

MAPLETON CITY

PLANNING COMMISSION MINUTES

October 24, 2019

PRESIDING AND CONDUCTING: Chairman Therin Garrett

Commissioners in Attendance: Jake Lake
Rich Lewis
Golden Murray
Christy Nemelka

Staff in Attendance: 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 Planning Commissioners Jake Lake and Rich Lewis were seated as voting members this evening.

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

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

Second: Commissioner Murray

Vote: Unanimous

Item 2. 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). A Public Hearing was held on this item on September 26, 2019.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The Public Hearing was held at the Planning Commission Meeting on September 26, 2019. A summary of the potential concept plan for the property was discussed. If a recommendation is given this evening the rezone will go to the City Council on November 6, 2019 for a final vote. A sporting complex building is an approved use in the I&M-1 Zone. **Commissioner Lewis** asked for clarification regarding the architectural standards in the I&M-1 Zone verse the GC-1 Zone. The feeling was to ensure that this area does not become an eyesore to those coming into Mapleton from the south. **Commissioner Lake** wondered if there could be a recommendation put on the rezone that the buildings along Highway 89 maintain an elevation requirement that is similar to the General Commercial Zone. Brian stated that there will need to be a non-opaque barrier, along with a landscape buffer, along the Highway. Commissioner Lewis felt this was a good location for light

Planning Commission Minutes – October 24, 2019

industrial, as is being proposed this evening. There are special conditions listed in the Staff Report that are recommended as part of the request this evening.

Motion: Commissioner Murray moved to recommend approval of an ordinance to the City Council rezoning approximately 10.9 acres of property located at approximately 2680 South and Highway 89 to the Industrial and Manufacturing (I&M-1) Zone with the special conditions listed below:

1. The applicant shall make an application for Site Plan approval no later than March 28, 2020.
2. If a complete application for Site Plan approval is not submitted by March 28, 2020, the applicant shall cease and desist all business activities immediately and remove all business-related equipment, materials and merchandise from the project area, and restore it to a state of compliance with City Code by April 28, 2020.
3. The applicant shall install landscaping, screening, parking and other required site improvements, as indicated by the approved site plan no later than September 28, 2020. The requirement does not include an obligation to construct new buildings.
4. If the landscaping, screening, parking and other required site improvements are not installed by September 28, 2020 the applicant shall cease and desist all business activities immediately and remove all business-related equipment, materials and merchandise from the project area, and restore it to a state of compliance with City Code by October 28, 2020.
5. The project may be phased, however the area indicated as “future development” must be kept free of equipment, construction materials, refuse and any other items that are not native to the parcel. “Future Development” areas must be kept in a state of compliance with City Code.

Second: Commissioner Lewis

Vote: 4:1:0 with Commissioners Murray, Lewis, Nemelka and Lake voting aye and Commissioner Garrett voting nay feeling the General Plan needs to be visited before voting on this item

Item 3. Adjourn.

April Houser, Executive Secretary

Date