

MAPLETON CITY
PLANNING COMMISSION MINUTES
April 10, 2008

PRESIDING AND CONDUCTING: Chairman Oscar Mink

Commissioners in Attendance: Jared Bringhurst
Pam Elkington
Leo Thomsen
Bill Bleggi (Alternate)

Commissioners not in Attendance: Rick Maingot
Barbara Pratt
Skip Tandy
Steve Roden (Alternate)

Staff in Attendance: Matthew Brady, Planner I

Minutes Recorded by: April Houser, Executive Secretary

Call to order

Chairman Mink called the meeting to order at 6:30pm. He then led the Pledge and Leo Thomsen gave the invocation.

Items below are not necessarily in the order they appear.

Alternate Commissioner Bill Bleggi was seated as a voting member at the beginning of the meeting.

Item 1. Planning Commission Minutes – March 13, 2008.

Motion: Commissioner Elkington moved to approve the March 13, 2008 Planning Commission Minutes.

Second: Commissioner Bleggi

Vote: Unanimous

Item 2. Dan Barton requests approval of a Home Occupation Permit for Express Digital Images. The subject property is located generally at 616 West 600 South in the PRC-2 (Planned Residential Community - 2) Zone.

Matthew Brady (Matt), Planner I, went over the Staff Report for those in attendance. This would be a printing business out of his garage taking up approximately 500 square feet of space.

The reason is needs Planning Commission approval is incase they have any clients visiting the home. Most of their day-to-day business will be done by mail. **Chairman Mink** opened the Public Hearing. No comments were given and the Public Hearing was closed. The Home Occupation could move into the home area in the future if the applicant so desires. They have sufficient parking for this request. **Matt Barton**, brother to Dan Barton, stated that the printing is done with a short run laser printer, so there are very minimal materials to be contained. The company Mr. Barton gets his materials from will take any waste that is created.

Motion: Commissioner Thomsen moved to approve Dan Barton’s request for a Home Occupation Permit for Express Digital Images. The subject property is located generally at 616 West 600 South in the PRC-2 Zone, with the condition listed below:

1. A Business License is obtained from Mapleton City.

Second: Commissioner Elkington

Vote: Unanimous

Item 3. Lynn Niu requests approval of a Home Occupation Permit for Lynn’s Therapeutic Massage & Bodywork. The subject property is located generally at 1767 North 700 West in the RA-2 (Residential-Minor Agricultural) Zone.

Matthew Brady (Matt), Planner I, went over the Staff Report for those in attendance. Cory Branch, Planning Director, had no concerns with this Home Occupation Permit. **Lynn Niu** stated that she does need to be licensed, which she is both in the state of Utah as well as nationally. Basically she will be doing massages with both eastern and western modalities. Her clients range from those who are injured to those just looking for relaxation. She will be carrying Liability Insurance with ANTA. **Chairman Mink** asked what Mrs. Niu thought about expected growth. Mrs. Niu plans to only have an average of 2-4 clients per day visiting the home. She will not hire anyone, and will not take on additional business other than the 2-4 clients per day. There will only be one client at the home at a time. Most appointments will be anywhere from 60-120 minutes. Chairman Mink opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Thomsen moved to approve Lynn Niu’s request for a Home Occupation Permit for Lynn’s Therapeutic Massage & Bodywork. The subject property is located generally at 1767 North 700 West in the RA-2 Zone, with the condition listed below:

1. Maintain applicable Business Licenses, or otherwise, and Insurance for operating this type of business.

Second: Commissioner Bringham

Vote: Unanimous

Item 4. Bruce Rees, agent for Breckenridge Lane Subdivision, Plat “A”, requests Final Plat approval on property located generally at 1000 West 1600 South. The subject property is located in the RA-1 (Residential Agricultural) Zone.

Item to be continued.

Motion: Commissioner Thomsen moved to continue this item until the April 24, 2008 Planning Commission Meeting.

Second: Commissioner Elkington

Vote: Unanimous

Item 5. Lisbeth Edmunds requests a rezone of approximately 6.56 acres from A-2 to A-2 (TDR-R). The subject property is located generally at 630 North 1600 East.

Item to be continued.

Motion: Commissioner Elkington moved to continue this item until the April 24, 2008 Planning Commission Meeting.

Second: Commissioner Bringhurst

Vote: Unanimous

Item 6. Lisbeth Edmunds requests Preliminary and Final Plat approval of Edmunds Subdivision, Plat "C" (3 lots proposed), located generally at 630 North 1600 East. The subject property is located in the current A-2 Zone and the proposed A-2 (TDR-R) Zone.

Item to be continued.

Motion: Commissioner Thomsen moved to continue this item until the April 24, 2008 Planning Commission Meeting.

Second: Commissioner Bleggi

Vote: Unanimous

Item 7: Adjourn

Motion: Commissioner Elkington moved to adjourn the meeting at 7:00pm.

Second: Commissioner Bringhurst

Vote: Unanimous

April Houser, Executive Secretary

Dated:

Oscar Mink, Planning Commission Chairman

Dated:

Matthew Brady, Planner I

Dated: