

MAPLETON CITY
PLANNING COMMISSION MINUTES
December 11, 2014

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: Golden Murray
Thomas Quist
Justin Schellenberg

Staff in Attendance: Sean Conroy, Community Development Director
Brian Tucker, Planner

Minutes Taken by: April Houser, Executive Secretary

Chairman Lewis called the meeting to order at 6:30pm. Justin Schellenberg gave the invocation and Golden Murray led the Pledge of Allegiance.

Items are not necessarily heard in the order listed below.

Alternate Commissioner Justin Schellenberg was seated as a voting member this evening.

Item 1. Planning Commission Meeting Minutes – November 13, 2014.

Motion: Commissioner Murray moved to approve the November 13, 2014 Planning Commission Minutes.
Second: Commissioner Quist
Vote: Unanimous

Item 2. Consideration of an application to operate “Therapeutic Touch”, a massage therapy and esthetician business as a Home Occupation at 2062 South Parkview Drive in Mapleton Utah.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The applicant was approved for a Massage Therapy Home Occupation back in May 2013, but never picked up the license and since it has expired. The applicant now wants to add the esthetics to the Home Occupation that was previously applied for. As proposed, Staff would recommend approval of this application.

The applicant was not in attendance. **Chairman Lewis** opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Murray moved to approve “Therapeutic Touch”, a massage therapy and esthetician business as a Home Occupation at 2062 South Parkview Drive in Mapleton Utah with the conditions of approval listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. The applicant shall obtain licensure for massage therapy from the State of Utah and shall maintain a copy of current licensure with Mapleton.

3. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton.
4. The Home Occupation shall be conducted within the confines of the structure.
5. No signs shall be placed on the property without a sign permit.
6. Mapleton City Police and Fire Department approvals are required.
7. Violations of the terms of this use permit other ordinances of the City, or the failure to maintain a Massage Therapy license may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
8. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

Second: Commissioner Quist
Vote: Unanimous

Item 3. Consideration of Preliminary and Final Plat approval of the Murray Acres Subdivision Plat "A", consisting of four lots located generally at 1400 North 600 West.

Brian Tucker, Planner, went over the Staff Report for those in attendance. **Commissioner Murray** stated that the applicant for this item is his sister, but that he does not personally have any interest in the development. As proposed each lot meets the current Zoning and General Plan ordinance. This item will go on to the City Council for final approval. Mapleton Irrigation is required to sign the plat stating that they are in agreement with what is being done in regards to the current irrigation ditches in the area. The City Engineer has reviewed the plans and does not currently seem to have any concerns with the improvements being proposed.

Mark Greenwood, the applicant's Engineer, stated that the entire Right-of-Way (ROW) for 520 West is not located on this property. They are only able to construct to the property line, but plan to give the City the full ROW required in order to ensure all necessary improvements can be installed in the future. All of the drainage is flowing to the west with collection points in between lots 1 and 2 and another between lots 3 and 4.

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

Motion: Commissioner Quist moved to approve the Preliminary and recommend Final Plat approval to the City Council for the Murray Acres Subdivision Plat "A", consisting of four lots located generally at 1400 North 600 West with the condition that all outstanding issues raised in the Development Review Committee (DRC) minutes dated November 4, 2014 shall be addressed prior to plat recording.

Second: Commissioner Schellenberg
Vote: 3:0:1 with Commissioners Schellenberg, Quist and Lewis voting aye and Commissioner Murray abstaining due to his relationship with the applicant.

Item 4. Consideration of a request for a Conditional Use Permit to operate a Reception Center at 2020 East Quiet Meadow Lane in the Agricultural-Residential (A-2) Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The City Council approved the adopted Ordinance with the recommendations given by the Planning Commission at their meeting on November 13, 2014. The application is for a Reception Center. The

primary intention is for wedding type events, although the Conditional Use would not be limited to these events only. The Commission can attach additional conditions, but as long as the ordinance can be met the use should be approved. The ordinance would require a minimum of 35 off street parking stalls. A one way street would be installed on the applicant's property, by the applicant, continuing from the City street to the proposed Reception Center. A letter was provided to the Commission from the Taylor's attorney, Tobler Law Office, prior to the meeting this evening.

Mark and Lori Sheranian stated that Sean did a great job of outlining their request. They hope to use a repurposed type of hard surfacing for the private street they will be installing. The current proposed street location is the most esthetically pleasing, with the least amount of disruption on the remaining property. The Sheranian's would prefer to utilize only one entrance and exit to the Reception Center, but are willing to install the entire drive through road if required.

Chairman Lewis opened the Public Hearing. **LaRon Taylor**, representing Eldon Taylor, objects to this plan. They did not have enough time before the initial hearing to gather their comments. They wish to voice their strong objection to this. When they developed the Maple Glen Subdivision it was designed as a secluded location, and this request would go against that. There is approximately 500-800 feet from the barn (proposed Reception Center) to the closest residential home in the Maple Glen Subdivision. If this Conditional Use Permit was approved the Taylor's would like a review done after one year to ensure this business was meeting all conditions given. The dust concern and Reception Center itself is not something the Taylor's would like in their neighborhood. **Lori Sheranian** stated that the Haslem's, who own the home closest to their proposed Reception Center, do not have any objections to this request. **Jacob Lake** lives down 1600 North and is here to support the Sheranian's request. His wife is a wedding planner and feels the traffic should not be a concern as traffic typically comes and goes at different times. Mr. Lake stated that in his experience most Reception Facilities may host upward towards 200 guests in an evening. No additional comments were given and the Public Hearing was closed. **Commissioner Schellenberg** felt the applicants could be responsible for the dust concerns and that if traffic is mitigated correctly they could dictate which way those visiting the Reception Center enter and exit the facility. **Mark Sheranian** felt that the Commission can put whatever conditions on this use as they deemed appropriate, but had a concern with the upfront improvement costs they incur before the opening of the Reception Center. The parking area will have lighting installed similar to those by the applicant's home. They will have a security system with cameras as well.

Motion: Commissioner Murray moved to approve a Conditional Use Permit to operate a Reception Center at 2020 East Quiet Meadow Lane in the Agricultural-Residential (A-2) Zone with the conditions listed below:

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.
4. A review is done on the Conditional Use Permit after one year to ensure all conditions are being met, and that any additional conditions of concern are able to be addressed.

Second: Commissioner Schellenberg
Vote: Unanimous

Item 5. **Consideration of recommendations to the City Council regarding a request to annex approximately 41.47 acres of property in unincorporated Utah County located at**

approximately 3050 South 800 West into Mapleton City. The request includes a General Plan designation of Medium Density Residential, a Zoning designation of Residential-Minor Agricultural (RA-2), a Development Agreement and a Concept Plan to include a maximum of 70 residential lots.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The project consists of two parcels. The northern parcel is owned by the Meyer Family and the southern parcel by Central Bank. With regards to Annexation Petitions the Planning Commission is a recommending body to the City Council on this item. The Mapleton Heights, Mapleton Village and EBCo properties will be located to the south of this property. A Development Agreement has been put in place for the EBCo property. Sean did a density comparison for those in attendance. The concept plan does have larger lots buffering the current properties to the north and east. The options for tonight can be recommendation of approval with changes, denial or continuance if there are items they Commission would like to receive more information on. Several letters have been received by the Commission in regards to this item. The lots sizes in Horizon Heights are at least 2 acres or larger in size, which is the development to the northeast. As part of the Development Agreement the City could require the use of Transferable Development Rights (TDR).

Stan Jenkins, with Central Bank, has had this property in their portfolio for a while. They are trying to finish the annexation so they can get this property marketed. The property is currently under contract. **Raymond Dawson**, with Edge Homes, recognizes that the property around them is more prestigious, and they want to help transition from those larger lots. They want to be good neighbors, and protect the desire of current property owners in the area.

Chairman Lewis opened the Public Hearing. **Julian Kau** lives to the northwest of this property. All of the lots along the proposed project are larger than 2 acres in size. They farm, and sometimes they smell and make noise due to farming, during the evening hours. He and his wife feel that a 2 acre transition would be more appropriate for the northern area. 2800 South is currently a private road, and would need to be improved. Irrigation is also a concern in regards to how water will flow in this area. He wants to make sure this flow will not be interrupted with this development. **Gayelynn Jensen** has 5.25 acres to the northeast of here. She has a concern with going from their 2+ acre lots to 1/3 acre lots, and has a concern with the traffic as well. Mrs. Jensen feels there should be a bigger buffer zone around Horizon Heights, and the traffic on 800 West needs to be addressed. They want to preserve their right to keep farming. **Carl Kuhni** is here representing Jeff Palmer this evening. Mr. Palmer is in opposition of this plan. He moved to this area to be in a larger estate lot area. The proposed subdivision would exit right into his driveway, shining their headlights on to the front of his home. His home sits on 3 acres, and he does not feel he should have to be punished by the access road to this development lining up with his home. Mr. Kuhni felt the street could line up with 3050 South and have a cul-de-sac in the area that would currently exit by Mr. Palmer. Carl does not feel that the 1/3 acre lots protect the property owners to the east. He wanted his objection to be on record. **John DeHas** lives next to the gravel road. The way it is being used now is like a race track. There needs to be a better way to use this small road to access this proposed development. Something would have to be done in this area. **Wynn Everett** lives down the street to the north of this development. He is not opposed to annexing more property into Mapleton, but feels they need to go about it in steps with conditions. To do all these projects would add almost 2,000 homes to Mapleton. He cannot imagine the impact this will have on Mapleton. Wynn understands Jeff Palmer's concern with the headlights potentially shining in his window, as they have this same problem with the Triple Crown Development. Sean stated that the street widths have not been determined at this time. The traffic on 800 West is already an issue, so it will need to be addressed before any developments go in. Mr. Everett also had a concern with the maintenance of the irrigation ditch in this area. He stated again that he is not opposed to this annexation, but wants to make sure all issues are addressed prior to the development being approved. **Dennis Gore** stated that ground costs so much

money these days, and that property needs to be smaller in order for it to be affordable. He does not like smaller lots but feels it needs to be done in order to have places for people to live. Mr. Gore agrees with the cul-de-sac option mentioned by Mr. Kuhni. The properties off of 1600 West/Highway 89 needs to be taken in to consideration when determining where the street will be located. **Brett Hansen** moved in a year ago and is on 2.26 acres. He came to this meeting to better understand what is going on, and does have a concern as well with the irrigation water. He would like larger lots buffering the neighboring properties. The City ordinance currently allows for animal rights on anything over 1/2 acre in size. **David Porter** purchased the land to the southwest of this property. He has a concern with the traffic down to the Highway from this property. There is not much of a buffer around them. **Raymond Dawson** stood again and stated that they would typically put verbiage on the plat stating that these lots are in an agricultural area. Realistically this project would be years from full build out. Best case they would estimate building approximately 1 home per month. Mr. Dawson recognizes the concern with buffering of lot sizes by the existing homes in the area. This development is less aggressive than what was previously proposed. They would be happy to meet with Jeff Palmer and address his concerns. **Chairman Lewis** disclosed that he is the contractor for Jeff Palmer. The Meyer family does not plan to do any construction at this time. Sean stated that this is a Concept Plan only. The applicant would have to meet the requirements allowing irrigation service to those who currently have it. **Commissioner Schellenberg** would like to see the current stub street better laid out for access to Highway 89. **David Meyer** felt the applicants laid the information out well. No additional comments were given and the Public Hearing was closed.

Sean stated that this approval would set a potential lot number and general layout of the proposed development. **Chairman Lewis** has a concern with the buffering on the east side of the project. **Commissioner Murray** asked if the traffic on 800 West would be addressed, and Sean stated that it would be at time of Plat approval. Commissioner Schellenberg felt that the stub street would be a better connection to Highway 89 than the proposed one to the northwest of the development. The buffering was a concern from the Commission feeling it should be part of the development in order to protect current properties in the area.

- Motion:** Commissioner Schellenberg to continue this item with the below items being addressed:
1. There is lot size buffering on the east side of this development.
 2. Alignment of the intersection that enters/exits across from Jeff Palmer's home be relocated if possible.
 3. Address the road exiting to the west connecting with Highway 89.
- Second:** Commissioner Murray
Vote: Unanimous

Item 6. 2015 Planning Commission Meeting Schedule.

- Motion:** Commissioner Murray moved to approve the proposed 2015 Planning Commission Meeting Schedule.
Second: Commissioner Quist
Vote: Unanimous

Item 7. Adjourn.

April Houser, Executive Secretary

Date