

MAPLETON CITY
PLANNING COMMISSION MINUTES
October 28, 2010

PRESIDING AND CONDUCTING: Skip Tandy

Commissioners in Attendance: Jared Bringham
Pam Elkington
Jeff Hawkins
Rich Lewis
Oscar Mink
Mike Tippetts

Staff in Attendance: Cory Branch, Planning Director

Minutes Dictated by: April Houser, Executive Secretary

Chairman Tandy called the meeting to order at 6:30pm. Oscar Mink led the Pledge and Mike Tippetts gave the invocation.

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

Alternate Commissioner Mike Tippetts was seated as a voting member this evening.

Item 1. Planning Commission Meeting Minutes – October 7, 2010.

Motion: Commissioner Mink moved to approve the Planning Commission Minutes for October 7, 2010.
Second: Commissioner Elkington
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 Elkington moved to continue this item until the November 18, 2010 Planning Commission Meeting.
Second: Commissioner Lewis
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 Elkington moved to continue this item until the November 18, 2010 Planning Commission Meeting.
Second: Commissioner Lewis
Vote: Unanimous

Item 4. James Jeffers requests Condominium Plat approval to an existing approximately 6,000 square foot warehouse/office space on property located generally at 650 South Alvey Drive. The subject property is located in the I&M-1 (Industrial & Manufacturing) Zone.

Cory Branch, Planning Director, went over the Staff Report for those in attendance. The applicant is proposing to convert an existing building into 2-units. The main floor is approximately 6,000 square feet, with a second level of approximately 3,000. This lot has been platted, and is recognized as part of the Alvey Business Park development. This request would allow the building to be owned by two separate owners, with the parking and landscaping having a shared ownership in order to maintain these areas. There are currently separate meters for the gas and electrical utilities for each side of the building. Each unit shall have a separate water meter. The applicant is proposing to share sewer laterals, however each unit shall be charged the equivalent of one ERU per unit. The current plans are for both of these businesses to stay here, but allow for separate ownership of each unit. **Commissioner Lewis** asked if the separate meter requirements would be required if other units like this were built. Cory stated that they would, unless it was a multi-family unit where there are a larger number of units in one building.

The applicant's engineer stated that he would answer any questions the Commission would have. **Commissioner Bringhurst** asked if the applicants were okay installing separate meters, which the engineer stated they would. The applicant will have to make sure all building code requirements are met for a condo conversion. The building, if converted, will be charged for 2 sewer ERU's, per Mapleton City Code.

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

Motion: Commissioner Mink moved to approve James Jeffers Condominium Plat for an existing approximately 6,000 square foot warehouse/office space on property located generally at 650 South Alvey Drive, with the condition that the applicant meets all requirements of the October 19, 2010 Development Review Committee (DRC) Minutes.
Second: Commissioner Lewis
Vote: Unanimous

Item 5. Mapleton City requests to amend Mapleton City Code Chapter 17.15; LANDSCAPE STANDARDS in order to allow for xeroscaping (low-water landscaping) in residential developments.

Staff is requesting a continuance of this item.

Motion: Commissioner Bringhurst moved to continue this item until the November 18, 2010 Planning Commission Meeting.
Second: Commissioner Elkington
Vote: Unanimous

Item 6. Adjourn.

Motion: Commissioner Hawkins moved to adjourn the meeting at 6:45pm.
Second: Commissioner Bringhurst
Vote: Unanimous

April Houser, Executive Secretary

Dated:

Skip Tandy, Planning Commission Chairman

Dated:

Cory Branch, Planning Director

Dated: