

Mapleton City Planning Commission Staff Report

Meeting Date: March 10, 2011

Item: 2

Applicants: Jim and Melody Ashman

Prepared by: Matt Brady

Public Hearing Item: Yes

Zone: A-2

REQUEST

Jim & Melody Ashman request a Conditional Use Permit for *Mountain Ridge Equestrian*, a proposed commercial equestrian riding arena and stables, located at 1903 East 400 North in the A-2 Zone.

FINDINGS OF FACT:

1. On January 27, 2011, the Planning Commission recommended approval of an application by Jim & Melody Ashman to amend the A-2 Zone ordinance to allow for commercial equestrian riding arenas and stables as a conditional use. See Attachment #1 for the new ordinance, as approved by the City Council on February 15, 2011.
2. It is the desire of the Applicants to obtain approval to convert their arena and part of their yard areas into a commercial equestrian riding arena. See Attachment #2 for information previously submitted by the Applicants prior to the approval of the new conditional use ordinance. See Attachment #3 for the proposed site plan.
3. The Applicants are currently in the process of constructing a personal riding arena on their property at 1903 East 400 North, which is currently pending a final building inspection. It is their intent to use this arena for their business.
4. An inspection by the Fire Inspector for the proposed business is currently pending.

STAFF RECCOMENDATION:

Staff recommends approval of the conditional use permit, with the following conditions:

1. The Applicants shall pass final inspection by the Building Inspector.
2. The Applicants shall pass an inspection by the Fire Inspector.
3. The Applicants shall comply with all of the requirements of Mapleton City Code 18.28.040: Conditional Uses.

ALTERNATIVE ACTIONS:

1. The Planning Commission may deny the proposed conditional use permit. Reasons for denial should be stated in the motion.
2. Continue to a Future Meeting Date: This action could be based upon findings that additional information is required prior to rendering a decision or to further consider information.

ATTACHMENTS:

1. Mapleton City Code 18.28.040: CONDITIONAL USES
2. Information submitted by the Applicants
3. Proposed Site Plan

SITE PHOTOS:



Looking west from 2000 East Street at the proposed driveway / parking area



Looking west at the arena (under construction)



Inside the arena (under construction)



Looking northeast at the outdoor area proposed for the business use

18.28.040: CONDITIONAL USES:

The uses listed below may be approved by issuance of a conditional use permit from the planning commission. Uses not specified herein as "permitted" or "conditional" shall be considered prohibited. The following is a list of possible conditional uses within the A-2 zone:

Agribusiness including commercial fruit and vegetable packing plants located on parcels of land with ten (10) acres or more, and agriculture/commercial structures that comply with city regulations and are in harmony with the objective and characteristics of the zone only located on parcels of ten (10) acres or greater.

Commercial equestrian riding arenas and stables, subject to the following minimum standards:

- a. A minimum lot size of two (2) acres, with 200 feet of frontage is required. The lot shall be a legally created lot as determined by Mapleton City.
- b. The use shall be allowed only if a single family home is present on the lot. The activities of the business shall be conducted by members of the residing family. Provided that not more than one outside employee, not a member of the residing family, may be employed in the business.
- c. The number of horses and other animals on the lot shall not exceed the number of animal units allowed for the lot as permitted in the A-2 zone.
- d. The number of persons allowed within any building shall comply with the current edition of the International Building Code.
- e. The business shall not operate between the hours of 10:00 p.m. and 7:00 a.m.
- f. In addition to any required parking spaces for the single family home, gravel or hard surface off-street parking shall be provided for the commercial use. A minimum of two (2) parking spaces is required for the business, and a maximum of 6 spaces is permitted. No parking shall be permitted along City streets. 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 to avoid the tracking of gravel or mud onto city streets.
- g. 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 buildings proposed for the commercial use must also conform to the commercial building standards in the current version of the International Building Code.
- h. Permanent restroom facilities shall be provided for the commercial use, which shall conform to the commercial requirements in current version of the International Building Code. Restrooms in the home shall not count toward this requirement.
- i. To avoid nuisance conditions, manure shall not be allowed to accumulate. Dust shall be controlled by watering or sprinkling. No outdoor lighting for the business shall be permitted.
- j. No arena, stable, barn, structure or corral for the housing of the livestock and fowl or no corral for the close confinement of livestock shall be located closer than one hundred feet (100') to an existing dwelling on an adjacent lot or fifty feet (50') from an existing dwelling on the same lot.
- k. Signs shall be limited to one nonilluminated sign not larger in area than four (4) square feet. Electric or electronic signs shall not be permitted. The sign must be attached to the home or building where the home business is to take place.
- l. All commercial equestrian activity shall be confined to the lot.
- m. The business owner shall maintain a current business license with Mapleton City.

- n. The Planning Commission may attach additional conditions related to health, safety, and welfare to mitigate any possible disturbances to surrounding properties or any hazardous conditions.

Conditional use agriculture such as commercial greenhouses.

Exotic pets. Sufficient evidence shall be provided that such pets will be prevented from causing damage to property of others; endangering the health, safety and welfare of other persons; or otherwise creating a public nuisance.

Places of worship, public schools, public parks and playgrounds, subject to section 18.84.320, "Site Plan Review Process And Bonding", of this title.

Residential healthcare facilities (nursing homes, including skilled nursing and intermediate healthcare facilities, and residential care housing facilities as defined in section 18.84.370 of this title), subject to compliance with the standards for such uses as set forth in this code and the approval of site plan.

Mapleton Planning Commission:

We are applying for a business license to operate a recently approved building permit for an equine arena. Mapleton City does not have an ordinance that covers such a business. We were asked to explore the ordinances in surrounding cities to find possible ordinances that would cover such licensure. The following proposed amendment could easily be attached to the Home Occupation requirements.

Proposed amendment:

The purpose and intent of this section of the Mapleton City is to allow occupations, professions, activities, or uses that are clearly customary, incidental, and secondary to the residential or agricultural use of the property and which do not alter the exterior of the property or affect in any way the residential character of the A2 neighborhood. A business permit and a business license must be acquired pursuant to the acquired pursuant to the Mapleton City Code regulating business.

RECEIVED

JAN 18 2011

PLANNING COMMISSION INFORMATION

MAPLETON CITY

Mountain Ridge Equestrian is applying for a conditional use in the A2 zone.

What we will do:

Preserve the residential integrity to our neighborhood.

Continue on a limited basis our Welsh Pony Breeding program which has been in existence for 25 years.

Institute a teaching forum for "natural horsemanship" for area youth and adults.

Teach equitation which promotes love, leadership, and the language of natural horsemanship.

Hours of operation: Monday - Saturday 10 AM – 8 PM (Note these are the hours available for instruction. We do not plan on working all of these hours)

Number of students: Maximum of 10 students per hour.

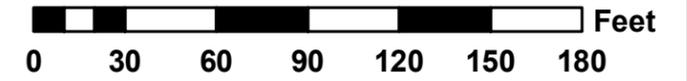
Parking: No street parking allowed. A gravel surface of 130'x80' to be provided. A maximum of two visitor horse trailers at any given time.

(Note: Students will be using resident horses. Outside horses will be allowed on a limited basis.)

Number of employees: Two part time employees.

Lighting: Exterior lighting will be limited to security motion detection lighting.

Proposed Conditional Use Permit: Mountain Ridge Equestrian 1903 East 400 North

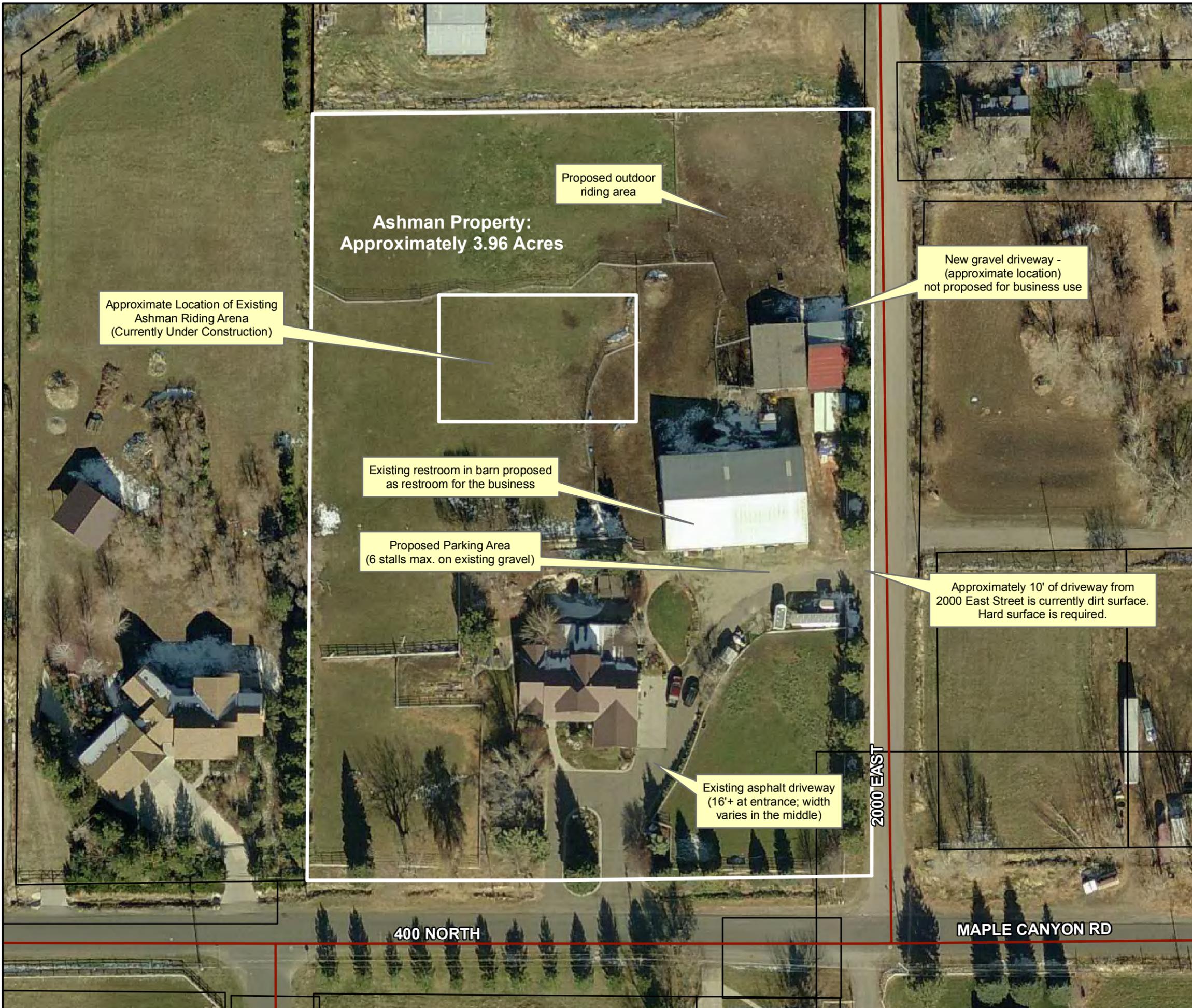


1 inch equals 60 feet

Legend

 Roads

 Parcels as of 11-24-10



MAPLETON CITY CORPORATION

Mapleton City makes no warranty with respect to the accuracy, completeness, or usefulness of this map, and assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of the map or any of the information contained hereon.