

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
February 23, 2012

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**PRESIDING AND CONDUCTING:** Jared Bringhurst

**Commissioners in Attendance:** John Gappmayer  
Rich Lewis  
Thomas Quist  
Golden Murray  
Keith Stirling

**Staff in Attendance:** Matthew Brady, Planner I

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

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Chairman Bringhurst called the meeting to order at 6:30pm. Golden Murray led the Pledge and Rich Lewis gave the invocation.

Alternate Commissioners Thomas Quist and Golden Murray were seated as voting members this evening.

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

**Item 1. Planning Commission Meeting Minutes – January 26, 2012.**

**Motion:** Commissioner Lewis moved to approve the January 26, 2012 Planning Commission Minutes as noted.

**Second:** Commissioner Gappmayer

**Vote:** Unanimous

**Item 2. V. Blaine Turner, agent for HP Commercial, LLC requests Preliminary and Final Plat approval of Harvest Park Commercial Subdivision, Plat “A” Amended. The subject property is located generally at 800 South (Harvest Parkway) and 1600 West (Hwy 89), in the GC-1 Zone.**

**Matthew (Matt) Brady**, Planner I, went over the Staff Report for those in attendance. The applicant would like to combine Units 4 & 5 into one lot. They have a few minor floor space adjustments they would like to make during this time as well.

**Jerry Robinson**, representing the applicant, stated that the reasoning for adding some additional square footage to Unit 3 is due to some possible tenants. When additional footage is added to one Unit the applicants will lower the square footage of other units so they do not exceed the overall allowance. Jerry stated that they will be increasing retail space and lowering office space, which would be a positive change for the City.

**Chairman Bringhurst** opened the Public Hearing. No comments were given and the Public Hearing was closed.

**Motion:** Commissioner Lewis moved to approve the Preliminary and Final Plat for Harvest Park Commercial Subdivision, Plat "A" Amended, located generally at 800 South (Harvest Parkway 1600 West (Hwy 89), with the condition that the applicant resolve all items outlined in the February 14, 2012 Development Review Committee (DRC) Minutes.

**Second:** Commissioner Murray

**Vote:** Unanimous

**Item 3. Jacob Haslem, agent for Marilyn L. Crawford, requests approval of the Haslem Subdivision, Plat "A", located generally at 1271 West Maple Street, in the A-2 Zone.**

**Matthew (Matt) Brady**, Planner I, went over the Staff Report for those in attendance. The lot proposed would have 99' of frontage, due to the neighboring parcel number 27:002:0017 (1285 West Maple Street) being granted Non-Conforming status by the Planning Commission on September 9, 2010. There are not any foreseen issues with the subdivision.

**Keith Haslem**, father of the applicant, stated that his son (Jacob) plans to build a home on the property in a couple years. He feels all of the concerns have been resolved. **Commissioner Gappmayer** asked if the fence line concern had been addressed, which Keith stated that it had.

**Chairman Bringham** opened the Public Hearing. No comments were given and the Public Hearing was closed.

**Commissioner Murray** asked where the future home will be built. Keith Haslem felt it would be on the rear portion of the property.

**Motion:** Commissioner Lewis moved to approve the Haslem Subdivision, Plat "A", located generally at 1271 West Maple Street, with the condition that the applicant resolve all items outlined in the February 14, 2012 Development Review Committee (DRC) Minutes.

**Second:** Commissioner Gappmayer

**Vote:** Unanimous

**Item 4. Leuri Zibetti, agent for Ross R. Davis, requests approval of a Conditional Use Permit for Utah Valley Nursery, located generally at 684 South Main Street in the A-2 Zone.**

**Matthew (Matt) Brady**, Planner I, went over the Staff Report for those in attendance. Staff has reviewed the property history, and found the two parcels were illegally split. Each parcel is approximately 2.5 acres, but has less than the required 200' of frontage for the A-2 Zone. **Charles Unice**, a property owner in the area, sent in a letter opposing the proposed Conditional Use Permit, which was part of the Staff Report this evening. Matt went over the recommended conditions of approval that Staff would recommend if the Conditional Use Permit was approved. UDOT is okay with the current driveway as long as the Conditional Use is a wholesale operation only. There are two driveways; one for the home and one for the area where the proposed Conditional Use Permit would take place. **Commissioner Stirling** asked if Staff was aware of any other businesses along Main Street. Matt stated that there may be some Home Occupation permits.

**Leuri Zibetti** stated that she is no longer the property manager, but Ross R. Davis is her father-in-law so she is here to represent him. The two parcels have been combined at this time. They feel Mr. Shockley has improved the property, and feels it is a lot of land for a tenant in the home to maintain. They are supportive of the Conditional Use Permit as long as all conditions are met. **Jeff Shockley** stated that they

are a wholesale nursery to fill markets in the Intermountain Region. They are not trying to draw traffic to the site, and are marketing to the retail markets. They are a shipping based business. They are very different from a typical nursery, and are only selling large quantities of their product. Jeff stated they have no interest to stock pile any products aside of potting soil, which will strictly be used for the business only. He feels it would not exceed more than 50-60 yards of potting soil at one time. UDOT is okay with the driveway as it sits, and Jeff would propose that they do not need to install the asphalt the City is requesting. If there is ever an issue in the future the applicant would be willing to comply with any City requirements. Mr. Shockley wondered if he would be allowed to plant flowers up to the property line along Main Street. **Chairman Bringham** felt that growing plants along this area would not be a problem. There are 1 to 2 bobcats on the property for use of the Conditional Use Permit (C.U.P.). There was a concern with the 10,000 pound limit. The applicant's truck has a gross vehicle weight of 10,500 pounds without any cargo in it, which was also a weight concern. It was discussed to raise this allowance to somewhere between 11,500-13,000 pounds. **Commissioner Stirling** had a concern with trucks being able to turn around, without the need to reverse out of the property onto Main Street. Mr. Shockley stated that he has had a semi-truck come on the property and it was able to turn around in the parking area being proposed without any issues. He said there would be approximately 3-6 semi trucks per year visiting the site, not to exceed 10 semi trucks per year. UDOT is currently only requiring the improvements that would be needed for a wholesale nursery. Chairman Bringham asked if the City could put a condition on the C.U.P. that if the business was to grow they could revisit the Conditional Use Permit, adding additional conditions as needed. Jeff Shockley stated that could absolutely take place, and reiterated that he does not have any desire to run a retail nursery, nor would this be a location to conduct such a business. **Commissioner Lewis** recommended that the applicant might meet with Charles Unice to help him better understand the type of operation he will be running. Matt stated that there would need to be some additional discussion regarding the barns on the lot being utilized and the building code compliance to take place on these buildings. Clarification also needs to be made as to if the cold storage buildings on the property will require a building permit, or be required to meet building code regulations. Commissioner Lewis stated that he personally knows the applicant, and that he will take good care of the property. Leuri asked for clarification on how the renters of the home and C.U.P. would need to be connected. If the current renter's spouse was to work for the C.U.P. it would comply with the City's recommendation, of which she was told that would be sufficient.

**Chairman Bringham** opened the Public Hearing. No comments were given and the Public Hearing was closed.

**Commissioner Stirling** stated that this is the time to specify the conditions that the City would want on this C.U.P. The property would not be sustainable to produce a large number of plants that would be cause for a great deal of traffic. **Chairman Bringham** would not like the 30% stipulation in condition number 9 to include the planting field area. He feels that Item 12 should be deleted altogether, and that a condition could be added that if the business was to grow and become more retail oriented that the applicant would need to come back for additional approval. Matt stated that this would be a hard condition to monitor. Mr. Shockley asked if the reclaimed asphalt would be sufficient, which is what has been approved by UDOT. Commission Members and Staff felt it would be for the time being, under the current proposal before them.

**Motion:** Commissioner Murray moved to approve a Conditional Use Permit for *Utah Valley Nursery*, located generally at 684 South Main Street, with the conditions listed below:

1. Parcels #27:003:0002 and 27:003:0051 shall be recombined into one parcel by the property owner.
2. The Applicant must receive UDOT approval for commercial access to the property from Main Street (State Highway 147). A UDOT approval signature will be required on the final site plan.

3. The activities of the business shall be conducted by members of the residing family in the home at 684 South Main Street. Provided that not more than 3 outside employees, not a member of the residing family, may also be employed in the business.
4. Sales shall be limited to plants only. No bark, gravel, manure, or other materials shall be sold on the site.
5. The business season of operation shall be limited to March 1 to January 1 each year, as proffered by the Applicant.
6. The business season of operation shall be limited to 7:30am-4:30pm Monday through Friday, and 7:30am-12:30pm on Saturdays, as proffered by the Applicant.
7. In addition to any required parking spaces for the single family home, gravel or hard surface (including reclaimed asphalt) off-street parking shall be provided for the commercial use. A minimum of 2 parking spaces is required for the business, and a maximum of 6 parking spaces is permitted. All business-related parking shall be limited to the approved parking spaces. No parking shall be permitted along Main Street. The driveway for the commercial use shall be a minimum of sixteen feet (16') in width. The first thirty feet (30') of the driveway from the street shall be constructed of a hard surface material (asphalt, concrete, or reclaimed asphalt built to the applicable UDOT standards for hard surface driveways) to avoid the tracking of gravel or mud onto city streets.
8. The property owner shall obtain a building permit for each structure associated with the commercial use, which shall comply with all applicable zoning requirements for the A-2 zone, and shall also conform to the commercial building standards in the current version of the International Building Code. Existing building proposed for the commercial use must also conform to the commercial building standards in the current version of the International Building Code. No structure or parking area to be used for the commercial business shall be located closer than one hundred feet (100') to an existing residential dwelling on an adjacent lot or fifty feet (50') from an existing residential dwelling on the same lot.
9. The business shall be limited to 30% of the property, and shall not be located within 275' of the west edge of Main Street, except for 1 sign and the access driveway – this does not apply to the growing field areas.
10. An Americans with Disabilities Act (ADA) compliant temporary restroom (porta-potty) is required. If the Applicant chooses a temporary restroom (porta-potty), it shall be located next to the parking lot to the west of the existing barn. Or, as an alternate option, an ADA compliance restroom in an accessory building may be used; which must also meet the commercial building code requirements of the International Building Code.
11. The storage of commercial vehicles over eleven thousand five hundred pounds (11,500) gross vehicle weight (Except farm trucks) and the storage of construction equipment such as bulldozers, graders, cement mixers, compressors, dumb trucks, etc., shall not be permitted.
12. The sign shown in the site plan does not meet the standards of Mapleton City Code for permanent signs in residential zones. The Applicant must obtain a sign permit, which shall meet the applicable standards for permanent signs in residential zones, as specified in Mapleton City Code 18.86: SIGNS.
13. The Applicant shall pass an inspection by the Fire Inspector.

14. A cash bond will be required for all improvements required by the Planning Commission.
15. The Applicant shall submit a revised site plan to Staff for verification of all Planning Commission conditions.
16. Any future changes to the business operations or the site plan shall require approval by the Planning Commission.
17. The business owner shall maintain a current business license with Mapleton City.

**Second:** Commissioner Quist  
**Vote:** Unanimous

**Item 5. Adjourn.**

**Motion:** Commissioner Lewis moved to adjourn the meeting at 8:20pm.  
**Second:** Commissioner Gappmayer  
**Vote:** Unanimous

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April Houser, Executive Secretary

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Dated: