



Planning Commission Meeting

October 26, 2023

6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, October 26, 2023, at 6:00pm
125 West Community Center Way (400 North), Mapleton, Utah 84664

The order of agenda items is subject to change at the discretion of the Planning Commission Chair.

6:00 p.m. Call to order: Pledge, Invocation, and Introductions/Announcements.

Consent Item

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission may ask that any items be considered individually for purposes of Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Planning Commission Meeting Minutes – September 14, 2023.

Public Hearings

2. Consideration of an ordinance amending Mapleton City Code (MCC) section 18.92 regarding setback requirements for drive-thru establishments and other commercial design standards.
3. Consideration of an ordinance amending Mapleton City Code section 18.84.435 regarding standards for food trucks.

PUBLIC COMMENT MAY BE ACCEPTED AT THE DISCRETION OF THE CHAIR

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting/hearing should notify April Houser at the Community Development Office, at Mapleton City, 125 West 400 North, Mapleton UT 84664, or by phone, (801) 489-6138, giving at least 24 hours notice. Signature on this document certifies that it was posted in the City Office on 10/17/23.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified October 17, 2023)

April Houser, Executive Secretary

Item:

2

Date:

10/26/2023

Applicant:

Mapleton City

Location:

Commercial Zones

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Attachments

1. Draft Ordinance.

REQUEST

Consideration of an ordinance amending Mapleton City Code (MCC) section 18.92 regarding setback requirements for drive-thru establishments and other commercial design standards.

BACKGROUND & DESCRIPTION

The City's Commercial Design Standards found in MCC section 18.92.030 apply to all new commercial buildings. The standards require most new buildings to be located close to the street to create an attractive street scape. As the City is beginning to have an increase in commercial interest, it appears that there are a few code amendments that would be appropriate to facilitate new commercial development. Below is a summary of the proposed amendments.

Front Setback: The current setback requirements do not adequately address drive-thru establishments. For example, the current standards would require a new fast-food restaurant to be located within 15 feet of the front property line. This would not allow for a drive-thru lane. Staff is proposing an amendment that indicates that drive-thru establishments may have a greater greater front setback to adequately allow for a drive-thru lane.

Frontage: The code currently requires a specific percentage of the frontage of each lot to have buildings close to the street. If a larger big box building, like a grocery store, is proposed, it can be built further back but there still must still be pad sites for buildings close to the street. Staff is proposing an amendment to allow for a reduction to the frontage requirement under certain circumstances. The goal is to still have some building presence near the street, but allow for exceptions to the percentage when appropriate to make new development more feasible.

Height: The code currently requires a minimum height of 24' for buildings on a corner. There may be instances where that may not be necessary. Staff is proposing to eliminate the minimum height requirement for corner buildings.

RECOMMENDATION

Recommend that the City Council adopt the proposed amendments.

Attachment “1”

Proposed Changes Shown Underlined

18.92.030

F. Required Building Setbacks Table

Street	Highway 89	800 North	Maple Street	400 North	1600 South	Other Streets in commercial zone
Minimum On Street Building Front Setback	15'	0'	0'	0'	0'	0'
Maximum On Street Building Front Setback	25'	15'	15'	15'	15'	15'
Minimum Off Street Building Front Setback	No minimum	No minimum	No minimum	No minimum	No minimum	No minimum
Maximum Off Street Building Front Setback	350'	300'	300'	300'	300'	300'
Rear Minimum Building Setback	20'	20'	20'	20'	20'	20'
Side Yard Minimum Building Setback	10'	0' or 10' *	0' or 10' *	0' or 10' *	0' or 10' *	0' or 10' *

*Gas stations and drive-thru establishments may have a front setback greater than what is shown in the table.

*0' side yard setback is only permitted when buildings are built adjacent to each other, both buildings must be designed and approved at the same time.

Buildings sited between the 0' and 25' setback lines are considered “On Street Buildings”. Buildings sited beyond the maximum on street building setback line are considered “Off Street Buildings”, with the exception of gas stations and drive-thru establishments that may still be considered “On Street Buildings”. The Planning Commission may also grant a reduction in the required building street frontages identified in section “B” if it is determined that a proposed building is not larger enough to comply with the frontage requirements or compliance with other requirements related to parking and landscaping make the frontage requirement unattainable.

18.92.040.A

Building Heights Table

Street	Hwy. 89	800 N.	Maple Street	400 N.	1600 S.	Other Streets in commercial zone
Minimum building height	12'	12'	20'	12'	12'	12'
~~Corner building minimum height~~	~~24'~~	~~24'~~	~~24'~~	~~24'~~	~~24'~~	~~12'~~
Maximum building Height	45'	45'	45'	45'	45'	45'

Item:

3

Date:

10/26/2023

Applicant:

Mapleton City

Location:

City-wide

Prepared By:

David Stuenzi Jr,
Planner

Public Hearing:

Yes

Zone:

All

Attachments

1. Draft Ordinance.

REQUEST

Consideration of an ordinance adopting Mapleton City Code section 18.84.435 regarding standards for food trucks.

BACKGROUND & DESCRIPTION

As Mapleton City undergoes continuous population growth, a heightened demand for an expanded range of dining options within the City is expected. Food trucks have emerged as a popular dining option as an alternative to the traditional sit-down restaurant. Recent amendments to Utah Code provide a number of limitations to how cities can regulate food trucks. Cities cannot:

- Prohibit food trucks in zones that allow restaurants;
- Require a business license if a food truck has obtained a business license in another jurisdiction;
- Limit the size of the food truck; and
- Limit the total number of days or times a food truck can operate within the City.

Staff is proposing an ordinance that outlines the requirements for operating a food truck in accordance with state code limitations. Below is a summary of main components of the ordinance (see attachment "1" for draft ordinance).

Private Property:

1. Food Trucks may operate on private commercial property in commercial and industrial zones with prior consent from the private property owner.
2. Mobile food trucks may not operate on the same property for more than four (4) days per calendar week.
3. If the private property owner proposes to have the food truck for more than four (4) calendar days a week, a project plan application shall be filled out with the community development department.

Public Right-of-way:

1. Food trucks may operate in the public right-of-way in commercial and industrial zones, excluding City Facilities unless there is prior approval.

2. Food trucks may not operate on any right-of-way owned by UDOT unless part of a City sponsored event.
3. Food Trucks may not be parked overnight.
4. Food Trucks shall not operate for more than 12 hours within a 24 hour period at any one location and must be removed from public right of way at the end of each business day.

The adoption of an ordinance is considered a legislative action. The Planning Commission and City Council generally have broad discretion when acting on legislative matters, provided it can be reasonably debated that the action taken will promote or protect the general welfare of the community.

RECOMMENDATION

Recommend approval of the proposed ordinance to the City Council.

Attachment “1”

MCC Section 18.84.435 – Mobile Food Trucks

- A. Purpose and Objectives: The purpose of this section is to provide clear and concise regulations for the use and operation of mobile food trucks in Mapleton City in accordance with Utah Code Section 11-56. These regulations are established to prevent hazards to safety, traffic, or health, as well as to preserve the peace, safety, and welfare of the community. Moreover, this ordinance recognizes that mobile food truck businesses are meant to be temporary in nature.
- B. Definitions: Refer to Utah Code Section 11-56-102
- C. Business License required: No person or entity shall operate a mobile food truck business within Mapleton City without first obtaining and holding a current business license from Mapleton City, unless one of more of the following exceptions apply:
 - 1. The mobile food truck operator has a valid business license and fire safety approval from another political subdivision in Utah and has a current health department permit. Evidence of compliance with this exception shall be provided to the City upon request.
 - 2. The mobile food truck is being operated within the City as part of an approved special event permit or City sponsored event.
- D. Operating on private property: Mobile food trucks may operate on private property within the City with the following conditions:
 - 1. Mobile food trucks are allowed to operate on private property in commercial and industrial zones only with prior consent from the private property owner.
 - 2. Mobile food trucks may not operate on the same property for more than four (4) days per calendar week. When not in operation, the mobile food truck shall be removed from the property or stored within a completely enclosed structure.
 - 3. If a private property owner proposes to have a food truck on site for more than four (4) days per calendar week, a project plan application shall be filed with the community development department and approved by the planning commission. All site, parking, lighting and landscaping requirements identified in section 18.92 of this code shall apply.
- E. Operating within the Public Right-of-Way: Mobile food trucks may operate within the public rights-of-way of the City with the following conditions:
 - 1. The right-of-way shall be located within the commercial or industrial zones only except as provided for in subsection “F”.
 - 2. Mobile food trucks shall not operate within the right-of-way of any highway owned by the Utah Department of Transportation unless part of a City sponsored event or special event permit.
 - 3. Mobile food trucks may only operate where sidewalk improvements exist and when the serving area is facing the sidewalk.
 - 4. Mobile food trucks shall not block driveways, ADA ramps, and shall not park on the park strip.

5. Mobile food trucks shall not operate for more than twelve (12) hours within a twenty-four (24) hour period at any one (1) location, and must be removed from the public right-of-way location upon close of business each day.
 6. No mobile food truck may be parked in the public right-of-way overnight.
- F. City Facilities: A mobile food truck shall not operate on City-owned property or in the public right-of-way adjacent to City-owned property unless:
1. The mobile food truck has been invited as part of a City sponsored event; or
 2. The mobile food truck is operating as part of a special event permit that has been approved by the Parks and Recreation Director.
- G. Drive-Thru: The mobile food truck shall not operate as a vehicle drive-thru.
- H. Signage: All signage shall conform to the sign provisions of chapter 18.86 of this code.
- I. Noise: All food trucks shall adhere to the Disturbing the Peace regulations outlined in Section 9.12.040 of this code.
- J. Accessory Structures: All temporary structures adjacent to the food truck shall conform to the accessory structure provisions set forth in 18.26.020 of this code and are subject the following conditions:
1. Accessory structures are not allowed within the public right-of-way unless part of a City sponsored event or special event permit.
 2. Any accessory structure that is two hundred (200) square feet in size or larger shall require a building permit application approval prior to installation or placement.
 3. Accessory structures shall be removed when a mobile business vacates a site.