

MAPLETON CITY

PLANNING COMMISSION MINUTES

August 22, 2019

PRESIDING AND CONDUCTING: Chairman Therin Garrett

Commissioners in Attendance: 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 and Pledge of Allegiance was given.

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

Item 1. Planning Commission Meeting Minutes – August 8, 2019.

Motion: Commissioner Nemelka moved to approve the August 8, 2019 Planning Commission Meeting Minutes.
Second: Commissioner McLean
Vote: Unanimous

Item 2. Consideration of a request for a Home Occupation Permit for *The White House Pre-K* to operate a Preschool business at 457 South Doubleday Street in the R-2 Residential Zone.

Motion: Commissioner Nemelka moved to approve the Home Occupation Permit for *The White House Pre-K* to operate a Preschool business at 457 South Doubleday Street in the R-2 Residential Zone, with the special conditions listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. Drop offs and pick-ups shall be controlled by the license holder such that the preschool complies with the requirement that no more than 6 cars, including those owned by the property owner, may be parked at the home at any one time. The maximum number of children is limited by the maximum parking requirement.
3. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton City.
4. With the exception of activities that are clearly incidental and secondary

to the preschool use, 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. Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
7. If the proposed use is abandoned for a period of six months or more, the Use Permit will become null and void.

Second: Commissioner McLean

Vote: Unanimous

Item 3. Consideration of Preliminary Plat, Project Plan and Conditional Use Permit applications for the Harvest Park Condominiums Plat “A” subdivision consisting of two mixed use buildings with commercial on the ground floor and residential above located in the General Commercial (GC-1) Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The parcel is just under 2 acres in size. It was previously reviewed back in 2018 where it was continued with some recommended changes from the Commission. There were concerns with the previous flat roof designs, which have since been changed. There are 2 proposed buildings. The Planning Commission is a recommending body to the City Council for this item. If the application complies with City standards it must be approved as long as there are no detrimental impacts. Staff recommends that a fence or wall be installed along the south and west property lines. The applicants have come to terms with the Harvest Park Homeowners Association (HOA). Snow removal and construction traffic will enter off Highway 89 and exit on Harvest Parkway until the buildings are completed. There are no significant traffic concerns based off the updated traffic study. Design Standards were discussed as part of the Staff Report. The commercial tenants are still not finalized. The City’s parking standards vary based on use. With the more restrictive standards there would be 117 required spaces. The applicants are proposing 104 stalls, which could be more than sufficient depending on the commercial uses going in. Parking standards and options were part of the Staff Report as well.

Susan Palmer, the Project Manager for the development, stated that they have worked hard to meet the requirements for the Harvest Park development. One of the buildings is likely going to be a dental office use that will occupy the entire bottom floor of the building. They plan to build both buildings at the same time. The Planning Commission liked the new proposed elevation changes and finishes. **Justin Hertz**, the Agent for the development, stated that minimal marketing has been done on the project since it has been delayed in the past. **Commissioner Lewis** felt that the required parking should be part of the recommendation to the City Council to help alleviate issues in the future. **Commissioner McLean** felt there should be restrictions on parking to ensure there is more than what is needed as opposed to a lack of parking stalls. Staff would have to determine the required parking spaces per use to ensure the overall allowance is not exceeded. This is how the current Harvest Park Commercial buildings in the development are being monitored. The Commission felt restricting the commercial parking to 68 stalls would be the most logical, denying the applicants request for shared parking. The 104 proposed parking stalls are shown on the construction drawings this evening. The Fire Department has reviewed this proposal.

and will take part in the building construction to ensure it meets all code requirements. **Commissioner Nemelka** asked at what point a traffic light may be installed on this intersection, and Sean stated that UDOT will determine when it is necessary. The Commission felt the proposed elevation met the Commercial Design Standards.

Motion: Commissioner McLean moved to recommend approval to the City Council for the Preliminary Plat, Project Plan and Conditional Use Permit applications for the Harvest Park Condominiums Plat “A” subdivision consisting of two mixed use buildings with commercial on the ground floor and residential above located in the General Commercial (GC-1) Zone, with the special conditions listed below:

1. The uses that occupy the commercial building spaces shall be limited to those uses that would not exceed 68 total parking spaces, denying the request for shared parking.
2. Solid fencing shall be installed along the west and south property lines.
3. A separate sign application shall be submitted for all signage proposals.

Second: Commissioner Lewis

Vote: Unanimous

Item 4. Adjourn.

April Houser, Executive Secretary

Date