

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
August 26, 2010

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**PRESIDING AND CONDUCTING:** Skip Tandy

**Commissioners in Attendance:** Jeff Hawkins  
Rich Lewis  
Rick Maingot  
Mike Tippetts

**Staff in Attendance:** Eric Johnson, City Attorney  
Gary Calder, Engineering/Public Works Director  
Cory Branch, Planning Director  
Matthew Brady, Planner I

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

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**Item 1. Mapleton City Council and Planning Commission requests a work session regarding the proposed Harvest Park Commercial/Mixed Use project located generally at 1600 West (Hwy 89) and 800 South (Harvest Parkway).**

Minutes for Item 1 were taken by Camille Brown, City Recorder, as part of the City Council Meeting minutes for this evening. Item 1 was discussed from 6:00pm to 6:50pm, prior to the regular Planning Commission being called to order.

- ❖ *Mayor Wall moved to open a closed session as provided by Utah Code Annotated §52-4-205 at 6:50pm.*
  - ❖ *At 7:20pm Mayor Wall moved to end the closed session as provided by Utah Code Annotated §52-4-205.*
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Chairman Tandy called the regular Planning Commission Meeting to order at 7:25pm. Jeff Hawkins led the Pledge and Rick Maingot gave the invocation.

*Alternate Commissioner Richard Lewis was seated as a voting member this evening.*

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

Commissioner Rick Maingot was thanked for his many years of service on the Planning Commission, Transportation Committee and Trail Sub-Committee for Mapleton City.

**Item 2. Planning Commission Meeting Minutes – August 12, 2010.**

**Motion:** Commissioner Tippetts moved to approve the Planning Commission Minutes for August 12, 2010.

**Second:** Commissioner Lewis  
**Vote:** Unanimous

**Item 3.** *(Continued 7/20/10)* **Mapleton City requests to amend Title 18, Development Code, Part III, Zoning, Chapter 18.86: Signs, as it relates to political signs.**

**Eric Johnson**, City Attorney, went over the Staff Report for those in attendance. The two main areas that are being proposed for amendment are listed below, which refer to temporary signage:

1. Timeframe for a Temporary Sign to be processed, and the timeframe for an applicant to appeal a decision.
2. Striking of references that relate to the particular types of signs.

There were some proposed modifications to the DRAFT, which are listed below:

1. 18.86.020 Strikes the decision given to Staff as the Appeals Board, changing the Appeals Board from the City Council to the Planning Commission.
2. Clarification be given to the areas that refer to site plans being required for permanent signs do not apply to temporary signs.
3. No charge for an application for Temporary Signs.
4. Staff will process a Temporary Sign Permit Application within 5 days of receiving the full application.
5. Appeals will be heard within 35 days after a decision to a Temporary Sign application has been made.
6. The maximum size of a Temporary Sign be no more than 32 square feet per 200 feet of linear frontage on a single lot.
7. Temporary Signs will be allowed for 120 days per application. If the sign exceeds 120 days another application would need to be filed.

**Motion:** Commissioner Tippetts moved to recommend approval to the City Council of an Ordinance amending Title 18, Development Code, Part III, Zoning, Chapter 18.86: Signs, as it relates to political signs as presented by the City Attorney, Eric Johnson, with the proposed changes listed below:

1. 18.86.020 Strikes the decision given to Staff as the Appeals Board, changing the Appeals Board from the City Council to the Planning Commission.
2. Clarification be given to the areas that refer to site plans being required for permanent signs do not apply to temporary signs.
3. No charge for an application for Temporary Signs.
4. Staff will process a Temporary Sign Permit Application within 5 days of receiving the full application.
5. Appeals will be heard within 35 days after a decision to a Temporary Sign application has been made.
6. The maximum size of a Temporary Sign be no more than 32 square feet per 200 feet of linear frontage on a single lot.
7. Temporary Signs will be allowed for 120 days per application. If the sign exceeds 120 days another application would need to be filed.

**Second:** Commissioner Lewis  
**Vote:** 4:1:0 with Commissioners Lewis, Tippetts, Maingot and Tandy voting aye and Commissioner Hawkins voting naye due to his uncomfortableness with the application process requirement.

**Item 4. Angie Lewis requests approval of a Home Occupation Permit for *Elsha Rae's Dress Boutique*, located generally at 251 East 1400 North, in the RA-2 Zone.**

**Matthew (Matt) Brady**, Planner I, went over the Staff Report for those in attendance. **Angie Lewis**, applicant, stood to answer questions for the Commissioners. They are hoping to keep the Home Occupation under dress rentals only, although there will be the possibility of purchasing the dresses if desired.

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

**Motion:** Commissioner Maingot moved to approve Angie Lewis' Home Occupation Permit for Elsha Rae's Dress Boutique, located generally at 251 East 1400 North, with the condition that the applicant complies with all requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.

**Second:** Commissioner Tippets

**Vote:** Unanimous

**Item 5. V. Blaine Turner, agent for Harvest Park, requests Preliminary and Final Plat approval of Harvest Park Subdivision, Plat "F", a 2-lot amended subdivision plat, located generally at 1898 West 800 South (Harvest Parkway), in the SDP-1 (Specific Development Plan-1) Zone.**

**Matthew (Matt) Brady**, Planner I, went over the Staff Report for those in attendance. This amendment would allow Y3 to gain more frontage onto Silver Leaf Drive. Another reason was to help maintain a nice façade off of the round-a-bout located near the entrance of the development. They also feel this will help the owners to gain additional area needed to help with garage access. Staff feels this will improve both the traffic situation and façade of the development in this area.

**Jerry Robinson**, representing the applicant, stated that a garage door would be toward the street if they were not requesting this modification. They feel this will help to keep the feel they desire through the Harvest Park development. The garage areas on these homes are located in the rear of the homes, so as to de-emphasize them. The landscaping in this area is maintained by the Home Owners Association (HOA). There are approximately 40 current units in this development that share a common driveway similar to these lots. In the future, there will be many more as development takes place.

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

**Motion:** Commissioner Hawkins moved to approve the Preliminary and Final Plat for the Harvest Park Subdivision, Plat "F", a 2-lot amended subdivision plat, located generally at 1898 West 800 South (Harvest Parkway), in the SDP-1 (Specific Development Plan-1) Zone, with the conditions listed below:

1. The proposed guest parking area adjacent to the existing round-a-bout shall retain all storm water on site.
2. A sign shall be posted along the proposed guest parking noting one-way traffic only.
3. The clear vision area for the proposed driveways for Lots Y1 & Y2 shall not be obstructed.
4. Development be considered Plat "F" instead of the previous noticed Plat "G".

**Second:** Commissioner Tippets

**Vote:** Unanimous

**Item 6. Mapleton City requests approval of a Secondary Water System Master Plan.**

Staff recommends a continuance of this item.

**Motion:** Commissioner Tippetts moved to continue Mapleton City's request for approval of a Secondary Water System Master Plan until the September 9, 2010 Planning Commission Meeting.

**Second:** Commissioner Maingot

**Vote:** Unanimous

**Item 7. (Continued 8/12/10) Mapleton City requests to amend Mapleton City Code 18.84.415: SECOND KITCHENS PERMITTED in order to change the provisions relating to multiple kitchens in homes and detached buildings, and miscellaneous provisions relating to bedrooms, bathrooms, and kitchens in detached buildings.**

Staff recommends a continuance of this item.

**Motion:** Commissioner Tippetts moved to continue Mapleton City's request for approval of Ordinance amending Mapleton City Code 18.84.415: SECOND KITCHENS PERMITTED in order to change the provisions relating to multiple kitchens in homes and detached buildings, and miscellaneous provisions relating to bedrooms, bathrooms, and kitchens in detached buildings until the September 9, 2010 Planning Commission Meeting.

**Second:** Commissioner Maingot

**Vote:** Unanimous

**Item 8. Adjourn.**

**Motion:** Commissioner Tippetts moved to adjourn the meeting at 8:00pm.

**Second:** Commissioner Lewis

**Vote:** Unanimous

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April Houser, Executive Secretary

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Dated:

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Skip Tandy, Planning Commission Chairman

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Dated:

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Matthew Brady, Planner I

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Dated: