

MAPLETON CITY
PLANNING COMMISSION MINUTES
June 10, 2010

PRESIDING AND CONDUCTING: Skip Tandy

Commissioners in Attendance: Jeff Hawkins
Richard Lewis
Oscar Mink

Staff in Attendance: Matthew Brady, Planner I

Minutes Recorded by: April Houser, Executive Secretary

Chairman Tandy called the meeting to order at 6:45pm. Jeff Hawkins led the Pledge and Richard Lewis gave the invocation.

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

Item 1. Planning Commission Meeting Minutes – May 13, 2010.

Motion: Commissioner Mink moved to approve the Planning Commission Minutes for May 13, 2010.
Second: Commissioner Hawkins
Vote: Unanimous

Item 2. Jacob and Jessica Lake request approval of a Home Occupation Permit for J.J. Lake Designs LLC, located at 677 East 1600 North, in the R-2 Zone.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. The applicant's did not care to make any comments. They do not anticipate anymore than one client vehicle on premises at any given time.

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

Motion: Commissioner Hawkins moved to approve Jacob and Jessica Lake's Home Occupation for J.J. Lake Designs LLC, located at 677 East 1600 North with the condition that the applicant's comply with all requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.
Second: Commissioner Lewis
Vote: Unanimous

Item 3. Mapleton City Staff requests a Discussion Item regarding possible modifications to the current Mapleton City Vision Statement.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. The Vision Statement is part of the General Plan. **Commissioner Mink** had a concern that the original Vision

Statement is what the City wanted, and did not feel that Councilman Christensen should be recommending changes. He feels that if the City as a whole wanted the Vision Statement changed, they should do it, but not one member of the City Council. Commissioner Mink thinks this could open the door to a political agenda, and that it should remain as is. Matt stated that he feels that Councilman Christensen is looking for feedback at this time, which is why this is only a discussion item tonight. **Chairman Tandy** feels this is just bringing the Vision Statement to a more current vision that is fitting for Mapleton now. On page 4 Commissioner Mink had a concern with the proposed wording regarding city-wide issues, and did not like the wording regarding “Community participation on promoting good candidates for public office...”. The Commission felt the current wording best fit what the City should have in its Vision Statement., and did not agree with the notes regarding the proposed change to this section. Commissioner Mink felt the Vision Statement should include all of Mapleton’s surrounding beauties, instead of listing the 2 mountains and canyons. **Commissioner Lewis** felt the current statement covered it, and no changes should be needed. On the bottom of page 4 the Commission did not like the “community” insert, but did like the livable neighborhoods. The Commission did not like the suggested change on page 5 adding in the “high density” wording. They felt that should not be part of the Vision Statement for Mapleton City, feeling the citizens do not want high density in the city. The Commission felt the wording should direct the density to the General Plan map, stating that it should be in conjunction with the General Plan Map.

Item 4. Mapleton City Staff requests a Discussion Item regarding the current zoning of property between Maple Street to 800 North and 300 West to 1100 West.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. The Commission did not feel there was a need to change the zoning at this time. Matt then went over the 6 suggested discussion items listed in the Staff Report. **Commissioner Hawkins** had no interest in changing the current zoning, although he had concern with higher density developments coming into these areas. **Chairman Tandy** felt the density should not change at this point. **Commission Lewis** felt we should leave it alone and let the Transferable Development Rights (TDR)’s help with assisting the zoning in the future. Chairman Tandy felt it would be important for the City to do a sewer and water study, so that we know where we stand on possible connections available for future developments. **Commissioner Mink** feels there should be some type of wording added into the City Code that would state that there has to be a certain timeframe where the zoning could not be changed within “x” number of years of a person acquiring a piece of property. Matt stated that he does not feel that this would work well. The City is required to allow applicants to move forward with their request(s) within a certain timeframe, if the applicant requests to do so.

Item 5. Mapleton City Staff requests a discussion item regarding Mapleton City Code Section 18.84.415, Second Kitchens Permitted as it relates to defining what constitutes a second kitchen.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. **Commissioner Mink** feels that homeowners should have the right to have a Second Kitchen in a detached building. The Commission felt the code should be enforced if there are violations, and that homeowners should be able to have what they want in their home and/or detached building as long as it is in the restraints of the City Code. **Chairman Tandy** felt there should be more concern towards parking and the apartment regulations, then not allowing stoves within detached structures. The Commission feels bedrooms, bathrooms, and full kitchens should be allowed in detached structures on lots 1-acre in size or larger. Commissioner Mink did not feel the 30 day proposal in suggestion #5 in the Staff Report was sufficient. He felt that family members should be able to stay in the home for any given amount of time. Matt read the definition for “Family” from the City Code to those in attendance.

Item 6. (Continued 5-13-10) Appointment of Planning Commission Vice-Chair for the remainder of 2010.

Motion: Commissioner Mink moved to approve Jeff Hawkins as the Planning Commission Vice-Chair for the remainder of 2010.

Second: Commissioner Lewis

Vote: Unanimous

Item 7. Adjourn.

Motion: Commissioner Hawkins moved to adjourn the meeting at 8:35pm.

Second: Commissioner Mink

Vote: Unanimous

April Houser, Executive Secretary

Dated:

Skip Tandy, Planning Commission Chairman

Dated:

Matthew Brady, Planner I

Dated: