

MAPLETON CITY

PLANNING COMMISSION MINUTES

June 27, 2019

PRESIDING AND CONDUCTING: Chairman Therin Garrett

Commissioners in Attendance: Sharee Killpack
Golden Murray
Christy Nemelka

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

Minutes Taken by: April Houser, Executive Secretary

Chairman Therin Garrett called the meeting to order at 6:00pm. An Invocation and Pledge of Allegiance was given.

Item 1. Planning Commission Meeting Minutes – June 13, 2019.

Motion: Commissioner Murray moved to approve the June 13, 2019 Planning Commission Meeting Minutes.
Second: Commissioner Killpack
Vote: Unanimous

Item 2. Consideration of a Preliminary Plat application for the Northridge Estates subdivision consisting of 19 lots in the RA-2 and A-2 Zones.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance for both Items 2 and 3 on the agenda this evening. Eighteen (18) of the proposed lots would range in $\frac{1}{3}$ -acre to just under $\frac{1}{2}$ -acre in size, along with the large 6-acre parcel. There is an application for a Conditional Use Permit (CUP) Reception Center on the 6-acre parcel. The proposal meets the subdivision and zoning requirements for the property. A Water Well Protection will stay in place on the property for the Carnesecca Well. Sean went over the conditions for Reception Centers under the City Code. The proposed site plan, with elevation renderings, was part of the Staff Report. It showed the Reception Center area with a stone wall fencing that will surround it for more privacy. A traffic study was done for the proposed development. One of the recommended conditions of approval was wording put on the plat stating that there is a Reception Center in the area. This would be in place so potential buyers in the development are aware of the Reception Facility in their neighborhood. Traffic within the subdivision may need to be restricted to no on-street parking. Proposed parking is sufficient now, but if the overflow parking was to be developed into an additional lot, sufficient parking would need to be addressed. Staff recommends

discussing both items together, and then giving separate motions for each item when the time comes. **Commissioner Murray** looked at some similar facilities in the area and went over his thoughts regarding Reception Centers in residential developments. One was the Harvest Park Clubhouse. The second one was the Sheranian's property off of Quiet Meadow Lane. The Cover Cove facility in Springville was the third one mentioned, and the Chillon Facility in Spanish Fork was the final one discussed. Commissioner Murray felt most of these facilities were a little more separated from the residential developments by them than the proposed item this evening, which was his reasoning for presenting the information. **Chairman Garrett** was torn with the Reception Center being accessed through the development.

Jessica Lake, the applicant, stated that they are completely in compliance with the code. Their personal family parcel will be the 6-acre parcel where the Reception Center is being proposed. These items are 2 separate requests. There is no special treatment in place. She is tired of everyone dragging her husband's name through the mud. Her and Jake have always tried to be upstanding in all their dealings. They hold this development very dear to their hearts. She currently owns and runs an events business. **Jake Lake** stated they have looked at multiple layouts of the property and felt this was the most logical. They are doing everything within their legal rights for their property, and how they hope to develop it. **Chairman Murray** stated that the only reason they wanted to discuss the items together was to help balance out the restrictions on the facility versus the subdivision. On the record Mrs. Lake stated that the 3 lots (10, 11 & 12) directly across from the events center have already been reserved with full knowledge of the facility proposed. She felt that this should stand as part of their promise and trust from people that this will be a beautiful facility. The Lake's are willing to put wording on the plat stating that there is a Reception Center within the development. There are 6 owners/investors in the subdivision and four owners/investors with the Reception Center Facility. Most events will fall on a Thursday, Friday or Saturday. **Lori Sheranian** stated that their Reception Center in the area typically has 4-8 events monthly during the peak season, which is typically the warmer months. The Lake's have put a lot of thought into how to lay out the development in order to be least impactful on current and future property owners in the area. Ideally the parking would all take place on site, but if needed there could be a stipulation for no on-street parking put on the development. Mr. Lake stated that the irrigation ditch on the property will not be affected by this development.

Chairman Garrett opened the items for public comment. **Grace Nay** would like to ask how a Traffic Study is done, and what is required when doing one. **Rick Vinton** read a letter from Royal and Loretta Rose, which was also given to the Planning Commissioners prior to the meeting. It stated their concern for a Reception Center in this area. A percentage of the 6-acre parcel is made up of steep terrain. They do not feel this meets the qualities of the City Ordinances as intended and asked that the request not be granted. **Catherine Badger** would like to have the Quiet Meadow Reception Center state how many parking stalls they feel should be required. There is also another Reception Center going in this area. **Shannon Young** has been affected by all the improvements that have taken place in this area. In looking at the numbers, she questions the traffic report and wonders how the Reception Center will affect traffic in the area. Mrs. Young can remember some of the parties that took place on this property in past years, which they could hear at their home. The thought of having to deal with these events multiple times during the month seemed very

upsetting to her. She appreciated Commissioner Murray's pictures of other Reception Centers in the surrounding areas. **Matthew Ellie** wonders about the amount of light pollution this might generate. He appreciates the efforts made to mitigate headlight concerns but feels light pollution should be more thoroughly addressed. **Jeff Gardner** wanted to talk about a precedence this may set. His concern is having 3 Reception Centers within a close perimeter, and one possibly becoming unviable. Mr. Gardner wonders what this is opening up northeast Mapleton to. They feel like they have no control over what happens in their neighborhood. Jeff feels the Reception Center is a deterrent to the development being proposed. **Rick Silva** wanted to touch on the 300' buffer from the current residential homes in the area to the Reception Facility being discussed. Mr. Silva would ask that the City does not allow the Conditional Use Permit (CUP) to move forward. There was concern with streets and sewer lines to be constructed within 100' of the Carnesecca Well. **Sarah Lady** wanted to echo what everyone else has brought up. She does not feel it makes sense to have 3 Reception Facilities so close together. She does not feel this use keeps things conducive with the feel of Mapleton. People choose to live here for a reason, and she does not feel this is fair to those residents in the area. **Gail Warren** wanted to thank Jessica Lake for her personal views. There are a few things she feels could be put in place to mitigate their concerns. Mrs. Warren thinks some beautification measures along 1600 North would be nice. There will be CC&R's in place to keep a high standard in place throughout the development. She would love to see a traffic study done in the summer during the busier times of the year. **Sue Roper's** biggest concern was making sure future homeowners were notified of the events center being located in the development. She would assume the overflow area will be utilized for parking during large events. She wondered what the City could do to mitigate the concern of on-street parking becoming an issue. **Lori Sheranian** owns Quiet Meadow Farms. Their average event is about 150 people, utilizing 100 to 120 parking stalls. They have been doing this for approximately 4.5 years and feel there are rules in place that prohibit on-street parking. In the future Mrs. Sheranian feels if the acreage requirement was raised to 10 to 15-acre size minimums it would regulate the impacts in the future. **Commissioner Murray** asked how much noise comes from the Reception Center. She said it can be heard when the events are outside, but when they are located inside you can hardly hear any noise. **Chris Hash** stated that there is a definite impact during events at the Quiet Meadow Facility regarding traffic. She was concerned with alcohol being served at these events and people driving impaired. The Lake's cannot discriminate against these types of events and allowances. **Cheryl Lady** feels that the Sheranian's facility is located further away than the proposed facility this evening. They moved here because of the setting and wildlife in the area. There is a certain lifestyle that should be maintained here, and this facility would not fit in with that. **Whitney Ellie** moved here to get away from high density. They came to Mapleton for its rural feel which they do not believe this proposal fits in with. **Angela Silva** felt it would be nice if this plan could be worked out in such a way that it makes sense for everyone. At the rezone meeting the concept plan was suggested to stay similar to the one provided, which is no longer the case with the new proposal. Mrs. Silva wishes the applicants could have been a little more transparent with the barn. It would have been nice to see the proposal previously. As neighbors they discussed text changes to the code. She feels that if people cannot meet a code, they change the code, individualizing it for their needs. Angela does not think an overflow parking lot from A-2 to RA-2 Zoning to be logical. She feels traffic will increase by 55%, which is a huge impact. **Ellen Jensen** is all for development and the American dream. Just because it can be done

though does not mean it should be done. She urged the Commission to drive to this area and see how it will be affected. **James Young** is the closest current resident to this Reception Center. Traffic comes in waves with event centers. It may be an increase of 80 cars, but it would be 80 cars within a short amount of time. This plat layout is a mess. Half of the lots face 1600 North, which is a busy street to face homes on. The other lots will face a Reception Center that will consist of a steady stream of cars coming and going. Mr. Young feels the current code is working against the allowed access to the Reception Center. No additional comments were given by the public.

The Planning Commission is the only deciding factor for the Reception Center Conditional Use Permit, but a recommending body to the City Council for the subdivision. **Commissioner Killpack** asked the possibility of some alternative layouts to the subdivision. Staying true to the rezone some of the lots decreased slightly in order to increase the street size. The applicants stated that the traffic study was to show that 1600 North would support the increased traffic, not to state if residence in the area would be affected by the additional traffic. They have tried to be open and honest about what they are doing. The application for the Conditional Use Permit was applied for after the City Council approved the rezone for the property. All of the lots have been designed to keep the sewer lines out of the 100' radius of the Carnesecca Well. The proposed stone wall would help to mitigate some noise. **Chairman Garrett** mentioned that the gate be locked during events to everyone aside of those needing to utilize the ADA access. **Commissioner Nemelka** asked if there was a way to control parking in front of adjacent properties in the area. There could potentially be staff on-site to manage the parking. The Lake's hope to keep events to 150 people or less. If approved now, the Conditional Use Permit (CUP) would be grandfathered in at the current code requirements. Commissioner Nemelka asked if restrictions could be put in place that keep the south doors closed to help mitigate noise to surrounding areas. **Jake Lake** stated that this type of restriction has not been put on any other facilities of this type in Mapleton.

Motion: Commissioner Killpack moved to recommend Preliminary Plat approval to the City Council for the Northridge Estates Subdivision consisting of 19 lots in the RA-2 and A-2 Zones, with the special conditions listed below:

1. The applicant shall comply with all outstanding Development Review Committee (DRC) comments prior to plat approval.
2. A note shall be added to the plat indicating that a reception facility exists or may exist on Lot 19. If the reception facility Conditional Use Permit (CUP) is not approved, no note shall be required.

Second: Commissioner Murray

Vote: Unanimous

Item 3. Consideration of a Conditional Use Permit (CUP) to establish a Reception Facility located at approximately 875 East 1600 North in the Agricultural-Residential (A-2) Zone.

A large portion of this item was discussed with Item 2 on the agenda this evening. Possible conditions were discussed to put on the Conditional Use Permit (CUP). These items were:

- Possible lighting cut off shields that are directed down to prevent lighting from going up and out towards adjacent properties.
- A parking attendant be onsite to prevent on-street parking during commercial events.
- If the overflow parking area use changes the Conditional Use Permit be re-evaluated to make sure parking standards are met.
- A review of the Conditional Use Permit be done within a year of the first occupancy permit being completed, aside of the current residence already located on the property.

Motion: Commissioner Murray moved to approve the Conditional Use Permit (CUP) to establish a Reception Facility located at approximately 875 East 1600 North in the Agricultural-Residential (A-2) Zone, with the special conditions listed below:

1. The applicant shall comply with all the conditions established in MCC Chapter 18.28.040 related to Reception Centers.
2. This approval is contingent upon final approval and recording of the Northridge Subdivision plat. If the plat is not ultimately approved, the applicant would need to come back to the Planning Commission with a revised site plan.
3. A Certificate of Occupancy (CofO) shall be issued for the existing residence prior to business operation.
4. Light cut off shields be put in place to prevent lighting from facing toward adjacent properties.
5. A parking attendant be onsite during commercial events to ensure parking standards are met.
6. If the overflow area changes in the future the Conditional Use Permit (CUP) can be re-evaluated to ensure parking requirements are being met.
7. A review of the Conditional Use Permit (CUP) be completed within a year following the first Certificate of Occupancy being issued in the development, excluding the current home on the property.

Second: Commissioner Killpack

Vote: 3:1:0 with Commissioners Killpack, Garrett and Murray voting aye and Commissioner Nemelka voting nay.

Item 4. Consideration of a request to rezone approximately 5.7 acres of land from the Agricultural-Residential (A-2) Zone to the Residential-Agricultural (RA-2) Zone located at 1325 East 1200 North, and a review of a conceptual development plan for the property.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The current General Plan and Zoning boundaries split the property between the A-2 and RA-2 Zone Designations. The applicant is proposing an 11-lot subdivision, but the item this evening is for the rezone only. The applicant desires to develop half of the property in order to help pay for the expense of buying the entire parcel. This area has not changed its General Plan Designation since 1995. Staff recommends that the General Plan and Zoning Map be amended along the property boundary. The

best mapping practice would solve this. The City Council would be the final voting body for this item. There is no reason to change the General Plan or Zoning to the east of the property in order to make the provided concept plan a reality. The Hoffman's have no objection to move the General Plan and Zoning to the boundary line.

Kyle Spencer, the Engineer representing the applicant, stated that staff did a great job in presenting their request. When the applicant came in and talked with the City, Brian kindly pointed out the issue with the zone line. They then decided to move forward with a zone change that would line up the zoning with those of best zoning practices. The hope is that the change tonight could extend to the south boundary line gap to relieve any future issues with the property development layout. It is their hope to discourage homes from facing onto 1200 North.

Chairman Garrett opened the Public Hearing. **Catherine Badger** respects the desires of both the Lamberts and Lake's. They have noticed that it is wonderful to see 1-acre lots along the trail. She appreciates the zone staying in place for the eastern side of the property. The suggestion of a sidewalk being installed from this development to the Hobble Creek Elementary School would be appreciated for the safety of the children in the area. **Rick Silva** applauds the plan that keeps the homes from facing onto 1200 North. **Sue Roper** appreciates the recommendation with keeping as much of the A-2 in place towards the bench as possible. She prefers this recommendation so that if in the future the Lambert property would not be able to be developed with 1/3-acre lots. **Brian Lambert** is the property owner. He sympathizes with all of these people. He has served on many of the committees the City in previous years. They will work out any boundary issues. He wants the property zoning to line up with the property lines. Mr. Lamberts requests the rezone this evening. **Jake Lake** echoed Mr. Lambert's statement that development is coming. In the future there should possibly be a boundary that goes from an A-2 to RA-1 and then to RA-2. This would give a buffer to each zone change. **Dave Southam** lives in this area and is supportive of the rezone. **Angela Silva** wonders if there is a record of possible lots when rezones are approved to ensure these are being managed. No additional comments were made, and the Public Hearing was closed. **Chairman Garrett** was in favor of the amendment to the current proposal this evening changing the west portion of the zoning to RA-2.

Motion: Commissioner Nemelka moved to recommend approval to the City Council that the General Plan and Zoning Map be amended to a location along the property line that separates the Hoffman parcel and the Patten parcel, and extend southward along the same longitudinal bearing to separate the parcel in question.

Second: Commissioner Murray

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date