

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
October 7, 2010

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**PRESIDING AND CONDUCTING:** Skip Tandy

**Commissioners in Attendance:** Pam Elkington  
Jeff Hawkins  
Oscar Mink

**Staff in Attendance:** Gary Calder, City Engineer  
Cory Branch, Planning Director

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

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Chairman Tandy called the meeting to order at 6:55pm. Oscar Mink led the Pledge and Pam Elkington gave the invocation.

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

**Item 1. Planning Commission Meeting Minutes – September 9, 2010.**

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

**Item 2. Kelly and Karen Thueson requests to amend Title 18, Development Code; Part III; Zoning, Section 18.28.030, Permitted Uses, in order to allow Reception Centers as a permitted use in the Agricultural-Residential (A-2) Zone.**

Staff and the applicant are requesting a continuance of this item at this time.

**Motion:** Commissioner Mink moved to continue this item until the October 28, 2010 Planning Commission Meeting.  
**Second:** Commissioner Elkington  
**Vote:** Unanimous

**Item 3. Kelly and Karen Thueson requests Project Plan approval in order to operate a Reception Center on property located generally at 1251 South Nemelka Lane (1300 East). The subject property is located in the Agricultural-Residential (A-2) Zone.**

Staff and the applicant are requesting a continuance of this item at this time.

**Motion:** Commissioner Mink moved to continue this item until the October 28, 2010 Planning Commission Meeting.  
**Second:** Commissioner Elkington  
**Vote:** Unanimous

**Item 4. Cory Andersen, agent for Whisper Rock, requests Final Plat approval of Whisper Rock Subdivision, Plat “B” (11 units proposed), on property located generally at 1100 West Maple Street. The subject property is located in the Planned Residential Development – 1 (PRD-1) Zone.**

**Cory Branch**, Planning Director, went over the Staff Report for those in attendance. The applicant has already received Preliminary Plat approval for this development. Phase I has been built out and landscaped. This Phase II will be to the north of Phase I. A Phasing Plan was part of the packet for this evening. Staff recommends approval of this item. Cory Andersen, applicant, stated to Cory prior to the meeting that he did not have any concerns with the condition of approval to meet all of the Development Review Committee (DRC) requirements, other than the requirement to finish 1100 West to the end of the property. The applicant would like to finish 1100 West to the entrance of Phase II only, at this time. Mr. Andersen would like to put the remaining road of 1100 West, approximately 300’, at the time Phase III is built. Staff’s concern is that there are homes to the east and north of this development, so they feel due to traffic it would be helpful to have the full road installed at this time.

**Roger Dudley**, Engineer for the project representing Cory Andersen, stated that their desire not to finish the 300’ at this time is due to financial reasons. The cost would be approximately \$45,000-\$50,000. At this time the City has not had anyone showing interest in developing the property to the north of this development. **Chairman Tandy** stated that there could possibly be a condition that if the property to the north were to be developed before Phase III is completed, that the applicant would be required to put in the infrastructure at that time. Cory Branch stated that there could be a problem collecting the money since there would not be any bonding in place. **Gary Calder**, City Engineer, stated that there could be some possible compromise with the applicant in regards to 1100 West being installed to the end of the development. It was discussed that the asphalt, curb and gutter could be installed at this time, allowing for the sidewalk and 1” asphalt overlay to be installed at a later date.

Chairman Tandy 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 for the Final Plat of the Whisper Rock Subdivision, Plat “B” (11 units proposed), on property located generally at 1100 West Maple Street, with the conditions listed below:

1. The applicant resolve the concerns stated in the Development Review Committee (DRC) minutes of September 28, 2010 with the modification listed below”
  - a. The improvements to be installed along 1100 West at this time with Phase II are the full street dedication, asphalt, curb, gutter, and Pressurized Irrigation line, allowing the sidewalk and 1” asphalt overlay to be delayed until Phase III takes place.

**Second:** Commissioner Elkington

**Vote:** Unanimous

**Item 5. (Continued 9/9/10) 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 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. There were a couple items to be changed to the proposed ordinance, which were brought back before the Planning Commission to get their final approval. **Commissioner Hawkins** would like some clarification given to

the section that pertains to *multiple accessory structures*, as it pertains to each zone, at some time in the future.

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

**Motion:** Commissioner Hawkins moved to recommend approval to the City Council of 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.

**Second:** Commissioner Mink

**Vote:** Unanimous

**Item 6. (Continued 9/9/10) Mapleton City requests to approve a Secondary Water System Master Plan.**

**Gary Calder**, City Engineer, stated that he heard there were concerns with the costs associated with the Secondary Water System Master Plan. He stated that this plan gives us direction, so as development comes forward, we can have a plan to follow. It was compared to a Transportation Master Plan, as to its purpose. The proposal also gives directions to a Phasing Plan. This will allow the City to take the money they have to get the most work completed with the Grant the City has received. Gary stated that Phase I will include a reservoir that will help to hold secondary water. It is the City's goal to get a City wide PSI of 70.

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

**Motion:** Commissioner Elkington moved to recommend approval to the City Council for a Secondary Water System Master Plan.

**Second:** Commissioner Mink

**Vote:** Unanimous

**Item 7. Adjourn.**

**Motion:** Commissioner Mink moved to adjourn the meeting at 7:45pm.

**Second:** Commissioner Elkington

**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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Cory Branch, Planning Director

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Dated: