

**MAPLETON CITY  
PLANNING COMMISSION MINUTES  
November 13, 2008**

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**PRESIDING AND CONDUCTING:** Chairman Oscar Mink

**Commissioners in Attendance:** Jared Bringhurst  
Pam Elkington  
Rick Maingot  
Barbara Pratt  
Leo Thomsen  
Steve Roden (Alternate)

**Commissioners not in Attendance:** Skip Tandy  
Bill Bleggi (Alternate)

**Staff in Attendance:** Cory Branch, Planning Director  
Scott Bird, Public Works Operations Director

**Minutes Recorded by:** April Houser, Executive Secretary

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**Call to order**

Chairman Mink called the meeting to order at 6:30pm. Jared Bringhurst led the Pledge and Rick Maingot gave the invocation.

*Items below are not necessarily in the order they appear.*

**Item 1. Planning Commission Meeting Minutes – October 23, 2008.**

**Motion:** Commissioner Pratt moved to approve the October 23, 2008 Planning Commission Meeting Minutes as corrected.

**Second:** Commissioner Thomsen

**Vote:** Unanimous

**Item 2. 2009 Planning Commission Meeting Schedule.**

The Planning Commission agreed to keep their 2009 Meetings at the same schedule that has taken place for 2008. The 2<sup>nd</sup> Thursday of the month will be the regular Planning Commission Meeting, and the meeting scheduled for the fourth Thursday of the month will only be held as needed. **Commissioner Thomsen** would like to hold some training sessions on the fourth Thursday schedule dates when possible.

**Item 3. (Continued October 23, 2008) Bruce Rees requests Final Plat approval of Breckenridge Lane Subdivision, Plat "A" (9 lots proposed), on property located generally at 1000 West 1600 South. The subject property is located in the RA-1 (Residential-Agricultural) Zone.**

**Cory Branch**, Planning Director, went over the Staff Report for those in attendance. This item was continued after discussion took place at the October 23, 2008 Planning Commission Meeting. **Scott Bird**, Public Works Operations Director, stated that the road will be built up above the existing ground in the area. Staff is recommending on the plat itself that any of the buildings be at least 4' above the highest water table level. There will also be wording on the plat regarding no basements being recommended in this subdivision. It will be recommended that fill be brought in to the height of the curb, at least half way across the lot. **Commissioner Maingot** asked if Scott felt this would take care of future buyers concerns, and Scott stated that he felt this was sufficient. All individuals, at time of building permit, are required to sign a Hold Harmless Agreement. The ditch will be piped on the western portion of the subdivision. The issue with the ditch has also been addressed with the Irrigation Company, meeting both the requirements of the City and themselves.

**Kyle Spencer**, Engineer for the Applicant, stated that these high water table developments are quite common. The sewer is shallow in the area, driving the reasoning for building up the street. Mr. Spencer also stated that the high water problems will be disclosed to potential buyers. The applicant has coordinated with UDOT regarding the right-of-way on 1600 South, securing their concerns. All of the improvements should align on 1600 South as future infrastructure is installed. Mr. Spencer stated that the applicant has taken into account the high water table. They do not anticipate the drainage pipe ever reaching its full capacity. The developer will build and construct, to city specifications, the drainage pond. These improvements will all be bonded for. The sewer easement through the Templeton's will be recorded concurrently with the plat. The Boundary Line Agreements have been signed with the adjacent property owners. The reimbursement, which the applicant is requesting, will be based proportionately to those who benefit from the infrastructure installed. **Chairman Mink** opened the Public Hearing. **Ron Jensen** asked Scott Bird if they have done their homework. Scott stated that the city has done their homework, but the homeowner's do not always heed the city's recommendations to the problems, causing issues. Mr. Jensen is extremely concerned with the high water table being taken care of. No further comments were given and the Public Hearing was closed. Scott Bird stated that the City is comfortable with the recommendation before them this evening.

**Motion:** Commissioner Elkington moved to recommend approval to the City Council of the Final Plat for the Breckenridge Lane Subdivision, Plat "A" (9 lots proposed), on property located generally at 1000 West 1600 South, with the condition listed below:

1. The Applicant meet all Development Review Committee (DRC) concerns from their October 8, 2008 Meeting, as outlined in Attachment 6 of this evening's Staff Report.

**Second:** Commissioner Thomsen

**Vote:** Unanimous

**Item 4. Shalese Scott, agent for Scotties Dog Grooming, requests approval of a dog grooming home occupation permit, located generally at 1363 North 1200 West. The subject property is located in the RA-2 (Residential-Minor Agricultural) Zone.**

Staff has asked for a continuance of this item.

**Motion:** Commissioner Thomsen moved to continue this item until a subsequent meeting.  
**Second:** Commissioner Bringhurst  
**Vote:** Unanimous

**Item 5. Adjourn**

**Motion:** Commissioner Pratt moved to adjourn the meeting at 7:45pm.  
**Second:** Commissioner Thomsen  
**Vote:** Unanimous

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April Houser, Executive Secretary

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Dated:

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Oscar Mink, Planning Commission Chairman

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Dated:

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Cory Branch, Planning Director

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Dated: