

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
March 25, 2010

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**PRESIDING AND CONDUCTING:** Chairman Skip Tandy

**Commissioners in Attendance:** Jared Bringhamst  
Pam Elkington  
Jeff Hawkins  
Rick Maingot  
Oscar Mink  
Alternate Ryan Swanson – Arrived at 7:00pm

**Staff in Attendance:** Gary Calder, Engineer & Public Works Director  
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. Jeff Hawkins led the Pledge and Oscar Mink gave the invocation.

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

**Item 1. Planning Commission Meeting Minutes – March 11, 2010.**

**Motion:** Commissioner Elkington moved to approve the Planning Commission Meeting Minutes for March 11, 2010.  
**Second:** Commissioner Bringhamst  
**Vote:** Unanimous

**Item 2. Mike Eggleston requests approval of a Home Occupation Permit for Small Business Accounting and Tax, located generally at 1390 West Park Meadows Drive, in the RA-1-C Zone.**

**Matthew (Matt) Brady**, Planner I, went over the Staff Report for those in attendance. Entrance for the Home Occupation is proposed from the front door. The applicant is an accountant full time during the day, so this occupation would happen aside of that job.

**Mike Eggleston**, applicant, stated that he does not have anything to add, and that Staff covered his request. He has a background in Accounting and a Bachelors Degree in Business.

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

**Motion:** Commissioner Maingot moved to approve Mike Eggleston's Home Occupation Permit for Small Business Accounting and Tax, located generally at 1390 West Park Meadows Drive, in the RA-1-C Zone, with the conditions listed below:

1. The Applicant shall pass an inspection with the Mapleton City fire Inspector.
2. That the Applicant comply with all requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.

**Second:** Commissioner Mink

**Vote:** Unanimous

**Item 3. Heather Langford, owner of Roots Salon, requests a Conditional Use Permit for a beauty salon on property located generally at 1641 West Alvey Drive in the IM-1 Zone.**

**Cory Branch**, Planning Director, went over the Staff Report for those in attendance. The applicant is proposing to move into Unit B (#2), which is approximately 700 square feet. This use would fall under a Conditional Use Permit in the IM-1 Zone. The Project Plan approval for this building was approved back in 2009. There is parking along the front of Alvey Drive, and along the Highway, totalling approximately 24 parking stalls.

**Heather Langford**, applicant, stated that it is a hair salon only. They may possibly do waxing in the salon as well. She is proposing 4 chairs at the Salon. Cory stated that Don Bleggi, Heather Langford and himself would need to meet in regards to how many parking stalls would be needed for her Conditional Use Permit.

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

**Motion:** Commissioner Mink moved to approve Heather Langford's Conditional Use Permit for a beauty salon on property located generally at 1641 West Alvey Drive, Unit B, in the IM-1 Zone, with the conditions listed below:

1. The applicant shall not occupy the building until a Certificate of Occupancy (CofO) and Business License has been issued by Mapleton City.
2. The applicant shall comply with all requirements of the Mapleton City Code regarding off-street parking standards as noted in the Findings of Fact #3 in the Staff Report.
3. If the applicant chooses to have a sign, an application must be submitted to the City meeting all requirements of Mapleton City Code, Chapter 18.86: SIGNS.

**Second:** Commissioner Elkington

**Vote:** Unanimous

**Item 4. (Continued 3-11-10) 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 recommends continuance of this item until the April 22, 2010 Planning Commission Meeting in order to allow more publicity time for the proposed plan. Matt stated that the City has taken some additional time to publicize for those in the community that may want to be involved in these discussions. An article has been put in the April 2010 City Newsletter, on the City Website, and drawings displayed in the foyer of the building regarding this item.

**Gary Calder**, City Engineer and Public Works Director, stated that the more feedback that the City can receive, the better, in regards to this item. A major part of the discussions that have taken place in the past regarding this item is about street widths. Gary gave some information to those in attendance about

what items are located on the proposed Transportation and Trails Master Plan. He stated that future developments would need to maintain similar street layouts as those that they are connecting to.

**Chairman Tandy** opened the Public Hearing. **Tracy Padgett** wanted to talk about the property she owns on 1000 East. She felt the road should jog to the East, so the Pendleton's would not have a road on both sides of their property. Matt stated that he felt the jog would work, and that the Planning Commission would review it at time of subdivision development.

The Trails Map was discussed. The goal of the Trails Sub-Committee was to get some connectivity throughout the city, as well as some potential bike lanes. The main trails are the Bonneville Shoreline, CUP, Canyon and the proposed Mapleton Lateral Canal Parkway Trails. Gary stated that the City is currently working on putting more shoulder strips throughout the city, which serves a similar purpose to a bike lane. No additional comments were given and the Public Hearing was closed. **Commissioner Hawkins** reiterated that he wants to make sure this plan becomes law when it is approved. Gary stated that he would see where in the code this would need to be placed to make sure it becomes the guideline for the city. Matt stated that there are areas throughout the City Code that direct people to the Transportation Master Plan.

**Motion:** Commissioner Mink moved to continue this item until the April 22, 2010 Planning Commission Meeting.  
**Second:** Commissioner Hawkins  
**Vote:** Unanimous

**Item 5. Adjourn.**

**Motion:** Commissioner Maingot moved to adjourn the meeting at 8:00pm.  
**Second:** Commissioner Elkington  
**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: