

MAPLETON CITY
PLANNING COMMISSION MINUTES
September 9, 2010

PRESIDING AND CONDUCTING: Skip Tandy

Commissioners in Attendance: Jared Bringham
Jeff Hawkins
Rich Lewis

Staff in Attendance: Carl Cook, RB&G Engineering
Cory Branch, Planning Director

Minutes taken by: April Houser, Executive Secretary

Chairman Tandy called the meeting to order at 6:35pm. Rich Lewis led the Pledge and Jeff Hawkins gave the invocation.

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

Item 1. Planning Commission Meeting Minutes – August 26, 2010.

Motion: Commissioner Hawkins moved to approve the Planning Commission Minutes for August 26, 2010.
Second: Commissioner Lewis
Vote: Unanimous

Item 2. Scott Petersen requests nonconforming status for an illegal lot, located generally at 1285 West Maple Street, as per Mapleton City Code 18.20.060(E). The property is located in the A-2 Zone.

Cory Branch, Planning Director, went over the Staff Report for those in attendance. The City issued a Zone Verification Letter to the applicant in August 2010, which was part of the Staff Report for this evening. The lot was split in 1978. An applicant is allowed to ask for a legal lot of record if the parcel was subdivided prior to 1992, and was not done by the current owner(s) of the property. There is existing curb, gutter and sidewalk along the front of this parcel. Staff recommends that this request be approved as a legal nonconforming lot of record. There were multiple neighbors that called in support of the applicant's request this evening, and look forward to the home being remodeled.

Scott Petersen, applicant, stated that he contacted the Crawford's who own the land behind his home, as well as LEI Engineering about surveying the property. In talking with them, the applicant does not feel there will be any dispute as to where the exact property lines are located. Mr. Petersen stated that he would hope if the property behind his parcel was ever developed that the current owners at that time would not have to bear any cost burdens associated with the development behind their home.

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

Motion: Commissioner Bringhurst moved to approve Scott Petersen's request for nonconforming status for an illegal lot, located generally at 1285 West Maple Street, as per Mapleton City Code 18.20.060(E), with the condition listed below:

1. That parcel #27:002:0017 be surveyed and that any boundary discrepancies between the deed description for parcel #27:002:0017 and the fence lines, and adjacent City right-of-way dedication be resolved.

Second: Commissioner Lewis

Vote: Unanimous

Item 3. (Continued 8/26/10) Mapleton City requests to approve a Secondary Water System Master Plan.

Carl Cook, with RB&G Engineering representing the Mapleton City Engineering Department, went over the Staff Report for those in attendance. There are pipes that were installed by Ensign Bickford down Main Street that are approximately 13" to 30" in size that will be a major part of distribution for the secondary water system in the future. These lines supply most of the secondary water throughout Mapleton. The secondary water will be supplied through the water shares that the City owns from Mapleton Irrigation. The City received a \$5 million dollar grant through the Central Utah Water Conservatory District (CUWCD) which will help pay for the cost of installation of the secondary water throughout the City. A phasing plan has been created to help with the construction and infrastructure needed for the secondary water system. The City currently owns approximately 225 shares of Mapleton Irrigation water, which is unable to be used until the secondary water system is installed. The City, in conjunction with the CUWCD Grant, is required to show conservation efforts. The City plans to look at only allowing secondary water usage to take place between 6pm-10am, although no definite measures are set in regards to the City's conservation efforts. Mapleton City will be able to decide what type of conservancy they want to initiate throughout the city. Another means of conservation will take place in regards to the piping of ditches in regards to the current open ditch system which allows water to be more easily wasted. Water meters will also be installed on the secondary water systems to monitor usage of this water. At the level of the canal that will be built there will be approximately 70 psi, so as we continue below the canal the pressure will increase. The city will install pressure reducing stations in the areas needed, so that they run at 70 psi as well. The City will also have to match the grant with a 35% match. This is going to be met in the first phase of construction by pipes installed during subdivision developments throughout the City in previous years. As soon as Phase I is complete the City will apply for additional grant money with the CUWCD. Phase I is scheduled to be completed for the most part by fall 2011.

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

Motion: Commissioner Bringhurst moved to continue Mapleton City's request for a Secondary Water System Master Plan until the September 23, 2010 Planning Commission Meeting in order to receive more information from the City Engineer and City Administrator in regards to costs associated with this request.

Second: Commissioner Lewis

Vote: Unanimous

Item 4. 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 dwelling units and miscellaneous provisions relating to bedrooms, bathrooms, and kitchens in an accessory building/structure.

Cory Branch, Planning Director, went over the Staff Report for those in attendance. This item was brought before the Commission a few months prior in order to receive suggestions that have been put into the draft Ordinance being proposed this evening. Any additional kitchens that are installed, in addition to one, will need to be registered with the Community Development Department. At that time the homeowners will be shown the ordinance in regards to Accessory Apartments, and the fees associated with it in case they ever intend to rent out a portion of their property. Parking becomes the biggest concern if there are illegal accessory apartments in areas where there are small lot sizes with multiple families living in the home. **Commissioner Lewis** felt that maybe a lot size restriction would need to be put in place. The Commission felt than any lot less than 1-acre in size could have a kitchen in an out building that can be used for entertainment purposes only, not living quarters. **Commissioner Hawkins** wanted the registration process to take place during the permit process. He did not want an additional process outside of the permit having to take place.

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

1st Motion: Commissioner Hawkins moved to continue an Ordinance amending Mapleton City Code 18.84.415: SECOND KITCHENS PERMITTED in order to change the provisions relating to multiple kitchens in dwelling units and miscellaneous provisions relating to bedrooms, bathrooms, and kitchens in an accessory building/structure.

Motion died for lack of a Second.

2nd Motion: Commissioner Hawkins moved to continue an Ordinance amending Mapleton City Code 18.84.415: SECOND KITCHENS PERMITTED in order to change the provisions relating to multiple kitchens in dwelling units and miscellaneous provisions relating to bedrooms, bathrooms, and kitchens in an accessory building/structure until the September 23, 2010 Planning Commission meeting so the Commission could see the updated proposed Ordinance with the recommendation listed below:

1. Lots smaller than 1-acre in size are allowed to have kitchens in an out building for entertainment purposes only, not living quarters.

Second: Commissioner Lewis
Vote: Unanimous

Item 5. Adjourn.

Motion: Commissioner Bringhurst moved to adjourn the meeting at 8:17pm.
Second: Commissioner Lewis
Vote: Unanimous

April Houser, Executive Secretary

Dated:

Skip Tandy, Planning Commission Chairman

Dated:

Cory Branch, Planning Director

Dated: