

MAPLETON CITY
PLANNING COMMISSION MINUTES
March 11, 2010

PRESIDING AND CONDUCTING: Chairman Skip Tandy

Commissioners in Attendance: Jared Bringhurst
Jeff Hawkins
Rick Maingot
Mike Tippets
Alternate Richard Lewis
Alternate Ryan Swanson

Staff in Attendance: Matthew Brady, Planner I

Minutes Recorded by: April Houser, Executive Secretary

Chairman Tandy called the meeting to order at 6:30pm. Ryan Swanson led the Pledge and Mike Tippets gave the invocation.

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

Alternate Ryan Swanson was seated as a voting member at the beginning of the meeting this evening.

Item 1. Planning Commission Meeting Minutes – February 25, 2010.

Motion: Commissioner Swanson moved to approve the Planning Commission Meeting Minutes for February 25, 2010.
Second: Commissioner Bringhurst
Vote: Unanimous

Item 2. (Continued February 25, 2010) Rex Doman requests Project Plan approval in order to allow for a retail/wholesale nursery on property located at 1600 South 1600 West, in the GC-1 (General Commercial) Zone.

Matthew (Matt) Brady, Planner I, stated that the applicant has asked to have this item continued until the March 25, 2010 Planning Commission Meeting in order to decide if he wants to continue moving forward with his Project Plan request or close down his business

Motion: Commissioner Tippets moved to continue Rex Doman’s Project Plan request to allow for a retail/wholesale nursery on property located at 1600 South 1600 West, in the GC-1 (General Commercial) Zone, until the April 22, 2010 Planning Commission Meeting.
Second: Commissioner Bringhurst
Vote: Unanimous

Item 3. Stan Sorensen, agent for Sorensen Homestead Subdivision, Plat “D”, requests approval of a 3-lot amended subdivision plat, located generally at 1967 North 700 West, 1915 North 700 West, and 1873 North 700 West, in the RA-2 Zone.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. This is just a lot line amendment to the Subdivision. The applicant is doing this in order to meet the setbacks for the home at 1967 North 700 West. Doing this would make all of the 3 homes on these lots meet setback requirements.

The applicant was not in attendance at the time this item was discussed. The Public Hearing was opened. No comments were made and the Public Hearing was closed.

Motion: Commissioner Tippetts moved to approve the Sorensen Homestead Subdivision, Plat "D", a 3-lot amended subdivision plat, located generally at 1967 North 700 West, 1915 North 700 West, and 1873 North 700 West, with the condition that the applicant resolve all items listed in the Development Review Committee (DRC) Minutes of February 16, 2010 (Attachment #4 of the Staff Report).

Second: Commissioner Bringhurst

Vote: Unanimous

Item 4. Nancy Sorensen requests approval of a Home Occupation Permit for *Succeeding with Reading*, located at 1967 North 700 West in the RA-2 Zone.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. The Home Occupation Ordinance requires Planning Commission approval when there are clients/customers that will be visiting the home. Derald Olsen, with the City Fire Department, did an inspection of the home and had only minor items that needed to be fixed in order to pass off the Home Occupation Permit request from the Fire Department. Staff is recommending that all activity take place inside of the home. As per City Code, Staff is recommending that only one employee, not residing in the home, be allowed to work for the applicant. Mrs. Sorensen is asking for 13 students total between AM and PM classes. If the applicant were to take out more furniture, there could possibly be more students allowed. Staff is currently recommending 11 students per class (11 morning class/ 11 afternoon class) due to the applicants provided floor plan for the Home Occupation.

Nancy Sorensen, applicant, stated that Staff has covered everything in the Staff Report. She stated that she currently has 14 students total, including both the morning (AM) and afternoon (PM) classes. Mrs. Sorensen did not have a problem meeting Staff's suggestion stating that no more than 11 students be allowed at the Home Occupation at any one given time. Nancy stated that she has volunteers who help, but would not exceed Staff's recommendation, limiting the Home Occupation to no more than one employee residing outside of the home. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Bringhurst moved to approve Nancy Sorensens Home Occupation Permit for *Succeeding with Reading* located at 1967 North 700 West, with the conditions listed below:

1. The maximum number of vehicles to be parked outside the home shall be 6 at any one time, as per Mapleton City Code 18.84.380(D)(7).
2. The applicant shall pass an inspection with the Mapleton City Fire Department.
3. Occupancy limits shall not exceed 11 children at any one time, as per International Fire Code.
4. No activities related to the Home Occupation should be conducted outside the home, as per Mapleton City Code 18.84.380(D)(2).

5. The number of employees or volunteers who are not members of the residing family shall be limited to one, as per Mapleton City Code 18.84.380(D)(4).
6. That the applicant comply with all other requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.

Second: Commissioner Swanson
Vote: Unanimous

Item 5. Mapleton City requests approval of the draft Transportation and Trails Master Plan, as recommended by the Transportation Advisory Commission.

Matthew (Matt) Brady, Planner I, stated that Staff is requesting a continuance of this item to the March 25, 2010 Planning Commission Meeting in order to give the Planning Commission more time to examine the draft plan. A brief presentation on what the proposed draft plan contains was given for those in attendance. **Commissioner Maingot**, who is also on the Transportation Advisory Commission, stated that a lot of work has gone into this draft plan. There are a couple of engineers on the Transportation Advisory Commission, who have also given feedback in order to get the plan where it is today. **Chairman Tandy** felt there could possibly be some publicity done to let the citizen's of Mapleton know about the Transportation Master Plan is being discussed. **Commissioner Hawkins** stated that once approved, the Transportation and Trails Master Plan should be codified as part of the Mapleton City Code.

Motion: Commissioner Tippetts moved to continue Mapleton City's request for approval of the draft Transportation and Trails Master Plan until the March 25, 2010 Planning Commission Meeting.
Second: Commissioner Hawkins
Vote: Unanimous

Item 6. Adjourn.

Motion: Commissioner Bringhurst moved to adjourn the meeting at 7:20pm.
Second: Commissioner Tippetts
Vote: Unanimous

 April Houser, Executive Secretary

 Dated:

 Skip Tandy, Planning Commission Chairman

 Dated:

 Matthew Brady, Planner I

 Dated: