

# Mapleton City Council Staff Report

Meeting Date: October 7, 2014

**Applicant:** Mark & Lori Sheranian  
**Location:** 2020 E Quiet Meadow Lane  
**Prepared by:** Sean Conroy, Community Development Director  
**Public Hearing Item:** No  
**Zone:** A-2

## REQUEST

A discussion item regarding a potential zoning text amendment to allow wedding receptions as a conditional use in the A-2 Zone.

## BACKGROUND AND PROJECT DESCRIPTION

The Sheranians own approximately 135 acres of land that includes property in the A-2 Zone and the CE-1 Zone. The property is developed with a single family residence and a barn. The residence has access from Quiet Meadow Lane, just off of 1600 North. The Sheranians are interested in holding wedding receptions on their property. They feel the scenic and secluded location would be an ideal setting for such a use. The nearest residence to their residence is approximately 400 feet and the nearest residence to their barn is approximately 800 feet.

## EVALUATION

**Process:** The applicant's proposal would require an amendment to the City's zoning ordinance to allow for a wedding reception center as a conditional use. A zoning ordinance amendment requires review by the Planning Commission and final approval by the City Council.

**General Plan & Zoning:** Most properties in the A-2 Zone have a General Plan land use designation of Rural Residential. The General plans states the following:

*“The objectives in the RR Category are to protect and preserve the natural environment, encourage the continued use of agricultural land for agricultural purposes, **discourage commercial and industrial uses, and other uses...**”*

Mapleton City Code (MCC) Chapter 18.28.020 states the following regarding the purposes and objectives of the A-2 zone:

- A. *The A-2 agricultural-residential zone has been established as a zone in which the primary use of the land is for agricultural and livestock raising purposes. Land within this zone is characterized by residential estates, open fields, ranches, and farms devoted to the production of food, fiber, animals, and general agricultural uses.*
- B. *Representative of the use within this zone are large residential estates, barns, corrals, row crops, and the raising of livestock.*
- C. *The objectives in establishing the A-2 agricultural-residential zone are:*
  1. *To protect and encourage the continued use of agricultural land within the zone for agricultural purposes and to discourage the preemption of agricultural land for nonagricultural purposes;*

*2. To discourage commercial and industrial uses, and any other use which tends to thwart or mitigate the use of the land for agricultural purposes;*

Both the General Plan and the A-2 zone discourage commercial uses, but do not prohibit them. The Council has the discretion to allow some commercial uses if it determines the uses are compatible with the intent of the zone. For example, the A-2 zone already allows for commercial greenhouses, commercial equestrian riding arenas, residential healthcare facilities and approved family reunion retreats. The Council should discuss whether a wedding reception center would be an appropriate use in the A-2 zone.

**Possible Conditions:** Most commercial uses in a residential or agricultural setting may include the potential for traffic, safety, noise, and community character impacts. If the Council is supportive of considering a wedding reception center as a conditional use, some potential conditions that could be incorporated into an ordinance to mitigate potential negative impacts could include, but are not limited to:

- Reception use must be accessory to a single family use. In other words, a property could not be developed with the sole purpose of establishing a reception center;
- Establish a minimum lot size (possibly 2 – 5 acres);
- Require adequate on-site parking;
- Require proper building and fire protections; and
- Establish hours of operation and/or limitation on the number of events per month.

**STAFF RECCOMENDATION**

Provide direction to the applicant and staff.

**ATTACHMENTS**

1. Applicant's information.

**Attachment "1"**

September 18, 2014

Dear Sean

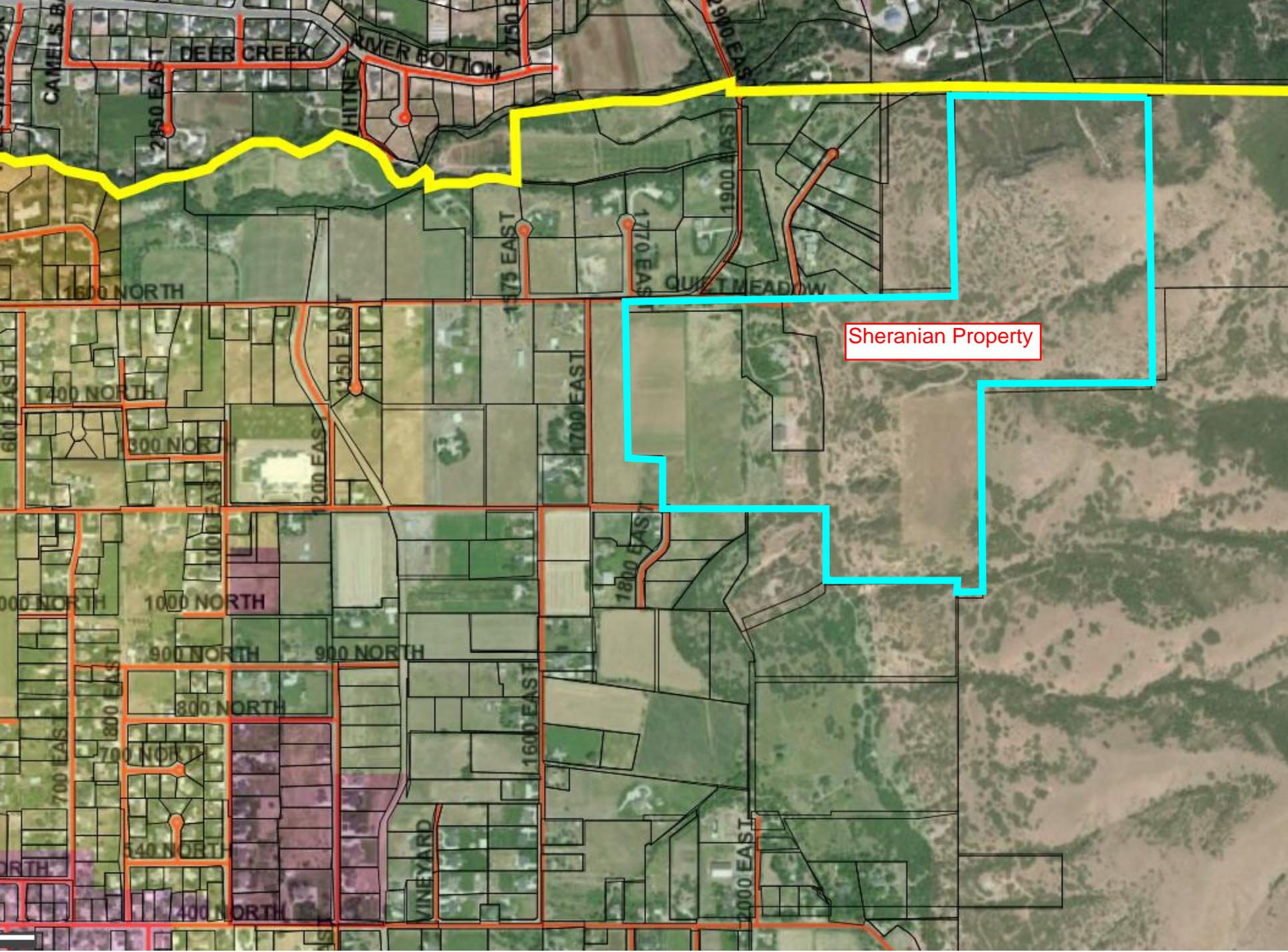
We appreciated you meeting with us today. You are always so knowledgeable and helpful and prepared with all the information that we need. We would appreciate the opportunity to present a proposal at the next meeting if possible. We would also like a work session with the City Counsel, per your recommendation, to see how they feel about this, before we spend money on fees.

What we are proposing is that we be allowed to have wedding receptions at our barn. We need to make a few improvements inside the barn in order for it to be nice enough for a reception. We already have a fire sprinkling system in place. The receptions would be mostly to the North and East of the barn, and barely, if at all visible to anyone in Mapleton but us. The barn is set back from the road quite far, about 900 feet from the nearest home, and has more than adequate parking, for all our needs on site, about 600 feet from the nearest resident. The entrance would be on our driveway that enters from 1200 North. We believe that we would have about 4 to 5 weddings a month if things went well.

We feel that this would go along well with Mapleton City's vision, and a benefit to citizens who may like their reception in a lovely, rural setting, that is close by. Any improvements to the outside of the barn, such as grass, low wood fences, new paint etc. would just beautify the area. We would appreciate your consideration. I don't know the language of what we want done, but I am sure you do, so maybe fill that part in for us.

Thank you so much.

Lori and Mark Sheranian



Sheranian Property

QUIET MEADOW

House

Barn



House



Barn

