

# Mapleton Planning Commission Staff Report

Meeting Date: December 11, 2014

**Item:** 4

**Applicant:** Mark & Lori Sheranian

**Location:** 2020 E Quiet Meadow Lane

**Prepared by:** Sean Conroy, Community Development Director

**Public Hearing Item:** Yes

**Zone:** A-2

## **REQUEST**

Consideration of a request for a Conditional Use Permit to operate a reception center at 2020 E Quiet Meadow Lane in the Agricultural-Residential (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 frontage on Quiet Meadow Lane, 1600 North and 1200 North. The Sheranians recently applied for a zoning text amendment to allow reception centers as a conditional use in the A-2 zone.

The Planning Commission recommended approval of the text amendment to the City Council on November 13, 2014 and the City Council adopted the ordinance on December 2, 2014. The applicant is now requesting approval of a conditional use permit to hold receptions on their property, primarily in and around the barn. Reception uses will most likely focus on wedding receptions, but company/family parties and retirement/anniversary parties may also be held (see attachment "2").

## **EVALUATION**

**Planning Commission Discretion:** The review of a conditional use permit is considered an administrative decision. The Commission's discretion is limited to a review of whether or not the proposal complies with the adopted standards of the ordinance. A conditional use permit must be approved if reasonable conditions are proposed, or can be imposed, to mitigate any potential negative impacts. Conditional use permits cannot be denied based simply on public clamor or because the Commission is not supportive of allowing a particular use.

**Ordinance Requirements:** Staff has included the requirement of Mapleton City Code (MCC) Chapter 18.28.040 below followed by a brief staff response.

- A. *The facility shall be located on a legal lot of record of five (5) acres in size or larger with at least 300 feet of frontage on an approved public or private road.*

**Response:** The proposed facility is located on a 9.86 acre parcel with approximately 980 feet of frontage on 1600 North and Quiet Meadow Lane, and approximately 65 feet of frontage on 1200 North. The owners also own contiguous property totally approximately 135 acres.

- B. *The facility shall be accessory to a legally established single-family dwelling on the same parcel.*

**Response:** The property has a legally established single-family dwelling.

- C. *No more than eight (8) receptions shall be permitted per calendar month.*

Response: This limitation will be a condition of approval.

*D. Events shall conclude by no later than 10:00 p.m.*

Response: This limitation will be a condition of approval

*E. Off street parking shall be provided at a rate of one space per 200 square feet of floor area for the facility. If weddings are not held indoors, the Planning Commission shall determine the amount of parking to be required. A site plan shall be submitted with a proposed parking and circulation plan.*

Response: The barn proposed to be used for receptions is approximately 7,000 square feet in size. The required parking is a minimum of 35 spaces. The applicant is proposing to utilize a large area located to the southwest of the barn for parking (see attachment "3" circulation plan). The area will allow for significantly more than the minimum of 35 spaces. Staff is not concerned with the ability to handle on-site parking at this location.

The applicant is proposing to build a one-way access road from 1200 North up to the barn. The applicant is also proposing to construct a one-way access road from the barn north west to 1600 East. This will spread the traffic between two streets, limit traffic impacts on any one neighborhood and will allow for efficient circulation.

*F. An enclosed wedding reception facility shall be classified as an Assembly Group (A-2) Occupancy type for the purposes of the International Building Code. All requirements of an A-2 occupancy shall apply.*

Response: This limitation will be a condition of approval.

*G. A business license shall be required.*

Response: The applicant will be required to apply for a business license if the conditional use permit is approved.

*H. A building and fire inspection shall be required prior to issuance of a business license.*

Response: This requirement will be a condition of approval.

*I. Failure to comply with the standards of this section and/or conducting the wedding reception facility in a manner constituting a disturbance of the peace or creating a menace to the public health, safety, morals or welfare may result in a revocation of the conditional use permit by the Planning Commission. For the purposes of this section, the disturbing the peace ordinance in section 9.12.040.A of this code shall include any disturbances between the hours of 10:00 p.m. to 7:00 a.m.*

Response: This limitation will be a condition of approval. Revocation of the permit may be warranted for excessively loud music or any sound which unreasonably disturbs or interferes with peace, comfort or repose of neighboring property owners, for events exceeding the limit of 8 per month, for events that continue beyond 10:00 p.m. or any other violation of the conditions of the permit.

*J. The applicant shall agree, at its sole expense, to defend, indemnify, and hold harmless the City,*

*its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any appeal, claim, suit or other legal proceeding related to the operation of the conditional use.*

Response: This requirement will be a condition of approval.

**STAFF RECCOMENDATION**

Approve the application with the attached conditions.

**SPECIAL CONDITIONS**

1. A building permit shall be submitted to, and approved by, Mapleton City prior to any construction activities occurring that require a building permit per the 2012 International Building Code.
2. The applicant shall consult with the Mapleton City Public Works Department prior to creating any new driveway/private drive connections with City streets.
3. No overnight events are permitted.

**ATTACHMENTS**

1. Standard Conditions.
2. Application Information.
3. Property Exhibits.

Attachment "1"  
Standard Conditions

<b>Standard Reception Center Conditions</b>		
<b>No.</b>	<b>Condition</b>	
1.	The facility shall be located on a legal lot of record of five (5) acres in size or larger with at least 300 feet of frontage on a City or private road.	✓
2.	The facility shall be accessory to a legally established single-family dwelling on the same parcel.	✓
3.	No more than eight (8) receptions shall be permitted per calendar month	✓
4.	Events shall conclude by no later than 10:00 p.m.	✓
5.	Off street parking shall be provided at a rate of one space per 200 square feet of floor area for the facility. If weddings are not held indoors, the Planning Commission shall determine the amount of parking to be required. A site plan shall be submitted with a proposed parking and circulation plan.	✓
6.	An enclosed wedding reception facility shall be classified as an Assembly Group (A-2) Occupancy type for the purposes of the International Building Code. All requirements of an A-2 occupancy shall apply.	✓
7.	A business license shall be required.	✓
8.	A building and fire inspection shall be required prior to issuance of a business license.	✓
9.	Failure to comply with the standards of this section and/or conducting the wedding reception facility in a manner constituting a disturbance of the peace or creating a menace to the public health, safety, morals or welfare may result in a revocation of the conditional use permit by the Planning Commission. For the purposes of this section, the disturbing the peace ordinance in section 9.12.040.A of this code shall include any disturbances between the hours of 10:00 p.m. to 7:00 a.m.	✓
10.	The applicant shall agree, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any appeal, claim, suit or other legal proceeding related to the operation of the conditional use.	✓



MAPLETON CITY CORPORATION  
**CONDITIONAL USE PERMIT APPLICATION  
RECEPTION CENTER USE**

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**Applicant Information**

Applicant: MARKI LORI SHERANIAN Phone #: \_\_\_\_\_

Address: 2020 E. QUIET MEADOW LN. City, State, Zip: MAPLETON, UT 84664

Email: \_\_\_\_\_ Project Parcel#: 26.068.0103

Project Location: \_\_\_\_\_

Existing Use of Property: FARM / RANCH

Proposed Conditional Use: RECEPTION FACILITY

Applicant's Signature: [Signature] Date: Dec. 4, 2014  
(property owner or authorized agent)

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**Submittal Requirements**

- Site Plan showing lot lines, location of existing and proposed structures and location of all required parking;
- Filled out reception use questionnaire (attached).

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**Staff Use Only**

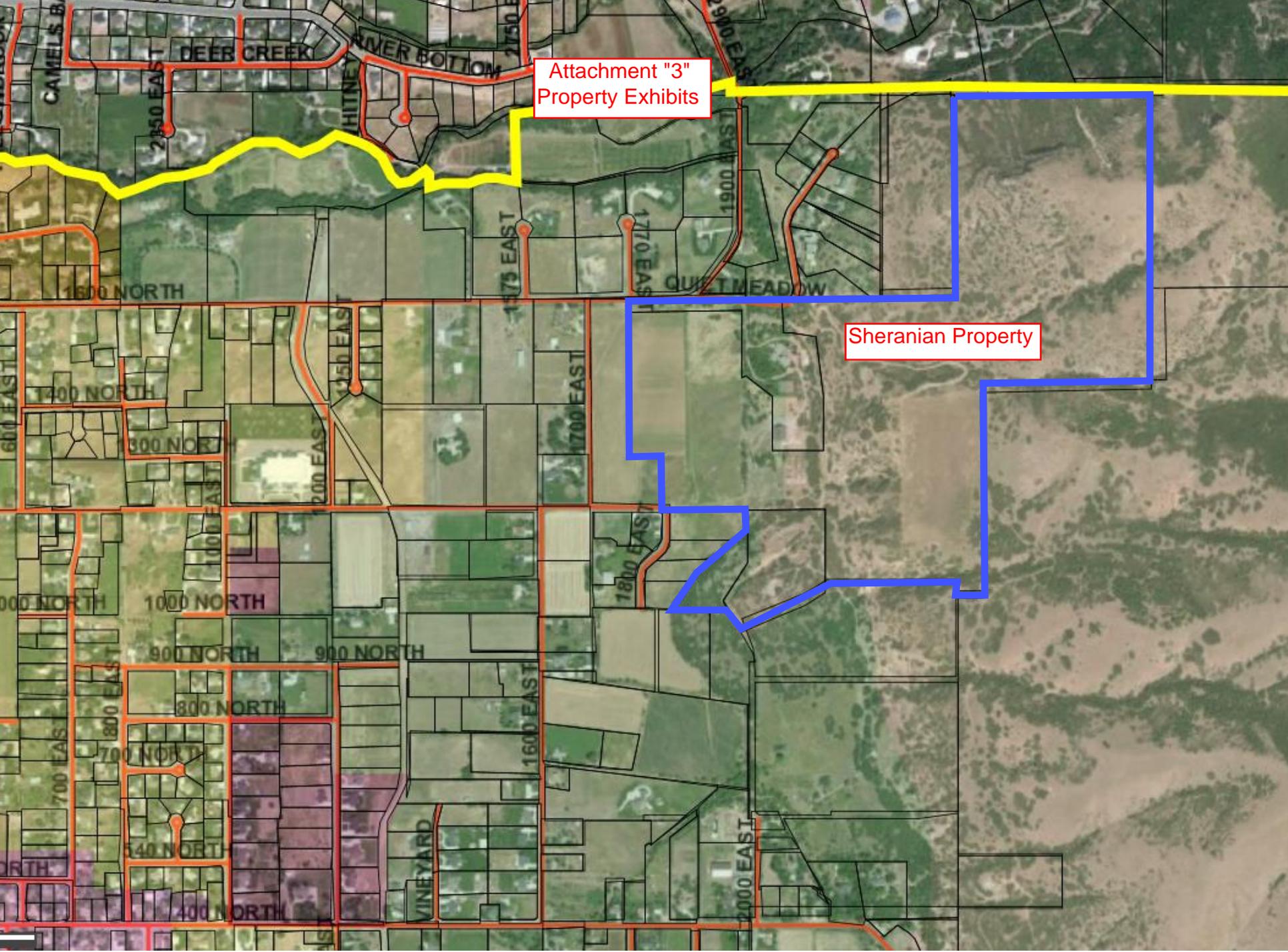
Fees: \$175<sup>00</sup> Date: 12-4-14 Application #: CU-14-02

Assigned Staff Member: SC Action: \_\_\_\_\_ Date of Action: \_\_\_\_\_

Final Decision Maker: PC  CC

## MAPLETON CITY RECEPTION CENTER USE QUESTIONNAIRE

1. What types of receptions are anticipated for the property? Weddings, company party, Family PARTY, RETIREMENT OR ANNIVERSARY PARTY.
2. How often do you anticipate holding receptions? 3 a month MAXIMUM
3. What hours of operation do you anticipate? MOST EVENTS WOULD BE IN THE EVENING, BEING COMPLETED BY 10:00 P.M.
4. Will receptions be located within an enclosed building, outdoors or both? Both
5. How will parking and traffic be handled (please include a site plan)? CARS WILL ENTER ON 1200 N. AND EXIT ON 1700 E. OR 1600 N.
6. Will amplified music be used? If yes, how will you ensure that the music does not disturb neighboring properties? Yes it will on occasion. We will test the level at our nearest neighbor and make sure we do not disturb anyone
7. Have you met with the City's Building Official to review the requirements of an A-2 Occupancy? Not yet, but have read the requirements.
8. Have you read and do you understand the City's Disturbing the Peace ordinance (see attached)? yes.
9. Provide any additional comments/information that may assist the Planning Commission in understanding your proposal. We feel this reception center will add beauty to the area, as well as a nice facility for residence to use. We care very much about our neighbors and will try very hard to address all concerns. We feel that this kind of business will allow the property to stay rural and beautiful for the neighbors and citizens of Mapleton to enjoy



Attachment "3"  
Property Exhibits

Sheranian Property

CAMELS B

DEER CREEK

RIVER BOTTOM

2450 EAST

1750 E

1990 EAST

1600 NORTH

1775 EAST

1770 EAST

1900 EAST

QUIET MEADOW

1400 NORTH

1450 EAST

1700 EAST

1300 NORTH

1200 EAST

1800 EAST

1000 NORTH

1000 NORTH

900 NORTH

900 NORTH

800 NORTH

VINEYARD

540 NORTH

400 NORTH

1200 EAST



QUIET MEADOW

House

Barn



House



Barn







