the requirement that improvements be installed as part of the platting of a metes and bounds lot located in the Agricultural-Residential (A-2) Zone with the approval of the sidewalk, curb and gutter waiver in accordance with Planning Commission direction at their July 10, 2014 meeting.

Second: Commissioner Stirling

Vote: Unanimous

Item 4. (Continued 8/14/14) Consideration of an ordinance amending Mapleton City Code Chapter 17.15.050 regarding front yard landscaping requirements for new single family dwellings.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This item was continued on August 14, 2014 so that Staff could gather additional information on what the correct percentage of xeroscaping should be allowed in order to maintain a favorable street appearance. Sean went over the proposal that was before the Commission this evening. Part of Staff's concern is that there is some of this type of xeroscaping installed already in the City, and it would be beneficial to have a way to determine or regulate it. Sean also stated that 'hardscape' is considered anything that is of an impervious material.

Chairman Lewis opened the Public Hearing. **Mike Cobia** feels this is a great idea, especially with the current water situation, and that the City is going in the right direction. Chairman Lewis is not opposed to allowing a higher percentage for hardscape materials. No additional comments were given and the Public Hearing was closed.

Traditional grass is not being cut off in any way, but the allowance for xeroscaping would be there for those who desire to do so. Commissioner Schellenberg stated that it was a tough number to try and quantify and wondered if a professional should get involved to help on a larger scale, feeling this was a big decision and change for the City. **Commissioner Murray** felt there could possibly be Open Houses held for those interested in xeroscaping where information was given out on best practices for this type of landscaping.

Motion: Commissioner Murray moved to recommend approval to the City Council of an ordinance amending Mapleton City Code Chapter 17.15.050 regarding front yard landscaping requirements for new single family dwellings with the adoption of a program on proper xeroscaping practices and in the period of 1 year to allow the Commission to re-evaluate the ordinance.

Second: Commissioner Stirling

Vote: Unanimous

Item 5. Planning Commission Training.

No training was given.

Item 6. Adjourn.

April Houser, Executive Secretary

Date: