

**MAPLETON CITY  
PLANNING COMMISSION MINUTES  
January 14, 2010**

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**PRESIDING AND CONDUCTING:** Chairman Oscar Mink

**Commissioners in Attendance:** Pam Elkington  
Jeff Hawkins  
Rick Maingot  
Skip Tandy  
Mike Tippets  
Alternate Richard Lewis

**Staff in Attendance:** Cory Branch, Planning Director

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

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Chairman Mink called the meeting to order at 8:15pm. Jeff Hawkins led the Pledge and Oscar Mink gave the invocation.

*Items below are not necessarily in the order they were heard.*

Alternate Commissioner Richard Lewis was seated as a voting member for the meeting this evening.

**Item 1. Mapleton City Council, Planning Commission, and Economic Development requests a work session regarding the proposed Ensign Bickford boundary line adjustment between Mapleton City and Spanish Fork City.**

See City Council, Planning Commission and Economic Development Work Session Minutes dated January 14, 2010. The Work Session took place prior to the Planning Commission Meeting being called to order.

**Item 2. Appointment of Planning Commission Chair and Vice-Chairman for 2010.**

**Motion:** Commissioner Elkington moved to approve Skip Tandy as Chairman and Mike Tippets as the Vice-Chairman of the Planning Commission for 2010.

**Second:** Commissioner Lewis

**Vote:** Unanimous

**Item 3. Planning Commission Meeting Minutes – December 10, 2009.**

**Motion:** Commissioner Tippets moved to approve the Planning Commission Meeting Minutes for December 10, 2009.

**Second:** Commissioner Maingot

**Vote:** Unanimous

**Item 4. Roger Knell, agent for the Corp of Presiding Bishop of the Church of Jesus Christ of Latter Day Saints requests a conditional use permit and project plan approval in**

**order to construct a parking lot on property located generally at 31 West Maple Street. The subject property is located in the A-2 (Agricultural-Residential) Zone.**

**Cory Branch**, Planning Director, went over the Staff Report for those in attendance. The applicant is proposing to remove the east ball field in order to expand the parking lot for the LDS Church. There are currently 109 parking spaces, and this expansion would be providing an additional 93 parking. Cory feels the applicants proposed plan is much more innovative. The islands will contain rocks, mulch and trees. Staff recommended striking the proposed condition #2 on the Staff Report, as further review proved that there is currently enough handicap parking stalls on the project plans. The City Engineer feels there are about 8 areas on site that need to have repairs made to the sidewalk, curb and gutter.

**Roger Knell**, agent for the LDS Church, stated that they have proposed the handicap stalls next to the ball field to help allow those in wheel chairs to easily view the activities being played there. In order to combine all of the parcels recommended in the Staff Report, the applicant would accumulate surveying fees and engineering costs associated with combining the existing five parcels into one. Cory stated that he was fine if the Commission did not want to require the parcel combination as Staff was proposing. **Collin Allan**, with the LDS Stake in this area, stated that there is inadequate parking at this facility, which is the reason for asking for the expansion. **Dell Johansen**, also with the LDS Stake in this area, felt that it would help facilitate parking when there are large events at the Park located at the corner of Main and Maple Streets as well.

**Chairman Mink** opened the Public Hearing. No comments were given and the Public Hearing was closed.

**Motion:** Commissioner Tandy moved to approve Roger Knell's, agent for the Corp of Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, Conditional Use Permit and Project Plan in order to construct a parking lot on property located generally at 31 West Maple Street, with the conditions listed below:

1. Parking lot lighting shall be illuminated adequately to prevent direct illumination of adjoining properties.
2. Submit State Storm Water Permit (NOI/NOT/SWPPP).
3. Install a new ADA ramp at the corner of Maple and Main as per APWA.
4. Upgrade all broken/cracked sidewalk, curb, and gutter on Maple Street and Main Street.

**Second:** Commissioner Tippetts

**Vote:** Unanimous

**Mayor Brian Wall** spoke to the Planning Commissioners regarding "One Band, One Sound" vision he is proposing off of the movie Drumline. He would like to have unity throughout all of the City Staff, which includes those serving as Board Members. He went over the six principles that he feels would help make the City stronger and better united.

**Item 5. Adjourn**

**Motion:** Commissioner Elkington moved to adjourn the meeting at 9:00pm.

**Second:** Commissioner Tippetts

**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: