

MAPLETON CITY
PLANNING COMMISSION MINUTES
September 8, 2011

PRESIDING AND CONDUCTING: Jeff Hawkins

Commissioners in Attendance: Jared Bringham
Brandon Finlayson
Rich Lewis
Oscar Mink
Ryan Swanson

Staff in Attendance: Matthew Brady, Planner I

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Hawkins called the meeting to order at 6:30pm. Oscar Mink led the Pledge and Brandon Finlayson gave the invocation.

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

Alternate Commissioner Brandon Finlayson was seated as a voting member this evening.

Item 1. Planning Commission Meeting Minutes – August 25, 2011.

Motion: Commissioner Mink moved to approve the August 25, 2011 Planning Commission Minutes with the amendments discussed regarding Janice Buck’s Home Occupation Permit for “*Grandma Buck’s Art + Photo*”.

Second: Commissioner Lewis

Vote: Unanimous

Item 2. (Continued 8/25/11) 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.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. The way the PRD Zones are set up, each project is it’s on individual zone. The Whisper Rock Development is the first PRD zone. When the developer, Cory Andersen, proposed his zoning text he did not include Home Occupations as a Conditional or Permitted Use. This is a clean-up item, and Cory is supportive of doing this. This project is located at approximately 50 North 1100 West. The subdivision currently has 5 lots completed in its first phase, but there are future phases of the development that will take place. Matt went over the proposed ordinance changes for those in attendance. Chairman Hawkins stated that the proposed ordinance would require that those visiting the home would have to park in the driveway or garage, as no parking would be allowed on the street. The proposed ordinance in regards to Home Occupations is similar to that in the SDP-1 Zone. Chairman Hawkins felt Home Occupations should be a Permitted Use.

Chairman Hawkins 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 Section 18.77.040: WHERE ALLOWED; TYPES AND USES in order to allow Home Occupations in the PRD-1 Zone.

Second: Commissioner Mink

Vote: Unanimous

Item 3. *(Continued 8/25/11)* **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 PRD-1 Zone.**

Staff is requesting continuance of this item to the October 13, 2011 Planning Commission Meeting, to allow the PRD-1 Ordinance amendment (Item#2 of this agenda) to be reviewed by the City Council.

Motion: Commissioner Bringhurst moved to continue this item until the October 13, 2011 Planning Commission Meeting.

Second: Commissioner Mink

Vote: Unanimous

Item 4. *(Continued 8/25/11)* **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.**

The applicant is asking for a continuance of this item.

Motion: Commissioner Mink to continue this item.

Second: Commissioner Lewis

Vote: Unanimous

Item 5. **Adjourn.**

Motion: Commissioner Bringhurst moved to adjourn the meeting at 6:55pm.

Second: Commissioner Lewis

Vote: Unanimous

April Houser, Executive Secretary

Dated:

Jeff Hawkins, Planning Commission Chairman

Dated:

Matthew Brady, Planner I

Dated: