

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
March 10, 2011

---

---

**PRESIDING AND CONDUCTING:** Jeff Hawkins

**Commissioners in Attendance:** Jared Bringham  
Brandon Finlayson  
Leslie Jones  
Rich Lewis  
Ryan Swanson  
Skip Tandy

**Staff in Attendance:** Cory Branch, Planning Director  
Matthew Brady, Planner I

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

---

---

Chairman Hawkins called the meeting to order at 6:30pm. Rich Lewis led the Pledge and Ryan Swanson gave the invocation.

Alternate Commissioners Leslie Jones and Brandon Finlayson were seated as voting members this evening.

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

Pam Elkington was presented with a plaque and flowers thanking her for her years of service on the Planning Commission. She served from February 2004 thru January 2011.

**Item 1. Planning Commission Meeting Minutes – January 27, 2011.**

**Motion:** Commissioner Tandy moved to approve the January 27, 2011 Planning Commission Minutes.

**Second:** Commissioner Lewis

**Vote:** Unanimous

**Item 2. 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.**

**Matthew (Matt) Brady, Planner I**, went over the Staff Report for those in attendance. **Chairman Hawkins** asked if there were any amendments from the City Council in addition to those recommended by the Planning Commission when the A-2 Ordinance amendment went before them. **Cory Branch**, Planning Director, went over the additional conditions that the City Council approved. The applicants have been working with Staff to ensure that all the conditions have been met that was set with the A-2 Zoning amendment.

**Melody Ashman**, applicant, stated how much she loves Mapleton City. They are not new to horses, and have both grown up around them. The Ashman's feel their program will be an asset to the Community.

She went over some of the benefits that will come from their Conditional Use Permit if approved. They are not trying to stir up any trouble and are just trying to become a licensed facility and do not want to do anything detrimental to the city.

Chairman Hawkins opened the Public Hearing. **Dorothy Roundy** stated that she lives to the north of Ashman's property. She had a concern with the traffic and parking, ensuring that there are plans in place to require the applicants to adhere to. She also had a concern with the number of animals being allowed on the property and the fact that a commercial business is being allowed in the A-2 Zone. Matt stated that the applicant's are limited to what they can do in regards to parking, which is having 6 stalls. The occupancy would be 15. The maximum number of horses would be 16, and they currently have 1 over the limit which will be removed. The property could not have more than the allowed animal units as per the A-2 Zone. **Commissioner Tandy** asked Matt to explain to those in attendance what a Conditional Use Permit means. Matt stated that a Conditional Use Permit will typically be something that differs from a Permitted Use. With these types of uses the Planning Commission is allowed to attach any conditions that they feel is necessary. Commissioner Tandy stated that there are special conditions that are put on this Conditional Use Permit, and if the applicant is unable to meet these, Staff is able to revoke the Conditional Use Permit. **Dwayne Horton**, who owns property with Doug Smoot that is adjacent to the Ashman's property, stated that they are very satisfied with the applicants and support their Conditional Use Permit. **Craig Murdock**, lives to the west of the Ashman's, said he thinks of the world of Jim and Melody. He has a concern with the smell of manure coming off of the property with all of the horses. When the weather is warm he is unable to open his windows due to the smell. He lives downwind, and would like this to be addressed. **Commissioner Bringhurst** stated that the number of horses allowed already in the A-2 Zone that the Ashman's can legally have, will not be exceeded with this Conditional Use Permit. Mr. Murdock feels the animal units need to be addressed, because he does not feel this is cattle country anymore. **Gary Rasmussen**, lives adjacent to the property, stated that everyone could recall when the Dairy was being proposed down the street on Dorothy Roundy's property a few years back. He stated that a comment was made at that time that "horses don't stink". He said, for those that live around this property, they can smell the horses, and they do stink. He loves horses as much as anyone in the room, so he knows the benefit of what the Ashman's are doing. He knows they will do a lot of good in rehabilitating those individuals that come there. Horses do stink however, and they need to take a great deal of consideration in ensuring the smell is contained. **Dallin Krebs**, lives to the east of the arena, is concerned with the parking, but felt it had been addressed. He wondered if the number of parking stalls included horse trailers. No additional comments were given and the Public Hearing was closed. Commissioner Tandy stated that he feels staff will need to monitor the condition in regards to the amount of horse manure to ensure that the Ashman's keep it cleaned and maintained.

**Motion:** Commissioner Tandy moved to approve Jim & Melody Ashman's Conditional Use Permit for *Mountain Ridge Equestrian*, located at 1903 East 400 North, with the conditions listed below:

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.

**Second:** Commissioner Lewis

**Vote:** Unanimous

**Item 3.** **Mapleton City requests to amend Mapleton City Code Title 18, Development Code, Part III, Zoning, Section 18.64.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES in order to increase the building height for main structures within a GC-1 Zone.**

**Cory Branch, Planning Director**, went over the Staff Report for those in attendance. **Derald Olsen**, representing the City's Fire Department, stated that the biggest concern is being able to protect the

buildings throughout the City. The City currently has a 35' ladder. He feels if the City increases over the current 30', that the property should be sprinkled in order to help self protect it, and the buildings around it. He also feels it should be capped at some point, and would not like it to exceed 45' to the highest peak at any time. **Commissioner Tandy** went over the different types of construction (i.e. height, occupancy, etc.) that can take place if a building is fire sprinkled. He felt the City should either deny the request or put a condition in the code that states that if a building exceeds the 30' it should be required to be fire sprinkled until such time that the City has the capability to fight a fire on a building over 30' in height. The code does currently state that if the building includes both commercial and residential, it does have to be fire sprinkled due to the residential living. The 45' total height that Derald Olsen referred to would be at the top of the roof, not the mid-point of the roof. Members of the Commission did not feel the stories allowed in a building needed to be addressed, but that the height limit would cover any concerns there would be. Cory liked Derald's comment that the code should remain at 30' to the midpoint of the roof, and if the building is fire sprinkled it could exceed the 30' midpoint allowance to a maximum of 45' to the peak of the roof. The Commissioners worked together, with Derald Olsen, to lay out the proposed amendment listed in the motion for this item this evening.

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

**Motion:** Commissioner Swanson moved to recommend approval to the City Council of an Ordinance amending Mapleton City Code Title 18, Development Code, Part III, Zoning, Section 18.64.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES in order to increase the building height for main structures within a GC-1 Zone, with the condition listed below:

1. 18.64.050 (B) (1) shall read: *“Building height for the main structure shall not exceed thirty feet (30’) to the midpoint of the structure. Structures may exceed thirty feet (30’) midpoint height to a maximum of forty-five feet (45’) measured to the peak of the roof, provided that the structure has an automatic fire sprinkler system. If the natural grade is lower than the established elevation of the street directly in front of the proposed structure, then the grade elevation shall be established from the highest point of the curb (if present) or six inches (6”) above the existing asphalt of the road. The midpoint is established by measuring from the lowest roof eave to the highest portion of the roofline, then taking the average of those two (2) points as the top elevation. Decorative elements of the building, such as clock towers, weather vanes, steeples, or nonhabitable penthouse structures for the housing of an elevator shaft, shall not be counted in the overall height of a building.”*

**Second:** Commissioner Bringhurst

**Vote:** Unanimous

**Item 4.** **Mapleton City requests to amend Mapleton City Code Chapter 17.15; LANSCAPE STANDARDS in order to allow for xeroscaping (low-water landscaping) in residential developments.**

**Matthew (Matt) Brady, Planner I**, went over the Staff Report for those in attendance. It is proposed that at least 3 different types of materials are required to be used. The proposed ordinance will also require lots of all sizes to meet the landscape standards. It was felt that there should possibly be discussions in regards to what areas of the front yard should be landscaped, particularly in regards to the A-2 Zone. **Chairman Hawkins** felt there should be a little clarification given as to the amounts of each type of material so that there is not anyone taking abuse of the ordinance.

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

**Motion:** Commissioner Bringhurst moved to continue an Ordinance amending Mapleton City Code Chapter 17.15; LANCSCAPE STANDARDS in order to allow for xeroscaping (low-water landscaping) in residential developments until the April 21, 2011 Planning Commission Meeting.

**Second:** Commissioner Jones

**Vote:** Unanimous

**Item 5. Mapleton City requests to discuss items in Mapleton City Code Titles 16, 17, and 18 relating to Administrative items vs. Planning Commission and City Council items.**

This item was continued to the April 21, 2011 Planning Commission Meeting.

**Item 6. Adjourn.**

**Motion:** Commissioner Bringhurst moved to adjourn the meeting at 8:15pm.

**Second:** Commissioner Swanson

**Vote:** Unanimous

\_\_\_\_\_  
April Houser, Executive Secretary

\_\_\_\_\_  
Dated:

\_\_\_\_\_  
Jeff Hawkins, Planning Commission Chairman

\_\_\_\_\_  
Dated:

\_\_\_\_\_  
Cory Branch, Planning Director

\_\_\_\_\_  
Dated: