

**MAPLETON CITY  
PLANNING COMMISSION MINUTES  
January 28, 2010**

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**PRESIDING AND CONDUCTING:** Chairman Skip Tandy

**Commissioners in Attendance:** Jared Bringhurst  
Rick Maingot  
Oscar Mink  
Mike Tippetts

**Staff in Attendance:** Cory Branch, Planning Director  
Matthew Brady, Planner I

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

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

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

**Item 1. Planning Commission Meeting Minutes – January 14, 2010.**

**Motion:** Commissioner Tippetts moved to approve the Planning Commission Meeting Minutes for January 14, 2010.  
**Second:** Commissioner Bringhurst  
**Vote:** Unanimous

**Item 2. Brian Murray requests approval of Murray Farms Subdivision, Plat “E”, a 1-lot amended subdivision plat, located generally at 77 South 1000 East, in the RA-2 Zone.**

**Matthew (Matt) Brady**, Planner I, went over the Staff Report for those in attendance. Murray Farms “D” was approved approximately 1 year ago. When the plat was recorded, the lot was not large enough to allow Cody Jensen, son-in-law, to build the home he desired, so this request is to add some additional property to his lot. The current RA-2 Zone does not allow the lot coverage to exceed 20%.

**Brian Murray**, applicant, stated that they are trying to obey the law, which is the reason for the subdivision amendment to allow 21’ additional feet to be added to the parcel. **Chairman Tandy** opened the Public Hearing. No comments were given and the Public Hearing was closed.

**Motion:** Commissioner Mink moved to approve the Final Plat for the Murray Farms Subdivision, Plat “E”, a 1-lot amended subdivision plat, located generally at 77 South 1000 East.  
**Second:** Commissioner Tippetts  
**Vote:** Unanimous

**Item 3. Ron Beutler, agent for Horizon Heights Subdivision, Plat “C”, requests approval of a 3-lot amended subdivision plat, located generally at 2855 South 800 West, 678 West 2925 South, and 602 West 2925 South, in the A-2 Zone.**

**Cory Branch**, Planning Director, went over the Staff Report for those in attendance. Horizon Heights Subdivision, Plat “B”, was recorded in 2000. The applicant is requesting this modification due to some confusion regarding the property lines. This amendment would allow the homes to meet the setback requirements for this zone.

**Ron Beutler**, applicant, stated that Cory covered the request adequately. **Commissioner Mink** stated that he loves the Beutler family, but has a concern with this request. He felt that the applicant was aware of the property stakes before the foundation was poured. Ron Beutler stated that he met with Staff in regards to where the property line was before he started building and was given incorrect information, which led to the property line issues he is experiencing. This subdivision amendment will clean up the concerns of staff regarding setbacks. Cory felt that even if there is history, this is a positive amendment for the City. All three property owners affected in the amendment will have to sign the Mylar before it is recorded.

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

**Motion:** Commissioner Tippets moved to approve the Final Plat for the Horizon Heights Subdivision, Plat “C”, a 3-lot amended subdivision plat, located generally at 2855 South 800 West, 678 West 2925 South, and 602 West 2925 South, with the condition that the applicant resolve all items listed in the Development Review Committee (DRC) Minutes of January 19, 2010 (Attachment #3 in the Staff Report).

**Second:** Commissioner Bringhurst

**Vote:** Unanimous

**Item 4. Rex Doman requests Project Plan approval in order to allow for a retail/wholesale nursery on property generally located at 1600 South 1600 West, in the GC-1 (General Commercial) Zone.**

The applicant is asking that this item be continued until the February 25, 2010 Planning Commission Meeting.

**Motion:** Commissioner Tippets moved to continue Rex Doman’s Project Plan request for a retail/wholesale nursery on property generally located at 1600 South 1600 West, until the February 25, 2010 Planning Commission Meeting.

**Second:** Commissioner Mink

**Vote:** Unanimous

**Item 5. Craig L. Wilson, agent for Wilson-Lund-Jones Subdivision, Plat “A”, requests approval of a 3-lot amended subdivision plat, located generally at 1248 West 1600 North, 1643 North 1100 West, and 1677 North 1100 West, in the RA-2 Zone.**

**Matthew (Matt) Brady**, Planner I, went over the Staff Report for those in attendance. There are 3 lot lines being adjusted, which consist of Lots 9 and 10 in the Seals Subdivision Plat “D”, and Lot 11 of the Sweet Iron Subdivision Plat “A”. This would be an extension of the rear yards in the Seals Subdivision Plat “D” lots 9 and 10. Staff recommended approval of this request, with the condition that all of the Development Review Committee (DRC) concerns be resolved from their January 19, 2010 meeting.

**Craig Wilson**, applicant, stated that they are requesting this so that his two neighbors can have some additional acreage for expansions on their homes. He did not have any problems with the DRC conditions. **Chairman Tandy** opened the Public Hearing. No comments were given and the Public Hearing was closed. Easements will remain in place on all of the lots, which includes a 10' radius around each parcel, in addition to 10' easements around the additional expansion of Lots 9 and 10 in the Seals Plat "D" Subdivision.

**Motion:** Commissioner Mink moved to approve the Final Plat for the Wilson-Lund-Jones Subdivision, Plat "A", a 3-lot amended subdivision plat, located generally at 1248 West 1600 North, 1643 North 1100 West, and 1677 North 1100 West, with the condition that the applicant resolve all items listed in the Development Review Committee (DRC) Minutes of January 19, 2010 (Attachment #4 in the Staff Report).

**Second:** Commissioner Tippetts

**Vote:** Unanimous

**Item 6. Mary Fojtek requests approval of a rezone of approximately 1.28 acres from the GC-1 (General Commercial) Zone to the RA-1 (Residential Agricultural) Zone, located generally at 1365 West 800 North.**

**Matthew (Matt) Brady**, Planner I, went over the Staff Report for those in attendance. Items 6 & 7 were discussed simultaneously on this evening's agenda. The two homes on the parcel where built before Mapleton had a Zoning Ordinance in place. The lot splits that were done in the 1980's were not approved by the City.

**Kyle Spencer**, engineer for the applicant, stated that the easement vacation for the Whiting's has been created, which will allow the easement to stay in place until the Whiting parcel is sold or developed. The applicant did not have any concerns with the Development Review Committee (DRC) comments.

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

**Motion:** Commissioner Tippetts moved to recommend approval to the City Council of an Ordinance rezoning approximately 1.28 acres from the GC-1 (General Commercial) Zone to the RA-1 (Residential Agricultural) Zone, located generally at 1365 West 800 North.

**Second:** Commissioner Mink

**Vote:** Unanimous

**Item 7. Mary Fojtek, agent for Hjorth Subdivision, Plat "A", requests approval of a 2-lot subdivision plat, located generally at 1365 West 800 North, 1375 West 800 North, and 1417 West 800 North, in the GC-1 Zone and in the proposed RA-1 Zone.**

**Matthew (Matt) Brady**, Planner I, went over the Staff Report for those in attendance. This item was discussed with Item 6 on this evening's agenda.

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

**Motion:** Commissioner Mink moved to approve the Hjorth Subdivision, Plat "A", a 2-lot subdivision plat, located generally at 1365 West 800 North, 1375 West 800 North, and 1417 West 800 North, with the condition that the applicant resolve all items listed in the Development Review Committee (DRC) Minutes of January 21, 2010 (Attachment #3 in the Staff Report).

**Second:** Commissioner Tippetts  
**Vote:** Unanimous

**Item 8. Adjourn**

**Motion:** Commissioner Tippetts moved to adjourn the meeting at 7:25pm.  
**Second:** Commissioner Mink  
**Vote:** Unanimous

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April Houser, Executive Secretary

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Dated:

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Skip Tandy, Planning Commission Chairman

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Dated:

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Cory Branch, Planning Director

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Dated: