

MAPLETON CITY
PLANNING COMMISSION MINUTES
August 8, 2013

PRESIDING AND CONDUCTING: Acting Chairman Mike Tippetts

Commissioners in Attendance: Leslie Jones
Thomas Quist
Golden Murray
Keith Stirling

Staff in Attendance: Sean Conroy, Community Development Director
Brian Tucker, Planner I

Minutes Taken by: April Houser, Executive Secretary

Acting Chairman Tippetts called the meeting to order at 6:30pm. Thomas Quist led the Pledge and Golden Murray gave the invocation.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – June 27, 2013.

Motion: Commissioner Jones moved to approve the June 27, 2013 Planning Commission Minutes.
Second: Commissioner Murray
Vote: Unanimous

Item 2. Consideration of an amendment to Harvest Park Plat “B” Subdivision amending the lot configurations of lots M38 through M47 (the townhomes) located between 2037 West and 2084 West on Crescent Row. No new lots are being created.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. As part of Plat B there were several townhomes built, some of which did not line up with the property lines. This is to clear up that boundary line issue and will be a significant benefit to both the property owner and city.

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

Motion: Commissioner Stirling moved to approve an amendment to Harvest Park Plat “B” Subdivision amending the lot configurations of lots M38 through M47 (the townhomes) located between 2037 West and 2084 West on Crescent Row. No new lots are being created with the conditions listed below:

1. The final Mylar plat shall be recorded within three (3) years of this approval.
2. No new building permits shall be issued for the lots involved in this plat until the plat has been recorded.

Second: Commissioner Murray
Vote: Unanimous

Item 3. Consideration of Preliminary and Final Plat approval for the Janis Subdivision consisting of two (2) lots located in the Residential-Minor Agricultural (RA-2) Zone.

Brian Tucker, Planner I, went over the Staff Report for those in attendance. This parcel is approximately .713 acres in the RA-2 Zone. Both lots being proposed will meet the zoning requirements. There is a small dedication of right-of-way (ROW) on 2000 North. There will not be any park strip being installed. Brian does not suspect there will be any issues with getting the Development Review Committee (DRC) addressed and fixed.

Max Jensen, applicant, asked what an alternative to curb, gutter and sidewalk would be. Brian went over some possible suggestions like rolled asphalt or not installing sidewalk in more rural areas. The City does not currently have any cross sections that would allow for these. Given this area it is possible that the applicant's could discuss delaying these improvements with the City Engineer. The applicant would be okay with continuing this item until further discussions can take place regarding this item. **Commissioner Jones** feels a continuance would be best.

Acting Chairman Tippets opened the Public Hearing. Hal Black stated that there is approximately 400' of drainage that would end at his property when these lots are developed. He would like a drain put in if possible. He stated that there is curb and gutter across the street. Mr. Black stated that it would look funny on that side of the street to have 400' of curb and gutter. **Albert Harmer** would like a sump drain installed in this area to prevent flooding of homes like they have experienced in the past. To make the neighborhood look right and be done right he would like curb and gutter installed around the property. The ditch on the property is private and Mr. Harmer wondered what the city code was on this. Sean stated that the city does not have a stipulation, but typically ditches are required to be piped. Mapleton Irrigation would dictate what needs to be done in regards to developing around current ditches. **Max Jensen** stated that he is okay with the drainage sump being installed as he would not want his property flooding either. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Jones moved to continue the Preliminary and Final Plat for the Janis Subdivision consisting of two (2) lots located in the Residential-Minor Agricultural (RA-2) Zone, until September 2013 allowing staff and the applicant to further discuss the installation of improvements.

Second: Commissioner Stirling
Vote: Unanimous

Item 4. Consideration of recommendations to the City Council on amendments to Mapleton City Code Chapter 16.03 regarding the composition and terms of members of the Planning Commission.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. In the past the Commission has had up to 7 regular members and 2 alternates, with 4 members being required in order to have a quorum. The proposal would be for 5 regular members, requiring 3 in order to have a quorum. This is not an issue with the current commission, but in doing this in the past it is a struggle to find people to serve long term. Reducing the number down will allow staff to find qualified individuals to serve, and would possibly allow for more funding to help with training. The number for 2 alternates would remain the same with the proposal. **Commissioner Tippets** wondered if there needed to

be a term set on the number of terms a Commissioner can serve. Sean stated that it is difficult to find 7 regular commissioners and feels it would be better suited to have 5. **Commissioner Jones** does not feel strong either way in regards to setting a limit of time allowed to serve. The City Council does vote in Planning Commission Members. **Acting Chairman Tippetts** asked if there would be a problem putting a stipulation that a quorum needs to be 4 individuals instead of the proposed 3. Staff is fine with whatever the Planning Commission and City Council decides.

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

Motion: Commissioner Jones moved to recommend approval to the City Council of an Ordinance amending the Mapleton City Code Chapter 16.03 regarding the composition and terms of members of the Planning Commission maintaining the 3 year term but removing the term limit.

Second: Commissioner Stirling

Vote: 4:1:0 with Commissioners Murray, Quist, Stirling and Jones voting aye and Commissioner Tippetts voting nay feeling the numbers should stay as they currently are.

Item 5. Consideration of an ordinance amending Mapleton City Code Chapter 18.22 related to uses of land or buildings that are temporary in nature and are therefore not listed as regular permitted or conditional uses in any zone of the city.

Brian Tucker, Planner I, went over the Staff Report for those in attendance. He went through each of the proposed changes. One thing the Commission may want to consider is where there is more than one temporary use taking place on the same property. **Commissioner Jones** asked if there was an adverse problem being caused by these types of uses, and if not she can not see why this needs to be an issue. **Acting Chairman Tippetts** would like to prohibit the sale of fireworks within the City year round. **Commissioner Murray** asked why shaved ice was specifically mentioned. He also felt there needed to be some clarification made in regards to Christmas Tree Lots. The Commission felt there should be some wording regarding the Temporary Uses to be allowed with only businesses that do not require a Food Handlers Permit. Some wording should also be added in regards to the requirement of the use to pass an inspection by the Building Official.

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

Motion: Commissioner Murray moved to recommend approval to the City Council of an ordinance amending Mapleton City Code Chapter 18.22 related to uses of land or buildings that are temporary in nature and are therefore not listed as regular permitted or conditional uses in any zone of the city with the noted items of discussion.

Second: Commissioner Quist

Vote: Unanimous

Item 6. Adjourn.

Motion: Commissioner Jones moved to adjourn the meeting at 7:30pm.

Second: Commissioner Quist

Vote: Unanimous

April Houser, Executive Secretary

Date: