

**MAPLETON CITY
PLANNING COMMISSION MINUTES
April 24, 2008**

PRESIDING AND CONDUCTING: Chairman Oscar Mink

Commissioners in Attendance: Pam Elkington
Rick Maingot
Barbara Pratt
Skip Tandy
Leo Thomsen

Commissioners not in Attendance: Jared Bringhurst
Bill Bleggi (Alternate)
Steve Roden (Alternate)

Staff in Attendance: Cory Branch, Planning Director

Minutes Recorded by: April Houser, Executive Secretary

Call to order

Chairman Mink called the meeting to order at 6:30pm. Barbara Pratt led the Pledge and Skip Tandy gave the invocation.

Items below are not necessarily in the order they appear.

Item 1. Planning Commission Minutes – April 10, 2008.

Motion: Commissioner Elkington moved to approve the April 10, 2008 Planning Commission Minutes.

Second: Commissioner Pratt

Vote: Unanimous

Item 2. Mark VanWagoner, applicant for Maple Mountain Greenhouse, requests approval for modifications to a Conditional Use Permit granted on April 14, 2005 on property located generally at 1550 West 2600 South. The subject property is located in the A-2 (Agricultural Residential) Zone.

Cory Branch, Planning Director, went over the Staff Report for those in attendance. Staff recommended to the Applicant to come to Planning Commission in regards to what they would like to do with modifications to their Conditional Use Permit. The Mapleton City Code refers to parking and lot coverage, which was outlined in the Staff Report. There is some flexibility for

the Planning Commission this evening in determining an appropriate parking standard for this request. The applicant previous stated that he is aware that in the future he cannot exceed the 30% lot coverage allowance. The applicant is also willing to meet the setback requirements of the A2 Zone. Mr. VanWagoner would like to keep his signage within 2' of the property line, and to leave one of the proposed four (4) signs permanently showing the name of the Conditional Use Permit "Maple Mountain Greenhouse". He would also like to have some hanging baskets along Highway 89 as well. The applicant is looking to do some angled parking. The City Engineer is aware of this proposal and has visited the site. The applicant has the possibility of approximately 10,000 more square feet of building space before he exceeds his 30% lot coverage allowance. **Commissioner Tandy** asked if the applicant has a portable sanitation facility. Mr. VanWagoner stated that they will be having one put on site.

Mark and Lynette VanWagoner, applicants, stood and commented on their appreciation to come before the Planning Commission at this time. Chairman Mink was told that the Business Licenses are renewed based on calendar year, not fiscal year. The applicants stated that they have more need for retail now then they originally did when they were approved for their Home Occupation Permit back in 2005. The applicants feel that diagonal parking is sufficient for what they are trying to do. Wagons will be available for those customers visiting the business in regards to transportation of items being purchased. There will be no reversing onto the street. A loop driveway will provide the ability to exit the property without reversing onto the street. **Commissioner Elkington** wondered if the applicants could possibly make more attractive signs, of which they stated that they have plans to. There would be a total of seven (7) buildings on-site if the applicant's proposal is approved this evening. The applicant's will be bringing in sales tax revenue off this occupation. **Chairman Mink** asked if there is a liability with the swing on the property. The applicants stated that they are planning to put a rock wall from the telephone pole to the property, putting a fence from there to the corner of their basketball court, keeping their private life separate from the business. **Cory Branch** felt the applicant could have approximately 24 parking spaces in the open space area, meeting the 30' setback requirement. Signage will need to be addressed by the Commission. **Commissioner Pratt** wanted to make sure the signage did not obstruct the view. The applicant stated that they would be open during daylight hours. The only lights at night will be those to help with the maturing of plants.

Chairman Mink opened the Public Hearing. **Rich Jensen** stated that he is excited for the applicants, and likes what they are doing. He feels as minimal conditions as possible should be put on the Greenhouse. **Ken Jacob** feels this is a good idea to have this business where it's located. He is in favor of this proposal. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Tandy moved to approve Mark VanWagoner's request for modifications to a Conditional Use Permit for the "Maple Mountain Greenhouse" on property located generally at 1550 West 2600 South, with the conditions listed below:

1. Four (4) seasonal signs will be allowed on the subject property. The maximum square footage of each sign is 16 square feet, with a maximum height of 6'. The seasonal signs must be removed during

the months of November thru February. Applicant must meet all applicable Mapleton City Sign Ordinances now and in the future.

2. A minimum of six (6) off-street parking spaces, plus an additional two (2) off-street parking spaces per greenhouse, shall be provided on the property in relation to the business operation. Graveled parking may be allowed in place of asphalt or concrete. The applicant must insure that there is enough available parking. The applicant will be required to provide additional off-street parking if needed.
3. If gravel is used for the driveway and parking the applicant must receive approval from the Mapleton City's Engineer. This approval shall insure that there is not a potential of mud tracking out onto the roadway.
4. The proposed driveway access off of 2600 South must be approved by the Mapleton City's Engineer, including size of parking spaces and turn around loop at north end of driveway by the greenhouses.
5. Each proposed greenhouse must receive planning and building approval from the Mapleton City staff prior to any construction, meeting all Mapleton City code requirements.
6. The lot coverage for this subject property may not exceed 28,488.24 square feet.
7. Any modification to this Conditional Use Permit will require Planning Commission approval.
8. An ADA accessible portable sanitary facility required on site.
9. Obtain a Business License for 2005, 2006, 2007 and 2008 keeping it active moving forward while the Conditional Use is in operation.
10. If there is an increase to the size of the home, driveway access and surface requirements would need to be met as per Mapleton City Code requirements.
11. Applicant to provide to City Staff an updated site plan, including all onsite buildings, drawn to scale.
12. Setbacks are 10' from the rear property line and 30' from Highway 89 and 2600 South.

Second: Commissioner Thomsen

Vote: Unanimous

Item 3. (Continued 4-10-08) Bruce Rees, agent for Breckenridge Lane Subdivision, Plat "A", requests Final Plat approval on property located generally at 1000 West 1600 South. The subject property is located in the RA-1 (Residential Agricultural) Zone.

Item to be continued.

Motion: Commissioner Thomsen moved to continue this item until a subsequent meeting.

Second: Commissioner Pratt

Vote: Unanimous

Item 4. (Continued 4-10-08) Lisbeth Edmunds requests a rezone of approximately 6.56 acres from A-2 to A-2 (TDR-R). The subject property is located generally at 630 North 1600 East.

Item to be continued.

Motion: Commissioner Thomsen moved to continue this item until a subsequent meeting.
Second: Commissioner Pratt
Vote: Unanimous

Item 5. (Continued 4-10-08) Lisbeth Edmunds requests Preliminary and Final Plat approval of Edmunds Subdivision, Plat "A" (3 lots proposed), located generally at 630 North 1600 East. The subject property is located in the current A-2 Zone and the proposed A-2 (TDR-R) Zone.

Item to be continued.

Motion: Commissioner Thomsen moved to continue this item until a subsequent meeting.
Second: Commissioner Pratt
Vote: Unanimous

Item 6: Adjourn

Motion: Commissioner Tandy moved to adjourn the meeting at 7:40pm.
Second: Commissioner Pratt
Vote: Unanimous

April Houser, Executive Secretary

Dated:

Oscar Mink, Planning Commission Chairman

Dated:

Cory Branch, Planning Director

Dated: