

MAPLETON CITY
PLANNING COMMISSION MINUTES
February 25, 2010

PRESIDING AND CONDUCTING: Chairman Skip Tandy

Commissioners in Attendance: Pam Elkington
Jeff Hawkins
Oscar Mink
Alternate Richard Lewis
Alternate Ryan Swanson

Staff in Attendance: Cory Branch, Planning Director

Minutes Recorded by: April Houser, Executive Secretary

Chairman Tandy called the meeting to order at 6:30pm. Pam Elkington led the Pledge and Jeff Hawkins gave the invocation.

Items below are not necessarily in the order they were heard.

Alternate Commissioners Richard Lewis and Ryan Swanson were seated as voting members.

Chairman Skip Tandy read Leo Thomsen's obituary to those in attendance. Leo had served on the Planning Commission for 9 years, and was loved by many. **Commissioner Oscar Mink** stated that he appreciates the City of Mapleton, Staff and the Mayor allowing them to reserve March 2, 2010 as Leo Thomsen Day in Mapleton. Leo was an honor to work with and observe, as his actions were always in regards to the best interest of the City. We pay tribute to Leo tonight wherever he serves at this time. These tributes were made part of the packet this evening.

Item 1. Planning Commission Meeting Minutes – January 28, 2010.

Motion: Commissioner Mink moved to approve the Planning Commission Meeting Minutes for January 28, 2010.
Second: Commissioner Elkington
Vote: Unanimous

Item 2. Darci Blackett requests approval of a Home Occupation Permit for Little Bears Preschool, located at 1351 North 800 West, in the RA-2 Zone.

Cory Branch, Planning Director, went over the Staff Report for those in attendance. The proposal for the Preschool would be in the bonus room area of the home. The applicant is proposing 10 students at a time, with two sessions being held. Staff recommends approval of this Home Occupation with the conditions listed in the Staff Report.

Darci Blackett, applicant, felt that Staff covered everything in the Staff Report. **Chairman Tandy** asked how high the windows were in the bonus room, of which Mrs. Blackett's husband stated that they are

approximately 34". It was also noted that there is no furniture by the windows that would allow children to fall out of them.

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

Motion: Commissioner Elkington moved to approve Darci Blacketts Home Occupation Permit for Little Bears Preschool, located at 1351 North 800 West, with the conditions listed below:

1. The maximum number of vehicles to be parked outside the home shall be 6 at any one time.
2. Occupancy limits shall not exceed 11 children, as per International Fire Code.
3. The applicant comply with all other requirements of Mapleton City Code 18.84.380.HOME OCCUPATIONS.

Second: Commissioner Hawkins

Vote: Unanimous

Item 3. *(Continued January 28, 2010)* **Rex Doman requests Project Plan approval in order to allow for a retail/wholesale nursery on property located at 1600 South 1600 West, in the GC-1 (General Commercial) Zone.**

Cory Branch, Planning Director, asked that the applicant be able to do a presentation before the Staff Report is discussed. **Chairman Tandy** stated that the City Council, in April 2009, wanted an agreement put in place by August 2009. We are now about 5 months past this deadline. This item has been scheduled for the City Council on Tuesday, March 2, 2010.

Toren Doman, representing the applicant, stated that they had received a copy of the Staff Report, after which they put together the presentation they gave this evening to those in attendance. The applicant, in discussions with the Utah Division of Transportation (UDOT), was told that improvements would be installed on the north side of 1600 South. This was a result of the additional traffic being caused by the Maple Mountain High School. The applicant felt this would affect the infrastructure the City would require him to install in regards to his Project Plan request. Mr. Doman stated that UDOT has now decided to improve the south side of 1600 South. This has caused Rex Doman to bear additional costs. Toren Doman stated that they are not prepared to receive a recommendation of approval this evening, but were looking to gain some insight as to what the Planning Commission would like to see from them moving forward.

A brief break took place so Staff could make copies of the applicant's submittal this evening of their proposed phasing plan, which included 10 phases. These phases have the proposed completion dates listed below:

- Phase 1 – Completed by August 2010
- Phase 2 – Completed by October 2010
- Phase 3 – Completed by June 2011
- Phase 4 – Completed by October 2011
- Phase 5 – Completed by October 2012
- Phase 6 – Completed by October 2013
- Phase 7 – Completed by October 2014
- Phase 8 – Completed by October 2015
- Phase 9 – Completed by October 2016
- Phase 10 – Completed by October 2017

Commissioner Hawkins asked what had been agreed upon in the past regarding this Project. It seemed to him that there was a lack of urgency on the applicant's part. In April 2008 the applicant was approved for a Temporary Use Permit for the term of 1 year. In April 2009 the applicant received an extension for one additional year, with the stipulation that he make application for Project Plan by no later than August 2009. Toren stated that there is no question that the applicants request has been delayed. The phasing that they had drafted in November 2009 was then delayed due to the changes in regards to what UDOT had stated they would be doing regarding the improvements on 1600 South. UDOT told the applicants in January of 2010 that they would be installing the improvements on the south side of 1600 South now, instead of the previously proposed north side. Toren Doman stated that they have found that some seasonal businesses, such as Rex Doman's, are not required to install improvements as part of their Project Plan approval. Some examples of these types of seasonal businesses in the area were listed for those in attendance. **Chairman Tandy** stated that he could list a number of nursery's that do have the improvements installed, along with public restrooms and other amenities. The applicant would like some direction that would allow him to reach his dreams of having a well known and profitable Nursery here in Mapleton. Cory stated that we need to ensure that any future developing of the surrounding properties would be possible, and that no parcels would become landlocked with this project. **Commissioner Hawkins** wants the applicant to understand that the rules need to be followed, and that if an agreement is made, it should be met.

Rex Doman, applicant, stated that in April 2009 he came forward with a phasing plan, of which Councilman Cobia recommended to allow the Temporary Use Permit to remain in place for an additional year. He feels he has been working on this, and has been meeting regularly with the City. Toren Doman stated that UDOT told them that they are not planning to install sidewalk on 1600 South. **Commissioner Mink** does not believe that the stop light being proposed at 1600 South and 1600 West will be a burden for the applicant. After the information that was provided this evening, Staff recommended that the item be continued, giving additional time to review the new phasing plan submitted.

Chairman Tandy opened the Public Hearing. **Mark VanWagoner** stated that in April 2009 the discussion did take place with Mark Whiting that there was an illegal subdivision that needed to be addressed in regards to this property. He feels that there has been nothing done in behalf of the City's desires to improve this lot. Mr. VanWagoner feels there are certain requirements that need to be taken care of, which he feels Rex Doman has not complied with. Mr. VanWagoner does not feel that Rex Doman's nursery is a seasonal business. He wondered what benefit there would be to the City for a Wholesale Nursery in regards to revenue. Mark reiterated that the City Council gave Rex Doman until August 31, 2009 to have his project plan approved, which was not met. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Lewis moved to continue Rex Doman's Project Plan request to the March 11, 2010 Planning Commission Meeting, allowing staff and the applicant time to review the phasing plan.

Second: Commissioner Elkington

Vote: 5:1:0 with Commissioners Swanson, Lewis, Hawkins, Elkington and Tandy voting aye and Commissioner Mink voting naye due to the feeling that the phasing plan is so inadequate that it is not worth continuing.

Item 4. Adjourn

Motion: Commissioner Mink moved to adjourn the meeting at 8:25pm.

Second: Commissioner Elkington

Vote: Unanimous

April Houser, Executive Secretary

Dated:

Skip Tandy, Planning Commission Chairman

Dated:

Cory Branch, Planning Director

Dated: