

MAPLETON CITY
PLANNING COMMISSION MINUTES
February 26, 2009

PRESIDING AND CONDUCTING: Chairman Oscar Mink

Commissioners in Attendance: Jared Bringhurst
Pam Elkington
Rick Maingot – Left Meeting Early
Barbara Pratt
Leo Thomsen
Alternate Mike Tippets

Commissioners not in Attendance: Skip Tandy

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

Minutes Recorded by: April Houser, Executive Secretary

Call to order (*Items below not necessarily heard in the order they appear*)

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

Item 1. Planning Commission Meeting Minutes – February 12, 2009.

Motion: Commissioner Pratt moved to approve the February 12, 2009 Planning Commission Meeting Minutes as corrected.

Second: Commissioner Thomsen

Vote: Unanimous

Item 2. Harvest Park Homes / V. Blaine Turner request to amend section 18.56A.040: CONDITIONAL USES in order to allow home occupations as a conditional use in the SDP-1 (Mapleton-West Specific Development Plan) Zone.

Matthew Brady (Matt), Planner I, went over the Staff Report for those in attendance. Home Occupations are currently not listed as a Conditional or Permitted Use in the SDP-1 Zone; however, these uses are listed in most of the other zones throughout the City. There have been several individuals who have approached the City about having a Home Occupation within the Harvest Park Development. There are some concerns by Staff regarding parking within the street or visitor parking areas. The proposed text by Staff this evening stated that they felt Home Occupations should be a Permitted Use in this zone. **Commissioner Thomsen** felt time should be extended to a minimum of one (1) hour, or no time limit at all, instead of the currently proposed half (1/2) hour. **Commissioner Tippets** felt the time limit should be removed completely. Staff recommends the

number of off-street parking to be only that of which the home owner has available. **Commissioner Pratt** did not feel that six (6) parking spaces would be needed for a Home Occupation.

Jerry Robinson, applicant for Harvest Park Homes, gave some clarification to their parking area wording on their proposed Ordinance amendment. He felt the parking numbers could be lowered from the proposed five (5) to four (4) and from the proposed four (4) to three (3). Members of the Commission felt the allowed parking should be restricted to the applicant's off-street parking spaces only. **Commissioner Pratt** felt it should remain a Conditional Use instead of a Permitted Use. Matt stated that Home Occupation Permits currently require the Planning Commission's approval. After this clarification the Commission felt they would be more appropriate as a Permitted Use.

Chairman Mink opened the Public Hearing. **Gary Calder**, City Engineer who was a member of the audience this evening, stated that parking is restricted during the winter months. He wanted the Commission to make sure they keep the future parking throughout the City, in regards to Home Occupations, in mind when making decisions at this time. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Elkington moved to recommend approval to City Council of an Ordinance amending Section 18.56A.040: CONDITIONAL USES in order to allow home occupations as a conditional use in the SDP-1 (Mapleton-West Specific Development Plan) Zone, with the condition listed below:

1. That Staff's Proposed Text Amendment Revisions (Attachment #2) be adopted as the official Text Amendment, with the below revisions:
 - a. Remove the wording: "*Neither the occupants of the home nor the clients for the home occupation shall park vehicles on the street*".
 - b. Wording to reflect: "*Off-street parking spaces shall be in the driveway, garage, or other designated parking space(s) for the home*".
 - c. Wording to reflect: "*Clients must park in the off-street parking areas*".
 - d. Wording to reflect: "*However, one (1) client at a time may also use a guest parking space for a period of up to sixty (60) minutes*".
 - e. Home Occupations to be considered a "*Permitted Use*" in the SDP-1 Zone.

Second: Commissioner Pratt

Vote: Unanimous

Item 3. Pam Jamison, requests approval of a Home Occupation Permit for Speech Basics, located generally at 2091 W. Crescent Way, in the SDP-1 (Mapleton-West Specific Development Plan) Zone.

Matthew Brady (Matt), Planner I, went over the Staff Report for those in attendance. The applicant and the City Chief Fire Inspector recommend the use of the side entrance of the home for this Home Occupation Permit. **Chairman Mink** opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Pratt moved to approve Pam Jamison's request for a Home Occupation Permit for Speech Basics, located generally at 2091 West Crescent Way,

in the SDP-1 (Mapleton West Specific Development Plan) Zone, with the conditions listed below:

- 1. Approval of this Home Occupation shall be conditioned upon the City Council passing an Ordinance amendment allowing Home Occupations as a Permitted or Conditional Use in the SDP-1 Zone, and full compliance with the conditions of any such Ordinance amendment.
- 2. A Certificate of Occupancy shall be obtained prior to issuance of a Business License.
- 3. Inspection for the Home Occupation must be passed by the Chief Building Official.
- 4. Inspection for the Home Occupation must be passed by the Fire Inspector.
- 5. Follow the Fire Inspector’s recommendation to use the side entrance of the home for the Home Occupation Permit.

Second: Commissioner Thomsen

Vote: Unanimous

Item 4. Mapleton City Staff requests a discussion regarding Planning Commission Training for 2009.

A calendar was given to the members of the Commission in regards to some Work Session topics for the remainder of 2009, which may be altered due to holidays, etc. **Commissioner Thomsen** asked the Commissioners to strive to attend these trainings, as it will be beneficial for everyone. **Chairman Mink** asked for some training on Solar and Wind Energy Systems to be given if possible.

Item 5. Adjourn

Motion: Commissioner Elkington moved to adjourn the meeting at 8:15pm.

Second: Commissioner Bringhurst

Vote: Unanimous

April Houser, Executive Secretary

Dated:

Oscar Mink, Planning Commission Chairman

Dated:

Cory Branch, Planning Director

Dated: