

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
May 13, 2010

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**PRESIDING AND CONDUCTING:** Oscar Mink

**Commissioners in Attendance:** Jared Bringham – Arrived at 6:50pm  
Pam Elkington  
Jeff Hawkins  
Richard Lewis  
Rick Maingot  
Alternate Ryan Swanson

**Staff in Attendance:** Gary Calder, Public Works & Engineering Director  
Cory Branch, Planning Director  
Matthew Brady, Planner I

**Minutes Recorded by:** April Houser, Executive Secretary

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Chairman Mink called the meeting to order at 6:30pm. Ryan Swanson led the Pledge and Richard Lewis gave the invocation.

*Due to the absence of Chairman Skip Tandy and Vice-Chairman Mike Tippets, Commissioner Mink served as the Chairman pro-tem for this meeting. Alternate Ryan Swanson was seated as a voting member this evening. Items below are not necessarily in the order they were heard.*

**Item 1. Planning Commission Meeting Minutes – April 22, 2010.**

**Motion:** Commissioner Hawkins moved to approve the Planning Commission Meeting Minutes for April 22, 2010 as corrected.

**Second:** Commissioner Lewis

**Vote:** Unanimous

**Item 2. (Continued 4-22-10) 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. It was mentioned that Richard Lewis would be bidding on a home in Michael Parry's Sweet Iron subdivision, therefore he would like to take part in the discussion, but will abstain from voting. Cory stated that this is a City wide impact Ordinance amendment, not just one for Michael Parry's development. **Chairman Mink** stated that he was okay with Commissioner Lewis voting on this item, but would allow him to decide if he wanted to vote or abstain. Cory went over some different lot coverage proposals, which included setbacks, for those in attendance. **Commissioner Maingot** asked how many individuals have come in with concerns to the City regarding the lot coverage in the RA-2 Zone. Cory stated that there are not a lot, but Staff is still finding it to be a topic for those building in the RA-2 Zone. **Commissioner Lewis**

stated that the problem is when you have individuals who do not want a 2-story home, and want to building on a 1/3 acre lot. Meeting the 20% lot coverage becomes a problem in this type of situation.

**Michael Parry**, applicant, stated the Cory has done an excellent job in his Staff Report in covering most of his reasonings for this request. He stated that not everyone that will be building in the RA-2 zone would have a problem with the 20% maximum lot coverage. Mr. Parry would not have a problem with the lot coverage increase pertaining to rambler homes only. Another concern he had was the storage of junk that people have in their yards, which could be covered if a home were able to have additional garage area, with larger lot coverage abilities. He feels a 35% lot coverage in the RA-2 Zone would allow some flexibility on what could be built. More people are gravitating to a rambler home, not wanting to build 2-story homes. Commissioner Maingot asked if there would be room for out buildings on a 1/3 acre lot. Michael Parry stated that there would be room if the lot coverage allowance was increased. There would not be the current problem where homeowners are having to cut down porches or covered patios, in order to not exceed the lot coverage allowance of 20%. The lot coverage increase would also help with water conservation, as there would be less landscaping.

**Chairman Mink** opened the Public Hearing. **Brian Murray** stated that his daughter is currently building in an RA-2 Zone in Mapleton, and her house plan exceeded the lot coverage allowance by 200 square feet. It was easier for them to add additional acreage to their lot, than to worry about paying to shrink the home down. He is in favor of this change, allowing for less landscaping in these areas, which helps conserve water. **Robert Messick** stated that they are building a home in the Sorensen Homestead subdivision and had a problem with the lot coverage allowance. He stated that they had to sit and shave a foot off one room, and another foot off another room, in order to not exceed the current 20%. It would have made things easier if the lot coverage would have been higher. Mr. Messick thinks that a 2-story and rambler should have different allowances, since they are not the same. He feels this would help other people in the future cause in his opinion 20% is a tight number. Robert felt that 25%-30% would be more appropriate as a lot coverage allowance in the RA-2 Zone. **Tom Hawks** stated that he is a builder in Sorensen Homestead, which is to the east of the Sweet Iron subdivision. He feels that the solution would be to allow the additional lot coverage to rambler homes, and to keep 2-story homes at the current 20% lot coverage allowance. He would be in favor of a rambler verse 2-story home difference in regards to lot coverage. Mr. Hawks feels it restricts your buyers when the homes are not allowed to be built a little bigger. He supports Mr. Parry's request this evening. **Nolan Edmunds** stated that they moved here from Texas about five years ago, and felt that Mapleton was a good place to live. They feel they compromised on the home they bought, since it was a step down from their home in Texas. Mr. Edmunds had picked out a house plan that they wanted to build in the Sweet Iron subdivision, but were unable to build the size of home that they wanted. They love Mapleton, but feel if the lot coverage is left at 20% they will have to build elsewhere. If they could have a 30% lot coverage allowance, they would be able to build the home they desire in the RA-2 Zone. **Brian Radford** is building in the Sorensen Homestead, and feels that an out building would be nice in the future, so he is in favor of the lot coverage increase. No additional comments were given and the Public Hearing was closed.

**Commission Swanson** feels the 20% is limiting. He feels it would be nice to have the ability to build a little larger home, in order to keep the community looking nice, with citizens who want to live here. Height was more of a concern to him, than the additional lot coverage of a rambler. **Commissioner Bringhurst** agreed with the 30% proposed RA-2 lot coverage. He did not feel this number should include covered porches or patios.

**Motion:** Commissioner Bringhurst moved to recommend approval to the City Council of an Ordinance amending 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 percent (30%) within the RA-2 Zone, excluding the calculation of front porches or covered patios.

**Second:** Commissioner Swanson

**Vote:** 3:4:0 with Commissioners Swanson, Lewis and Bringhurst voting aye and Commissioners Hawkins, Maingot, Elkington and Mink voting naye feeling that there should be a lot coverage difference between a Rambler and 2-story home and were uncomfortable with the covered patio and porch exclusion.

**2<sup>nd</sup> Motion:** Commissioner Maingot moved to recommend approval to the City Council of an Ordinance amending 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 percent (30%) within the RA-2 Zone for Rambler homes, leaving the lot coverage at 20% for a 2-story home.

*This motion failed for lack of a Second.*

**3<sup>rd</sup> Motion:** Commissioner Elkington moved to recommend approval to the City Council of an Ordinance amending 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 percent (30%) within the RA-2 Zone.

**Second:** Commissioner Lewis

**Vote:** 6:1:0 with Commissioners Swanson, Lewis, Hawkins, Bringhurst, Elkington and Mink voting aye and Commissioner Maingot voting naye due to a concern with a 2-story home being allowed to build to the 30% lot coverage recommended.

**Item 3.** *(Continued 4-22-10)* **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.**

**Matthew (Matt) Brady**, Planner I, went over the Staff Report for those in attendance. The street cross-sections are also part of the Transportation Master Plan being proposed this evening. **Gary Calder**, Public Works and Engineering Director, gave a brief description of what the APWA Standard Specifications and Drawings incorporates. This will standardize things for developers coming into our City with surrounding areas in the State. The APWA is updated approximately every 5 years. At this time the City can amend the APWA to be more specific to Mapleton at any time. Gary is very comfortable with everything that is currently in the APWA Standard Specifications and Drawings being proposed for adoption this evening. **Commissioner Hawkins** asked if there are any pending projects in the City right now that would be affected by this. Gary stated that this would help developments to comply with the requirements as outlined in the APWA. He felt this would simplify things for developers. **Commissioner Hawkins** felt that there should be wording put in the addendum that the City specific Ordinance should override the APWA Ordinance.

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

**Motion:** Commissioner Bringhurst moved to recommend approval to the City Council of an Ordinance amending Mapleton City Code 13.08.040: SERVICE PIPES; SPECIFICATIONS, and 17.14.010: ADOPTED in order to adopt by reference the current American Public Works Association (APWA) Standard Specifications and Drawings

addendums with the condition that the Mapleton specific addendum takes priority over the APWA Standard Specifications and Drawing if there are any conflicts.

**Second:** Commissioner Maingot  
**Vote:** Unanimous

**Item 4.** ***(Continued 4-22-10)*** **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.**

**Matthew (Matt) Brady**, Planner I, stated that the City would like to withdraw this item at this time. The City has already updated this section of code within the last few months. They feel the APWA Addendum and Transportation Master Plan will simplify this area of the code.

**Motion:** Commissioner Bringhurst moved to withdraw 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.

**Second:** Commissioner Hawkins  
**Vote:** Unanimous

**Item 5.** ***(Continued 3-11-10, 3-25-10 and 4-22-10)*** **Mapleton City requests approval of the draft Transportation and Trails Master Plan, as recommended by the Transportation Advisory Commission.**

**Matthew (Matt) Brady**, Planner I, went over the Staff Report for those in attendance. Matt stated that, per Verdon Ballantyne's comments at the previous meeting, 2800 South is shown as a future road on the proposed Transportation Master Plan.

**Chairman Mink** opened the Public Hearing. No comments were given and the Public Hearing was closed. **Commissioner Maingot** stated that the Transportation Commission did the best they could to come to a consensus when coming to the proposal before the Planning Commission this evening.

**Motion:** Commissioner Bringhurst moved to recommend approval to the City Council of the draft Transportation and Trails Master Plan, as recommended by the Transportation Advisory Commission.

**Second:** Commissioner Elkington  
**Vote:** Unanimous

**Item 6.** **Appointment of Planning Commission Vice-Chair for the remainder of 2010.**

**Motion:** Commissioner Hawkins moved to continue this item until the June 10, 2010 Planning Commission Meeting.

**Second:** Commissioner Bringhurst  
**Vote:** Unanimous

**Item 7.** **Adjourn.**

**Motion:** Commissioner Elkington moved to adjourn the meeting at 9:00pm.

**Second:** Commissioner Bringhurst  
**Vote:** Unanimous

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April Houser, Executive Secretary

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Dated:

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Oscar Mink, Acting Planning Commission Chairman

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Dated:

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Cory Branch, Planning Director

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Dated: