

**MAPLETON CITY
PLANNING COMMISSION MINUTES
August 25, 2011**

PRESIDING AND CONDUCTING: Jeff Hawkins

Commissioners in Attendance: Jared Bringhurst
Brandon Finlayson
Leslie Jones
Rich Lewis – Arrived at 6:55pm
Oscar Mink
Ryan Swanson

Staff in Attendance: Matthew Brady, Planner I

Minutes Taken by: April Houser, Executive Secretary

Chairman Hawkins called the meeting to order at 6:30pm. Jared Bringhurst led the Pledge and Ryan Swanson gave the invocation.

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

Alternate Commissioners Brandon Finlayson and Leslie Jones were seated as voting members this evening.

Item 1. Planning Commission Meeting Minutes – July 14, 2011.

Motion: Commissioner Mink moved to approve the July 14, 2011 Planning Commission Minutes.
Second: Commissioner Bringhurst
Vote: Unanimous

Item 2. Mapleton City requests to amend Mapleton City Code Section 18.77.040: WHERE ALLOWED; TYPES AND USES in order to allow Home Occupations in the PRD-1 Zone.

Staff asked for the item to be continued at this time.

Motion: Commissioner Bringhurst moved to continue this item until the September 8, 2011 Planning Commission Meeting.
Second: Commissioner Finlayson
Vote: Unanimous

Item 3. Pam Jamison requests approval of a Home Occupation Permit for *Speech Basics*, a speech therapy consultative service, located at 1146 West 50 North in the PRC-5 Zone.

Staff asked for the item to be continued at this time.

Motion: Commissioner Mink moved to continue this item until the September 8, 2011 Planning Commission Meeting.
Second: Commissioner Swanson
Vote: Unanimous

Item 4. Janice G. Buck requests approval of a Home Occupation Permit for *Grandma Buck's Art + Photo*, located at 2112 West 325 South, in the RA-1-C Zone.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. This Home Occupation requires Planning Commission approval since there will be clients visiting the home. The applicant has applied for a building permit to finish a portion of the basement that will be used for this Home Occupation. **Chairman Hawkins** asked if the construction was complete. Matt stated that most of the basement has been finished and the inspector will ensure all building code requirements are met. The Ordinance reads that the Home Occupation needs to take place within an enclosed area, which would currently restrict the applicant from holding painting classes in the yard. Discussion took place among the Commission that felt if Mrs. Buck was to hold a class in her yard on occasion that it shouldn't be prohibited, as long as there were no concerns from neighbors. They felt this type of Home Occupation would not cause concern if individuals were outside painting as part of their instruction.

Janice G. Buck, applicant, has been in the art life for many years. Since she has retired and moved to Mapleton, she feels this is a way she can give back to the Community. She does teach a class twice a year for Nebo School District, and would like to teach more classes, preferably to children, at her home. Her main activity is after school for approximately 1 ½ hours per student. She would only have approximately 4-5 students. She would enjoy being able to have the class on her deck on occasion. Chemicals are kept out of the way, and safety is important. Janice has not done any advertising, but has had parents inquire about individual classes for their children. The students would be dropped off and picked up, so there should not be cars parked onsite very often.

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

Motion: Commissioner Bringhurst moved to approve Janice G. Bucks Home Occupation Permit for *Grandma Buck's Art + Photo*, located at 2112 West 325 South, with the conditions listed below:

1. Obtain a building permit and certificate of occupancy for the basement finish.
2. Pass an inspection by the Fire Inspector.
3. *"The home occupation shall be conducted entirely within a completely enclosed structure on the property"* as per Mapleton City Code 18.84.380(D)(2).
4. The applicant shall comply with all other requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.

Second: Commissioner Mink
Vote: Unanimous

Item 5. Cory Andersen, agent for Whisper Rock, requests Final Plat approval of Whisper Rock Subdivision, Plat B (11 units proposed), on property located generally at 190 North 1100 West. The subject property is currently located in the Planned Residential Development – 1 (PRD-1) Zone.

The above item received Planning Commission approval on October 7, 2010 and City Council approval on October 19, 2010. After further review of Mapleton City Code the approval granted in 2010 is still vested thus this item has been withdrawn.

Item 6. Leuri Zibetti, agent for Ross R. Davis, requests approval of a Conditional Use Permit for Utah Valley Nursery, located generally at 684 South Main Street in the A-2 Zone.

Staff and the applicant have asked for the item to be continued at this time.

Motion: Commissioner Bringhurst moved to continue this item until the September 8, 2011 Planning Commission Meeting.

Second: Commissioner Lewis

Vote: Unanimous

Item 7. Mapleton City requests to amend Mapleton City Code Section 18.30.040: LOT REQUIREMENTS, in order to modify permitted roofing materials in the CE-1 (Critical Environment) Zone.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. The current and proposed Ordinance was discussed. The CE-1 Zone has been in place since the mid 80's.

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

Motion: Commissioner Mink moved to recommend approval to the City Council of an Ordinance amending Section 18.30.040: LOT REQUIREMENTS, in order to modify permitted roofing materials in the CE-1 (Critical Environment) Zone.

Second: Commissioner Jones

Vote: Unanimous

Item 8. Adjourn.

Motion: Commissioner Lewis moved to adjourn the meeting at 7:05pm.

Second: Commissioner Finlayson

Vote: Unanimous

April Houser, Executive Secretary

Dated:

Jeff Hawkins, Planning Commission Chairman

Dated:

Matthew Brady, Planner I

Dated: