

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
February 13, 2014

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**PRESIDING AND CONDUCTING:** Chairman Rich Lewis

**Commissioners in Attendance:** John Gappmayer  
Golden Murray  
Keith Stirling  
Alternate – Justin Schellenberg (arrived at 6:50pm)

**Staff in Attendance:** Sean Conroy, Community Development Director

**Minutes Taken by:** April Houser, Executive Secretary

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

*Items are not necessarily heard in the order listed below.*

**Item 1. Planning Commission Meeting Minutes – January 9, 2014**

**Motion:** Commissioner Gappmayer moved to approve the January 9, 2014 Planning Commission Minutes.  
**Second:** Commissioner Stirling  
**Vote:** Unanimous

**Item 2. Consideration of Preliminary and Final Plat approval for the Pheasant View Plat “B” Subdivision consisting of three lots, and the approval of a Project Plan for a 69 bed Assisted Living Center, located at approximately 800 South and Highway 89 in the General Commercial (GC-1) Zone.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. This parcel is just under 4-acres in size. There are 2 separate requests in this application; the subdivision and the Project Plan. There are no minimum lot size requirements in the GC-1 Zone, aside of the 75’ setback, which this project would meet. The Planning Commission is advisory to the City Council for Commercial Project Plans. The applicant is proposing sufficient parking and landscaping around the facility. The building has an architecturally unified proposal for those consistent with the GC-1 Zone. The remaining Development Review Committee (DRC) concerns left are minimal at this point. This project has been in the works for several years, and Staff feels this will be a nice improvement to this part of town. **Commissioner Stirling** asked what landscaping the retention basin will have, and Sean stated that it will be either drain rock or a mixture of grass and drain rock.

**Russ Watts**, with the Whitworth Group, is purchasing the property from the Livingston’s. They have finished projects similar to this one in St. George and Pleasant Grove, and are currently building one in Heber City. They are excited to provide a facility that allows for seniors to have independent living, assisted living, or memory loss living. It is a much needed facility, and they are here to make these individual’s lives better. They look forward to being in the Mapleton area, and will work with Staff to

meet all requirements for the project. Mr. Watt's company will be the catalyst to work with the Livingston's to ensure all requirements are completed.

**Chairman Lewis** opened the Public Hearing. No comments were given and the Public Hearing was closed. Staff wants to make sure that the maintenance of the retention basin is addressed to ensure it is taken care of properly.

**Motion:** Commissioner Gappmayer moved to approve the Preliminary and Final Plat for the Pheasant View Plat "B" Subdivision, and recommend approval of the Assisted Living Center Project Plan to the City Council with the special conditions listed below:

1. All outstanding issues raised in the Development Review Committee minutes dated January 29, 2014 shall be addressed prior to plat recording.
2. The approval of the Preliminary and Final Plats is contingent upon approval of the Project Plan by the City Council.
3. All outstanding items related to the Pheasant View Plat "A" Subdivision as outline in the Development Review Committee minutes shall be addressed prior to the issuance of a Certificate of Occupancy for any building in Plat "B".
4. All outstanding items of the Pheasant View Plat "A" Subdivision, other than those related to the retention basin, shall be completed prior to the recording of Plat "B", and that all items related to the retention basin shall be completed prior to the issuance of any Certificates of Occupancy for any new buildings in Plat "B".
5. A Sign Permit application shall be submitted and approved prior to the installation of any permanent signage for the project.
6. All sight obscuring fences/walls within 30' of a property line facing a public street shall be limited to a maximum of three feet in height. All non-sight obscuring fences/walls within 30' of property line facing a public street shall be limited to a maximum of four feet in height.

**Second:** Commissioner Murray

**Vote:** Unanimous

**Item 3. Consideration of a Zoning Map Amendment for property located at approximately 2900 South Highway 89 from the Agricultural (A-2) Zone to the Industrial and Manufacturing (I&M-1) Zone.**

Item continued.

**Motion:** Commissioner Murray moved to continue this item.

**Second:** Commissioner Gappmayer

**Vote:** Unanimous

**Item 4. Consideration of a Conditional Use Permit for a Construction/Contractor Office with Outdoor Storage at approximately 2900 South Highway 89.**

Item continued.

**Motion:** Commissioner Murray moved to continue this item.

**Second:** Commissioner Gappmayer

**Vote:** Unanimous

**Item 5. Planning Commission Training**

**Sean Conroy**, Community Development Director, went over a brief training for the Commissioners in attendance. The topic was in regards to the relationship between the Planning Commission, City Council, Staff and the Public. The Commission is a recommending body to the City Council. It is important that individual Commissioners do not try to lobby City Council members. If there is a point the Commission wants to make sure the City Council receives they can request a note to be made by Staff in the minutes. The Planning Commission can set priorities for agendas if they desire to do so. Staff is here as a resource to the Planning Commission Members. The Commission should never hesitate to vote based on their conscience and the issues at hand. It is important that everyone is privy to the same information; therefore discussions should take place at the Public Forum. The public's business should be done in public.

**Item 6. Adjourn.**

**Motion:** Commissioner Murray moved to adjourn the meeting at 7:07pm.

**Second:** Commissioner Gappmayer

**Vote:** Unanimous

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April Houser, Executive Secretary

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Date: