

MAPLETON CITY
PLANNING COMMISSION MINUTES
December 13, 2012

PRESIDING AND CONDUCTING: Mike Tippets

Commissioners in Attendance: Leslie Jones
Rich Lewis
Keith Stirling
Ryan Swanson

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Acting Chairman Tippets called the meeting to order at 6:30pm. Rich Lewis led the Pledge and Keith Stirling gave the invocation.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – November 8, 2012.

Motion: Commissioner Lewis moved to approve the November 8, 2012 Planning Commission Minutes.

Second: Commissioner Stirling

Adjourn: Unanimous

Item 2. Consideration of a Home Occupation Permit for *Dixie Peacock/Springlake Ventures LLC* to operate a salon located at 1864 North 1350 West in the RA-2 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This request requires Planning Commission approval since there will be clients visiting the home. The applicant already had a salon within Mapleton City and is just requesting to move it to a different location. The applicant had no comments.

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

Motion: Commissioner Lewis moved to approve a Home Occupation Permit for *Dixie Peacock/Springlake Ventures LLC* to operate a salon located at 1864 North 1350 West with the conditions listed below:

1. The applicant shall pass an inspection by the Fire Inspector.
2. The applicant shall comply with all of the requirements of Mapleton City Code 18.56A.030: PERMITTED USES and Mapleton City Code 18.84.380: HOME OCCUPATIONS.

Second: Commissioner Jones

Vote: Unanimous

Item 3. Consideration of a request from Mapleton City to amend Mapleton City Code (MCC) Chapter 18.72: I&M-1 INDUSTRIAL AND MANUFACTURING ZONE to add provisions allowing for construction/contractor offices, outdoor storage areas and outdoor fuel tanks and pumps, and to amend MCC Chapter 18.84.010: LOCATION OF GASOLINE PUMPS.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The proposal is to allow these types of uses as Permitted Uses in the I&M-1 Zone. If there was to be a request for these types of Permitted Uses however, the applicant would have to have direct access off of Highway 89 and receive Planning Commission approval. **Commissioner Jones** asked what brought about this request. Sean stated that it appeared to be a reasonable use in the I&M-1 Zone, which is why this request was brought forth by the Planning Commission. The areas where these could be permitted has to be directly off of Highway 89. **Commissioner Stirling** appreciated the change made from the previous meeting proposing to keep these locations away from residential areas. It is referred to as access and frontage onto Highway 89.

Acting Chairman Tippets opened the Public Hearing. **Peter Harton** wanted clarification as to if the property accessed off 2000 West would be excluded from this. The storage unit parcels will not be affected as there is no frontage off of Highway 89. Mr. Harton would have concerns about the distance these would be allowed from property lines. He stated that as a residence the storage units have greatly improved since the last meeting. **Betsy Ferguson** asked which version of the public notice was correct. She had a concern with a chain link fence along the storage unit area. Sean stated that the storage units are not a topic before the commission this evening. Ms. Ferguson feels the storage units are not meeting the fencing requirements in the I&M-1 Zone. **Brittany Ward** asked staff to give clarification as to what they are proposing with the ordinance amendment. The ordinance allows for construction offices and fueling stations to be allowed as long as they can meet setbacks from property lines. Sean reiterated what the ordinance amendment consisted of in regards to what changes are allowed in the I&M-1 Zone. Acting Chairman Tippets stated that there is General Commercial (GC-1) zoning between the storage units and the Highway. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Stirling moved to recommend approval to the City Council of an ordinance amending Mapleton City Code (MCC) Chapter 18.72: I&M-1 INDUSTRIAL AND MANUFACTURING ZONE to add provisions allowing for construction/contractor offices, outdoor storage areas and outdoor fuel tanks and pumps, and to amend MCC Chapter 18.84.010: LOCATION OF GASOLINE PUMPS.

Second: Commissioner Jones

Vote: Unanimous

Item 4. Consideration of an ordinance amending Mapleton City Municipal Code (MCC) Chapters 18.26, 18.28, 18.30, 18.32, 18.36, 18.44, 18.48 and 18.52 to clarify specific development regulations

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This is essentially just a clean up item. There are several zoning standard inconsistencies on the current table. This ordinance will eliminate the table and will put the information from the table that is needed into the code. Sean stated that the current R-2 and R-3 zones have a pretty large frontage requirements. Staff would recommend amending those frontage requirements in these two zones. Staff felt something between 80'-100' would be more appropriate. There were a couple spelling corrections that Commissioner Stirling asked for clarification or correction on. **Commissioner Lewis** recommended an 80' frontage requirement in the R-2 and R-3 Zones.

Acting Chairman Tippetts opened the Public Hearing. **Bruce Whiting** stated that he was raised in Mapleton and is in the process of selling a couple of properties. He would welcome the 80' frontage proposal. The 120' frontage requirement was too large and he asked Roger Dudley, who did some survey work for him, to do an analysis of these types of areas and asked Roger to give his recommendation to the Commission. **Roger Dudley** stated that he does not have much to add and that the 80' frontage would seem more appropriate, and would lend for better layout of future developments in these zones. They feel 100' would be steep for the R-2 and R-3 Zones. **Rick Maingot** stated that when this was set up the City did not want to have homes located extremely close to each other. He understands that a lot that lacks depth is also a problem. He would be careful narrowing it down too much. He feels in the R-2 Zone 100' would seem reasonable. **Commissioner Lewis** stated that if they keep 100' frontage there would be a larger front yard than rear yard. The City does not have any properties zoned R-3 currently, and there are no TDR-R sites that could be zoned down to either the R-2 or R-3 zones. Bruce Whiting stated that as an appraiser if lot widths are too wide they lose lots and money. He would like flexibility fit into this analysis that allows for a smaller lot frontage requirement. **Commissioner Jones** stated that there has to be some consistency from a city standpoint. Mr. Whiting feels the 80' frontage requirement would be sufficient. **Commissioner Swanson** stated there needs to be balance between what the citizen wants and what the developer would want. The R-1-B Zone, which is a 1/3 acre lot zoning, has an 80' frontage requirement. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Lewis moved to recommend approval to the City Council of an ordinance amending Mapleton City Municipal Code (MCC) Chapters 18.26, 18.28, 18.30, 18.32, 18.36, 18.44, 18.48 and 18.52 to clarify specific development regulations, with the below recommendation:

1. The R-2 and R-3 Zones allow for 80' of frontage.

Second: Commissioner Stirling

Vote: Unanimous

Item 5. Adjourn.

Motion: Commissioner Lewis moved to adjourn the meeting at 7:30pm.

Second: Commissioner Swanson

Vote: Unanimous

April Houser, Executive Secretary

Date: