

MAPLETON CITY
PLANNING COMMISSION MINUTES
April 3, 2014

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: John Gappmayer
Golden Murray
Justin Schellenberg

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Chairman Lewis called the meeting to order at 6:30pm. Rich Lewis gave the invocation and Golden Murray led the Pledge of Allegiance.

Items are not necessarily heard in the order listed below.

Alternate Commissioner Justin Schellenberg was seated as a voting member.

Item 1. Planning Commission Meeting Minutes – March 13, 2014

Motion: Commissioner Murray moved to approve the March 13, 2014 Planning Commission Minutes.
Second: Commissioner Gappmayer
Vote: Unanimous

Item 2. Consideration of a landscape plan for a property located at approximately 1300 South 1500 East in the Critical Environment (CE-1) Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The area subject to the proposed landscape plan is located in the CE-1 Zone. Staff met with the property owner regarding the requirements for landscaping in the CE-1 Zone. Most of the work has been constructed at this time, requiring that the property owner receives approval for their proposed development plan. They need to obtain the necessary permits for the work being done, as well as engineering. There are a couple of retaining wall features at the slope of the CE-1 Zone, which is why the slope stability reports are required.

David Broadbent, applicant, stated that he has been trying to get this area rezoned out of the CE-1 Zone for many years. They purchased the 2 homes last fall, and there was some work that needed to be done in order to keep the upper pond from overflowing. Mr. Broadbent had a concern with the lack of area for a fire truck to turn around if it were needed. He met with the Fire Marshall and they have figured out a way to install some additional asphalt in order to take all safety precautions. The applicant would like to get the CE-1 Zone moved to the location where the mountain side starts. The pond is filled by a private stream. David is comfortable with the requirements staff has given them. The Soils Report has been done, and there are no concerns at this time. The results of the report will be provided to Staff when it is completed.

Motion: Commissioner Gappmayer moved to approve the landscape plan for the property located at approximately 1300 South 1500 East in the Critical Environment (CE-1) Zone, with the conditions listed below:

1. A building permit shall be obtained by the applicant prior to any additional work on the site.
2. An engineering report shall be submitted for the retaining walls. If any recommendations are included regarding slope stability, these recommendations shall be incorporated into the project.
3. The project is approved for FAMILY USE ONLY.

Second: Commissioner Murray

Vote: Unanimous

Item 3. Adjourn.

Motion: Commissioner Murray moved to adjourn the meeting at 6:50pm.

Second: Commissioner Gappmayer

Vote: Unanimous

April Houser, Executive Secretary

Date: