

MAPLETON CITY

PLANNING COMMISSION MINUTES

July 11, 2019

PRESIDING AND CONDUCTING: Chairman Therin Garrett

Commissioners in Attendance: Jake Lake
Rich Lewis
Golden Murray

Staff in Attendance: Brian Tucker, Planner

Minutes Transcribed by: April Houser, Executive Secretary

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

Alternate Commissioners Jake Lake and Rich Lewis were seated as voting members.

Item 1. Planning Commission Meeting Minutes – June 27, 2019.

Motion: Commissioner Murray moved to approve the June 27, 2019 Planning Commission Meeting Minutes.

Second: Commissioner Lewis

Vote: 3:0:1 with Commissioners Murray, Lewis and Garrett voting aye and Commissioner Lake recusing himself.

Item 2. Consideration of a request for a Home Occupation Permit for “Auburn Leaf Bodywork, LLC”, a massage and craniosacral therapy business proposed at 1655 North 700 West in the RA-2 Residential Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. This would be a by appointment only business, with limited Saturday’s. The applicant is a licensed massage therapist. The standards conditions for a Home Occupation will be requested by Staff.

Rachel Olsen, the applicant, stated that the spinal areas of the body, from the cranium down, are part of the craniosacral therapy portion of the business. She was in agreeance with the recommended conditions of approval.

Motion: Commissioner Murray moved to approve the Home Occupation Permit for “Auburn Leaf Bodywork, LLC”, a massage and craniosacral therapy business proposed at 1655 North 700 West in the RA-2 Zone, with the conditions listed

Planning Commission Minutes – July 11, 2019

below:

1. The applicant shall obtain a business license prior to opening for business.
2. The business shall operate on an appointment only basis to minimize the amount of traffic and on-street parking associated with the business.
3. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton City.
4. The applicant shall maintain a copy of their current state license with the City.
5. With the exception of activities that are clearly incidental and secondary to the social work use, the home occupation shall be conducted within the confines of the structure.
6. No signs shall be placed on the property without a sign permit.
7. Violations of the terms of this use permit or other ordinances of the City may constitute ground 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 Lake

Vote: Unanimous

Item 3. Consideration of a request to rezone approximately 5 acres located at approximately 730 South Main Street from Agricultural-Residential (A-2) to Residential Agricultural (RA-1) with the TDR-Receiving Overlay and review of a Preliminary Plat for the Thatchill Estates Subdivision Plat "A" consisting of seven lots.

Brian Tucker, Planner, went over the Staff Report for those in attendance. There is an existing nursery on the property. The proposal is for 7 lots on 5-acres that will range in size from ½ acre to just over ¾ acre in size. The current zone is A-2, but the property is located in the RA-1 General Plan designation. The development would be consistent to the zoning to the west of the development. A cul-de-sac is being proposed for access to the lots. There are no existing stub streets to the property. Staff recommends approval with the conditions listed in the Staff Report. Discussion took place regarding the adjacent property, and the potential layout of it to determine if a stub street should be required. Where it is so easily developable staff did not feel a stub street would be important.

Cory Andersen, the applicant, stated that the adjacent property could be developed similar to the layout of his development. He purchased the property with the hopes of eventually developing the property at some time. Cory feels this is going to be a great development, and although the City doesn't love cul-de-sacs, he believes people do love to live on them. **Chairman Garrett** was a little concerned about allowing the use of Transferable Development Rights (TDR's). Mr. Andersen does not feel 1-acre lots are very desirable anymore. It's too much land for people to take care of, especially with the price of water. These lots sizes are still not considered small in

more areas.

Chairman Garrett opened the Public Hearing portion of the meeting. **Carol Morgan's** understanding of TDR's was to permit higher density on existing lots per the General Plan. She thinks it's important that we adhere to the General Plan. Carol is aware that there is a sizable part of the population of Mapleton that is resistant to zoning changes. She urged the Commission to deny the rezoning request. Staff stated that this request is in line with the General Plan designation of the property. No additional comments were made, and the Public Hearing was closed.

Commissioner Lake feels that it follows the General Plan, so as a Commission this should be in line with that plan. It is completely congruent with the surrounding properties as well. **Chairman Garrett** stated his feeling about the use of TDR's being used when going from A-2 to RA-1 as the General Plan suggests, and then applying the use of TDR's. Being as though there was no neighbors in attendance, or concerns made to the City, it was felt that the adjacent property owners likely are okay with the development of this property as proposed. **Commissioner Murray** stated that it is a choice to allow larger more planned communities or allow varying developments that take place by property owners at their request. There needs to be a balance. You need to allow the large well-planned developments with open spaces and smaller lots sizes, or you allow the property owner the rights to develop their property under the direction of the General Plan and Zoning Designation. All of the developments in the area were rezones.

Motion: Commissioner Lewis moved to recommend approval to the City Council for a rezone of approximately 5 acres located at approximately 730 South Main Street from Agricultural-Residential (A-2) to Residential Agricultural (RA-1) with the TDR-Receiving Overlay and review of a Preliminary Plat for the Thatchill Estates Subdivision Plat "A" consisting of seven lots with the special conditions listed below:

1. Any outstanding issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to plat recording.
2. The cul-de-sac shall not exceed 500' in length.

Second: Commissioner Lake

Vote: 3:1:0 with Commissioners Murray, Lake and Lewis voting aye and Chairman Garrett voting nay with concerns about the cul-de-sac access for public safety and that Transferable Development Rights (TDR's) could still be used without the zone change.

Item 4. Adjourn.

April Houser, Executive Secretary

Date