

MAPLETON CITY

PLANNING COMMISSION MINUTES

January 24, 2019

PRESIDING AND CONDUCTING: Chairman Therin Garrett

Commissioners in Attendance: Sharee Killpack
Jake Lake
Rich Lewis
Jesse McLean
Christy Nemelka

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Chairman Therin Garrett called the meeting to order at 6:00pm. An invocation was given.

Alternate Commissioner Jake Lake was seated as voting member this evening.

Item 1. Planning Commission Meeting Minutes – January 10, 2019.

Motion: Commissioner Lake moved to approve the January 10, 2019 Planning Commission Meeting Minutes.

Second: Commissioner Killpack

Vote: Unanimous

Item 2. Consideration of a of a request for a Conditional Use Permit to establish the Mapleton Horse Therapy Facility on a 10.28-acre parcel located at approximately 1900 North 2000 East.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The property is zoned A-2. There were several neighbors who expressed concerns with traffic in the area when the A-2 Zone amendment was heard previously. This proposed use would focus on women ages 12-25, with one-on-one lessons and other activities over a 15-week course. There will be one new single-family dwelling built. The current orchard area will remain on the property. The indoor riding arena is approximately 12,000 square feet with a 2,500 square foot reception area. The General Plan designates the property as Rural-Residential, so the proposed project would meet this allowance. Equestrian uses are also consistent with the Rural-Residential designation. Sean went over the Conditional Use Permit (CUP) standards that could potentially relate to this request. The applicants provided a traffic study, per the City Council, stating that 1700 vehicles per hour could be handled on the street leading to this facility. The

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proposed use would not generate this type of traffic, and Staff recommends approval of the request this evening with the conditions listed in the Staff Report. The proposed use would mirror the *Bridal Up Hope* facility in Alpine. Staff visited this site and found it to be very low key and visually appealing. The applicants will comply with any setback requirements. **Commissioner McLean** stated that it was a very impressive Staff Report, and felt it covered all the bases for this item.

Rich Doxey, representing the Lindley's, agreed with everything in the Staff Report. He feels they are clearly meeting all requirements for a Conditional Use Permit. The Lindley's are estimating approximately 2 events per month for program graduations. The facility will not be marketed as a Reception Center. This is a non-profit program. The residential home will be built before the Conditional Use Permit actively starts. There will be 16 stables on site, and the applicant is providing more than ample parking. There will be a gate at the entrance to the property, eliminating overflow parking from Bartholomew Park. The horses will remain on the property where this use take place. The Lindley's have worked with the Bradford's to ensure that any pesticides being used on the orchard areas are safe for the horses. They will work through any issues that arise. Mr. Doxey did not feel there were any concerns with the recommendations of approval listed in the Staff Report. **Chairman Garrett** was in favor of the request, and felt all recommendations were met.

Gail Warren asked staff and the Planning Commission if they felt these proposed standards were more strict than typical uses like this. **Chairman Garrett** and **Commissioner McLean** went over some of the increased stipulations and limitations that are being put on this Conditional Use Permit. The applicants are utilizing much less than what they could potentially use in the A-2 Zone. **Commissioner Lake** had a concern with potentially opening this up to future developments in the A-2 Zone with a commercial type use. He was also concerned that those living in the home would not necessarily be required to have any vested interest in the facility, leaving the possibility of issues with the permitted use. Sean stated that the City Council adopted this ordinance with these types of concerns in mind. Chairman Garrett asked if there were any recommended conditions that could be put on the Conditional Use Permit that would help alleviate Commissioner Lake's concerns. If the equestrian facility was approved and down the road someone wanted to change it to a residential rehabilitation facility, they would have to come back for approval at that time. The resident of the home on the property will take place in the function and overall facilitating of the Conditional Use Permit

Motion: Commissioner Killpack moved to approve the Conditional Use Permit for a Mapleton Horse Therapy Facility on a 10.28-acre parcel located at approximately 1900 North 2000 East, with the conditions listed below:

1. The applicant shall comply with all conditions as outlined in Mapleton City Code Chapter 18.28.040.
2. The applicant shall provide two driver feedback signs along 1900 East. The applicant shall work with the City Engineer on this requirement.
3. No more than three special events (no including private family events) shall be permitted per calendar month.

Second: Commissioner McLean
Vote: 4:1:0 with Commissioners Garrett, Nemelka, McLean, and Killpack voting aye and Commissioner Lake voting nay for his two reasons listed below:

1. Under the A-2 Zoning for Conditional Use Permit the Code for an Equestrian Center states:

"The use shall be allowed only if a single-family home is present on the lot. The activities of the business shall be conducted by members of the residing family."

I voted no because there is no single-family home present on the lot and the applicant is only planning to build one on the lot to satisfy this request. The applicant already owns two estates that are separated by 1 other property in between this parcel and them located in Springville boundaries and in my opinion do not intend to live on the property for this application.

2. Under the A-2 Zoning for Conditional Use Permit the code for a Reception Center states:

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

Once again, the applicant does not have an established single-family dwelling on the same parcel and only intends to build one to specifically meet this requirement. The first part of this same code states that the facility shall be accessory to the single-family dwelling. The Reception Center and Equestrian center is the sole reason for this application and without the single-family home built on the parcel this would be a commercial equestrian center and reception center application in the A-2 zone.

Item 3. Adjourn.

April Houser, Executive Secretary

Date