

MAPLETON CITY

PLANNING COMMISSION MINUTES

September 26, 2019

PRESIDING AND CONDUCTING: Chairman Therin Garrett

Commissioners in Attendance: Jake Lake
Rich Lewis
Jesse McLean

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.

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

Item 1. Planning Commission Meeting Minutes – September 12, 2019.

Motion: Commissioner Lewis moved to approve the September 12, 2019 Planning Commission Meeting Minutes.

Second: Commissioner Lake

Vote: Unanimous

Item 2. Consideration of a request for a Conditional Use Permit to establish a ranch lot for one new home on a 5-acre parcel located at approximately 1400 South and 1500 East. The applicant is David Broadbent, JB Brookside Ranch LLC.

Commissioner McLean wanted some clarification on this request. **Sean Conroy**, Community Development Director, then went over the Staff Report for those in attendance. There is an easement in place that allows for access to the property. If there was a conflict with the property owners involved in this easement it would be a civil matter. Staff's evaluation would show that it complies with the Ranch Lot Ordinance. There was a letter provided from Cary Oman regarding Lonnie and Rixa Oman's concern with the recorded easement. **David Broadbent**, the applicant, stated that they litigated this easement for 2 year. To avoid a court hearing Mr. Broadbent stated that the Oman's elected to sign the easement. Sean did have a conversation with Cary Oman about this item and the reasonings why staff was recommending approval, prior to the meeting this evening.

Motion: Commissioner Lake moved to approve the Conditional Use Permit to establish a ranch lot for one new home on a 5-acre parcel located at approximately 1400 South

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and 1500 East.
Second: Commissioner Lewis
Vote: Unanimous

Item 3. Consideration of a request to rezone approximately 9 acres of property located at approximately 2400 South and Highway 89 to a mix of General Commercial (GC-1) and Industrial and Manufacturing (I&M-1) and to amend the General Plan to include a General Commercial designation of a portion of the property.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This area is where the old Olsen's Sheep Farm is located. The request is to extend the General Commercial Zoning south along Highway 89 and Industrial & Manufacturing along 2400 South going west. The General Plan Designation is Industrial & Manufacturing. If the Planning Commission is uncertain about any use, they could establish limitations this evening.

Ryan Liechty is part of the group who now owns this property. There is a home on the land that was burned in a fire last year. The Concept Plan provided showed what could potentially take place if the rezone were approved. The property has been leased back to Scott Olsen for the time being, but the new owners hope to start tearing down the old buildings soon. The applicants feel this is a good spot for this type of land where it is next to the train tracks. Mr. Liechty felt their development would be a vast improvement to the area. Once they get zoning in place, they will have more direction on where they can head with the property development. The types of uses allowed in the General Commercial and Industrial & Manufacturing Zones was part of the Staff Report this evening.

Chairman Garrett opened up the Public Hearing. **Frank Nelson** owns property to the north of this area. He wanted some clarification as to what Industrial & Manufacturing would allow. Sean stated that it would be something similar to the businesses located along Alvey Drive in Mapleton. Mr. Nelson asked if 2400 South would need to be widened with this possible development. Sean stated that when the applicant(s) comes forth with a Development Plan the required street width and improvements would be determined at that time. No improvements would need to go in on Frank Nelson's property until he develops his land. There were a couple emails provided to the Planning Commission prior to the meeting from property owners in the area. **Brett Hansen** believes this proposed Industrial & Manufacturing area should be developed with residential homes, similar to those north of this area, instead of Industrial and Commercial uses. Mr. Hansen would prefer 2-acre lots in this area as it is currently zoned. **Karen McWiggins** lives in this area. She wants the Planning Commission to think very carefully as to what they want to allow in Mapleton. Karen feels there are plenty of amenities within 10 minutes of Mapleton, so these types of businesses and high-density developments do not need to be allowed here. **Chad Cornaby** lives across the Highway to the east. His property is zoned General Commercial. He feels the nicer buildings like the applicant was showing in the Staff Report would be appropriate in this area. Mr. Cornaby believes the taxes in Mapleton are way too high and adding businesses will help to alleviate some of these costs. If the property is developed similar to the Alvey Business Park, he would be in favor of the rezone this evening. **DeeDee Dart** feels we need to protect our A-2 Zone. You can't find a place to buy 2 acres that allows you to have animals. People could have little farms if they developed this area in to 2-acre lots. Mrs. Dart feels all of the rural feel of

Mapleton is going away. She feels the applicant is trying to get their rezone through before the General Plan is updated. **Johnny Haas** is worried about the additional traffic this type of development could bring into the area. He likes the rural feel of Mapleton. **Chris Vincent** lives just east of this property. He loves the open space in Mapleton. Mr. Vincent hopes people remember that Mapleton is known for open space, and that we keep that heritage. Chris would prefer something with less traffic. **Richard Dart** feels the applicant is giving proposals that have not been very well clarified. He would hope that those making the decisions would not jump into anything until there are more concrete proposals for the property. No additional comments were given, and the Public Hearing was closed.

Commissioner McLean wanted to clarify for those in attendance the reasoning for the General Plan. When we think about property owners and property rights the General Plan is in place to help meet the long-term vision of development in a particular area. **Commissioner Lake** asked for clarification as to the design standards from General Commercial to Industrial & Manufacturing. Those of the General Commercial have higher design standards on them that would likely be more desirable to those living or passing by the area once developed. **Commissioner Lewis** feels there are logical areas to put commercial and Highway 89 would be one of those areas. The General Commercial zoning would protect the esthetic along Highway 89. **Chairman Garrett** feels the overall benefits of the rezone would have a positive impact. He feels there should be a restriction that would not allow for businesses to operate 24/7. He would be in support of keeping the zoning as is until the General Plan update takes place. Commissioner Lake feels the General Plan update could keep the area the same with Industrial & Manufacturing, and that the developer has a right to request this rezone at this time. Sean stated that the General Plan is typically the standard for possible development so those purchasing property get some direction as to what could come in around them or on their property in the future.

Motion: Commissioner McLean move to recommend approval to the City Council for a rezone of approximately 10.9 acres of property located at approximately 2680 South and Highway 89 to Industrial and Manufacturing (I&M-1).

1. No business in the General Commercial Zone be allowed to operate 24 hours per day, 7 days per week.

Second: Commissioner Lewis

Vote: 3:1:0 with Commissioner Lewis, McLean and Lake voting aye and Chairman Garrett voting nay desiring the General Plan to be updated before moving forward with this zoning request.

Item 4. Consideration of a request to rezone approximately 10.9 acres of property located at approximately 2680 South and Highway 89 to Industrial and Manufacturing (I&M-1).

Commissioner McLean recused himself from this item as the company he works for may potentially construct the buildings being proposed on the property.

Brian Tucker, Planner, went over the Staff Report for those in attendance. This property is located directly south of Item 3 on the agenda this evening. Historically this property has been generally vacant over the years. With the current operations taking place on the property, and the

violations that it has under current zoning, the applicant has come forth with this rezone request tonight. The proposed uses are all plausible if the rezone takes place. Staff recommends approval of this rezone with a number of special conditions that were part of the presentation this evening. The first violation on the property was issued back in March 2017. The City will work with individuals as long as they are trying to work towards coming back in to compliance. **Commissioner Lewis** mentioned the possibility of zoning the property along Highway 89 to General Commercial, keeping it consistent with the previously recommended General Plan zoning along Highway 89. **Rhett Robison**, the applicant, was in attendance. He feels the Industrial Zoning would be more applicable due to the layout of the property and the abutting railroad tracks. There would be required screening standards around this area in either zone. Mr. Robison is trying to get in to compliance. The deadlines are new to him that are listed in the Staff Report, but he will try to stay in line with those.

Chairman Garrett opened the Public Hearing. **Brett Hansen** lives in this area and is not in favor of this request. He does not feel that someone should be able to do things in violation of the City Code, and then ask for a rezone to try and come into compliance. **Mike Nelson** asked if there were 2 owners on the property. Brian stated that Rhett Robison is the sole owner of the property, but 2 businesses are running out of the property right now. Brett Hansen wondered why a sports facility would go right in the middle of two businesses. He does not feel that the sports complex building would really be built. **Rhett Robison** stated that the Sports Facility would generate tax dollars for the City. **Commissioner Lake** was in favor of the Sports Facility but would like the elevation to be built to something that matches the standards of the General Commercial designation. **DeeDee Dart** asked if this would make a big metal building the focus of those entering into Mapleton from the south. No additional comments were given, and the Public Hearing was closed.

Chairman Garrett had the same feelings as he did with previous request. He has no problems with the Sports Facility, but has a hard time changing the zoning before the update to the General Plan takes place. **Commissioner Lake** feels this is a step in the right direction, and that it is a good fit with the layout of the land.

Motion: Commissioner Lewis moved to continue the rezone of approximately 10.9 acres of property located at approximately 2680 South and Highway 89 to Industrial and Manufacturing (I&M-1) Zone.

Second: Commissioner Lake

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date