

MAPLETON CITY
PLANNING COMMISSION MINUTES
April 22, 2010

PRESIDING AND CONDUCTING: Chairman Skip Tandy

Commissioners in Attendance: Jeff Hawkins
Rick Maingot
Alternate Richard Lewis

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

Minutes Recorded by: April Houser, Executive Secretary

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

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

Alternate Commissioner Richard Lewis was seated as a voting member at the beginning of the meeting.

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

Motion: Commissioner Maingot moved to approve the Planning Commission Meeting Minutes for March 25, 2010.
Second: Commissioner Lewis
Vote: Unanimous

Item 2. Nicole Steiner and Meghan Warren, owner's of Kinder Garden, requests a Conditional Use Permit for a preschool on property located generally at 1641 West Alvey Drive, in the I&M-1 Zone.

Cory Branch, Planning Director, went over the Staff Report for those in attendance. A preschool would be considered a Conditional Use Permit in this zone. The applicants are looking to put the preschool in Unit C of the building at 1641 West Alvey Drive. There are 16 students being proposed per session, with two (2) employees per session. The first session would begin at 9am and the second at 12:30pm. It is being proposed that those waiting to pick up children will park along Alvey Drive as they wait to pick up their child. There will be one parking stall which will be posted as a drop off location for the students attending Kinder Garden. This stall will remain open at all times as access for those students visiting the Preschool. **Chairman Tandy** stated that per code it is required that there be one bathroom per 15 employees/patrons. The applicants stated that both units B and C have their own restroom, which clarified Chairman Tandy's concern.

Nicole Steiner and **Meghan Warren**, applicants, stated that they did not have anything to add. **Commissioner Hawkins** had a concern with the potential parents waiting in the area to pick up their children. Nicole Steiner stated that they plan to have one teacher waiting in the parking lot, and the other in the building, so that students can be escorted into the building in a timely organized manner. They are

hoping to have the parents dropping their children off in increments to help alleviate this problem. Commissioner Hawkins felt that each child could be taken to the car as their ride arrives, keeping the cars moving along allowing the next car to pull forward.

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

Commissioner Hawkins asked staff what the recourse is if there was a problem with the Conditional Use Permit. Cory stated that they would work with the applicant to try and resolve the issues. If the issues are unable to be resolved, the Conditional Use Permit could be revoked. Cory is optimistic that this will work for all of the business owners in the area.

Motion: Commissioner Maingot moved to approve Nicole Steiner and Meghan Warren's Conditional Use Permit for Kinder Garden, a preschool on property located generally at 1641 West Alvey Drive, with the conditions listed below:

1. The owner's shall not occupy the building until a Certificate of Occupancy and Business License has been issued by Mapleton City.
2. The owner's shall comply with all requirements of the Mapleton City Code regarding off-street parking standards as noted in the Finding of Fact #3 in the Staff Report.
3. If complaints arise regarding the drop off and pick up arrangements the owner's must work with Mapleton City staff to resolve the issue.
4. If the owner's choose to have a sign, an application must be submitted to the City meeting all requirements of Mapleton City Code, Chapter 18.86, Signs.
5. The applicants will submit a parent/guardian drop off and pick up plan to staff in order to help alleviate any traffic concerns in the area, which meets the City's approval.

Second: Commissioner Hawkins

Vote: Unanimous

Item 3. **Michael D. Parry requests to amend Mapleton City Code Title 18, Development Code, Part III, Zoning, Section 18.36.060: LOTS, BUILDINGS, YARDS, AND OPEN SPACES in order to increase the lot coverage requirement from twenty percent (20%) to thirty-five (35%) within the RA-2 Zone.**

Cory Branch, Planning Director, went over the Staff Report for those in attendance. **Chairman Tandy** disclosed that he is friends with Michael Parry, but feels he is still able to vote on the item. **Commissioner Lewis** stated that he will be bidding on a possible home that will be going in this development, and that this could be a conflict of interest. **Commissioner Maingot** did not feel that moving forward on this item would be best, if there was truly a conflict of interest. Cory read the City Code regarding the total number of Commissioners required to constitute a quorum, since there were only four members in attendance. It was felt the item should be continued to avoid any possible conflicts of interest, since there was not enough additional members to constitute a quorum if Commissioner Lewis was to abstain.

Motion: Commissioner Hawkins moved to continue this item until the May 13, 2010 Planning Commission Meeting due to the lack of Commissioners in attendance and the possible conflicts of interest.

Second: Commissioner Maingot

Vote: 3:0:1 with Commissioners Hawkins, Maingot and Tandy voting aye and Commissioner Lewis abstaining.

Item 4. Mapleton City requests to amend Mapleton City Code 13.08.040: SERVICE PIPES; SPECIFICATIONS, and 17.14.010: ADOPTED in order to adopt by reference current American Public Works Association (APWA) Standard Specifications and Drawings addendums.

Staff has asked for a continuance of this item until the May 13, 2010 Planning Commission Meeting.

Motion: Commissioner Hawkins moved to continue an Ordinance amending Mapleton City Code 13.08.040: SERVICE PIPES; SPECIFICATIONS, and 17.14.010: ADOPTED in order to adopt by reference current American Public Works Association (APWA) Standard Specifications and Drawings addendums until the May 13, 2010 Planning Commission Meeting.

Second: Commissioner Lewis

Vote: Unanimous

Item 5. Mapleton City requests to amend Mapleton City Code 17.12.040: STREETS AND ROADS; WIDTH OF PAVEMENT; OTHER IMPROVEMENTS, relating to Street Cross Section Standard Drawings, in order to reference current cross sections in the Mapleton City Transportation Master Plan.

Staff has asked for a continuance of this item until the May 13, 2010 Planning Commission Meeting.

Motion: Commissioner Hawkins moved to continue an Ordinance amending Mapleton City Code 17.12.040: STREETS AND ROADS; WIDTH OF PAVEMENT; OTHER IMPROVEMENTS, relating to Street Cross Section Standard Drawings, in order to reference current cross sections in the Mapleton City Transportation Master Plan until the May 13, 2010 Planning Commission Meeting.

Second: Commissioner Lewis

Vote: Unanimous

Item 6. *(Continued 3-11-10 and 3-25-10)* Mapleton City requests approval of the draft Transportation and Trails Master Plan, as recommended by the Transportation Advisory Commission.

Staff has asked for a continuance of this item until the May 13, 2010 Planning Commission Meeting.

Verdon Ballantyne asked to speak and stated that 2800 South use to be a proposed street on the Transportation Plan. He questions if that is still the case, hearing that other possible highways may be taking precedence over this area. Mr. Ballantyne would like 2800 South to go through so he will be able to come into compliance with his property at a future date. He would hope that 2800 South would be considered to be on the Transportation Master Plan map. Cory stated that for the May 13, 2010 Meeting it would be good to have the letters of history regarding Mr. Ballantyne's property in the packets for the Commissioners regarding 2800 South.

Motion: Commissioner Hawkins moved to continue the draft Transportation and Trails Master Plan, as recommended by the Transportation Advisory Commission, until the May 13, 2010 Planning Commission Meeting.

Second: Commissioner Lewis

Vote: Unanimous

Item 7. Adjourn.

Motion: Commissioner Lewis moved to adjourn the meeting at 7:35pm.
Second: Commissioner Hawkins
Vote: Unanimous

April Houser, Executive Secretary

Dated:

Skip Tandy, Planning Commission Chairman

Dated:

Cory Branch, Planning Director

Dated: