

MAPLETON CITY
PLANNING COMMISSION MINUTES
December 12, 2013

PRESIDING AND CONDUCTING: Chairman Jared Bringhurst

Commissioners in Attendance: Leslie Jones
Rich Lewis
Golden Murray

Staff in Attendance: Sean Conroy, Community Development Director
Brian Tucker, Planner I

Minutes Taken by: April Houser, Executive Secretary

Chairman Bringhurst called the meeting to order at 6:30pm. Golden Murray gave the invocation and Rich Lewis led the Pledge of Allegiance.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – November 14, 2013.

Motion: Commissioner Lewis moved to approve the November 14, 2013 Planning Commission Minutes.
Second: Commissioner Jones
Vote: Unanimous

Item 2. Consideration of an application for a Home Occupation license for “Brayn Train”, a personal training business at 1559 Apple Orchard Lane.

Brian Tucker, Planner I, went over the Staff Report for those in attendance. The business will not use more than 500 square feet of the home, nor will it have any additional employees aside of the applicant/property owner. No more than 2 clients are allowed to visit the Home Occupation at one time.

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

Motion: Commissioner Jones moved to approve the Home Occupation license for “Brayn Train”, a personal training business at 1559 Apple Orchard Lane, with the conditions listed below:

1. The applicant shall obtain a Business License prior to opening for business.
2. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton.
3. The Home Occupation shall be conducted within the confines of the structure.
4. No signs shall be placed on the property without a sign permit.
5. Mapleton City Police and Fire Department approvals are required.

6. Violations of the terms of the use permit or laws, rules or ordinances of the City, the State of Utah or the United States constitute grounds for revocation of the permit and associated business license by the Planning Commission.
7. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

Second: Commissioner Lewis

Vote: Unanimous

Item 3. Consideration of Preliminary and Final Plat approval of the Diamond Back Plat “A” subdivision consisting of 11 lots located generally at 541 West 600 South. This plat will replace a previously approved plat that consisted of three lots.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The property is approximately 7.9 acres in size. The applicant is proposing to install a half plus 5’ road. Staff does recommend approval of the Preliminary and Final Plats, although this is a request that will be sent with a recommendation to City Council. The 3 previously approved lots are staying for the most part the same. The property is just being fully developed at this time instead of the previously proposed smaller development.

Chairman Bringhurst opened the Public Hearing. **Troy Hulse** is a property owner adjacent to this development. He has some concerns with possible flooding, due to previous flooding they have experienced in this area. Mr. Hulse asked what the applicant was doing to help mitigate this issue. **Roger Dudley**, the applicant’s engineer, stated that the subdivision includes a detention area along the south side to handle the project’s storm drainage. Essentially they are taking all the water above and putting it into these basins. Mr. Dudley feels the best solution is for the property owner to the north to ensure he’s not over watering his fields, because that is the types of flooding that have happened in the past. Roger does not believe it is the applicant’s responsibility to take care of the water issues that arise from properties which are not their own. The detention area is the solution to take care of the water on the property if the developers are not allowed to dump the water into the ditch that is in that area. Sean stated that part of the Development Review Committee (DRC) recommendations are to meet any requirements listed in the Soils Engineering and Geotech Reports. These ditches are not Mapleton Irrigation or Mapleton City ditches. The difficulty is if it is the developer’s responsibility to help mitigate the water concerns with the property to the north of this. The construction drawings must be approved before the subdivision can be recorded. The Planning Commission can make a recommendation to the City Council addressing any of the topics that have been mentioned here. Mr. Dudley does feel the developer needs to do everything possible to mitigate the problems that may come forth when their property is developed, but the water generated by other properties is not something that they feel they need to find a solution for. No additional comments were given and the Public Hearing was closed.

Motion: Commissioner Lewis moved to recommend Preliminary and Final Plat approval to the City Council for the Diamond Back Plat “A” subdivision consisting of 11 lots located generally at 541 West 600 South, with the recommendations listed below:

1. All outstanding issued raised by the Development Review Committee (DRC) dated November 26, 2013 shall be addressed prior to plat recording.
2. A note of the public comment concerns that were made regarding flooding.

Second: Commissioner Jones

Vote: Unanimous

Item 4. Consideration of an ordinance amending Mapleton City Code (MCC) Chapter 18.030.080 regarding the requirement for a grading permit in the Critical Environmental (CE-1) Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Staff is trying to avoid any loop holes that could possibly arise in the future regarding grading in the CE-1 Zone, so that all grading requires a Grading Permit. That is all this amendment would address, and is a recommendation to the City Council.

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

Motion: Commissioner Murray moved to recommend approval to the City Council of an ordinance amending Mapleton City Code (MCC) Chapter 18.030.080 regarding the requirement for a grading permit in the Critical Environmental (CE-1) Zone as described in Attachment 1 of this evening's Staff Report.

Second: Commissioner Jones

Vote: Unanimous

Item 5. Adjourn.

Motion: Commissioner Jones moved to adjourn the meeting at 7:00pm.

Second: Commissioner Murray

Vote: Unanimous

April Houser, Executive Secretary

Date: