

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
September 25, 2014

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**PRESIDING AND CONDUCTING:** Vice-Chairman Golden Murray

**Commissioners in Attendance:** John Gappmayer  
Thomas Quist  
Justin Schellenberg  
Keith Stirling

**Staff in Attendance:** Brian Tucker, Planner

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

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Vice-Chairman Murray called the meeting to order at 6:30pm. Keith Stirling gave the invocation and John Gappmayer led the Pledge of Allegiance.

*Items are not necessarily heard in the order listed below.*

Alternate Commissioner Justin Schellenberg was seated as a voting member this evening.

**Item 1. Planning Commission Meeting Minutes – August 28, 2014.**

**Motion:** Commissioner Stirling moved to approve the August 28, 2014 Planning Commission Minutes.

**Second:** Commissioner Gappmayer

**Vote:** Unanimous

**Item 2. Consideration of an application to operate a costume sewing and online sales business as a Home Occupation at 1452 West Meadow Lane.**

**Brian Tucker**, Planner, went over the Staff Report for those in attendance. The applicant has been running this business for about 10 years, but only since April of this year in Mapleton. Their seamstresses work from their own homes, however as they get new employees they do train them at the applicant's home until they can ensure they are sewing to the level of which the owners desire them to. There can be no more than 6 cars, including those of family members, parked on the property at any given time. Staff would prefer they do not have any more than 1 seamstress training in their home at one time, and would recommend approval with the conditions listed in the Staff Report this evening. **Vice-Chairman Murray** asked how much space is being used in the home for the Home Occupation. Brian did not think that there would be any issues if they are only allowed to have one employee on site at a time. Before the Home Occupation is issued the applicants will have to sign an agreement stating they will follow the conditions of approval.

**Vice-Chairman Murray** opened the Public Hearing. No comments were given and the Public Hearing was closed.

**Motion:** Commissioner Gappmayer moved to approve an application to operate a costume sewing and online sales business as a Home Occupation at 1452 West Meadow 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. No more than one trainee or employee shall work from within the home at any time.
6. Mapleton City Police and Fire Department approvals are required.
7. Violations of the terms of this use permit or other ordinances of the City may constitute ground for revocation of this permit and associated business license by the Planning Commission.
8. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

**Second:** Commissioner Stirling

**Vote:** Unanimous

**Item 3. Consideration of a request for a Home Occupation to operate an iron art manufacturing business in the Residential-Agricultural (RA-1) Zone.**

**Brian Tucker**, Planner, went over the Staff Report for those in attendance. This property is located at 10 South 800 West. A Home Occupation is required to happen within an enclosed structure within 15' of the home. Staff is skeptical that this would meet that requirement, and would recommend denial of this Home Occupation request, or continuance until the applicant can show how they meet the requirements set forth in the ordinance.

**Vice-Chairman Murray** opened the Public Hearing. No comment was given and the Public Hearing was closed. **Commissioner Stirling** would like the applicant to specifically address the issues and concerns listed in the Staff Report and discussed this evening.

**Motion:** Commissioner Gappmayer moved to continue the request for a Home Occupation to operate an iron art manufacturing business in the Residential-Agricultural (RA-1) Zone allowing the applicant to address all of the concerns listed in the Staff Report and discussed this evening.

**Second:** Commissioner Stirling

**Vote:** Unanimous

**Item 4. Consideration of a request for a Home Occupation to operate a rifle training and sales business in the Agricultural-Residential (A-2) Zone.**

**Brian Tucker**, Planner, went over the Staff Report for those in attendance. This Home Occupation is located at 602 West 2925 South. The applicant will operate on an appointment only basis. Training and Sales need to be done by a Federal Firearm License (FFL) holder. Staff concludes that the applicant's request does not conflict with the spirit of the ordinance. Staff did receive one phone call from an individual who had a concern with the types of items being sold.

**Brian Trapnell**, applicant, thanked the Planning Commission for their time. The sales would actually take place through another company and Mr. Trapnell would be delivering by appointment, a very high

end rifle. If anyone is interested, this weapon has a lot of safety features that are amazing, making it a very safe rifle. Mr. Trapnell stated that it is not a retail business, and it will be taking place on a small scale. He has a shooting range on his property that is located underground, and has passed all required inspections. This rifle is for more of a long range shoot, so Brian is not planning on doing much shooting on site. The product ranges from \$10,000 to \$50,000 in price. His current license number is 987049077J02547 which expires September 1, 2017. There will be minimal traffic and never any more than one client on the property at a time.

**Vice-Chairman Murray** opened the Public Hearing. No additional comments were given and the Public Hearing was closed. **Commissioner Gappmayer** stated that he feels the applicant is respectful, and would trust him completely with this type of Home Occupation. This rifle is more of a long range competition rifle. It tags specific targets and will not shoot until the dots marry to an ensured shot in instantaneous ballistic solutions.

**Motion:** Commissioner Stirling moved to approve a request for a Home Occupation to operate a rifle training and sales business in the Agricultural-Residential (A-2) Zone, 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. The business shall remain 'by appointment only'. Drop in customers and the display of merchandise or signage that would lead to drop ins is prohibited.
6. The applicant must maintain a Federal Firearm License (FFL) and a copy must be maintained on file with Mapleton City.
7. Mapleton City Police and Fire Department approvals are required.
8. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
9. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

**Second:** Commissioner Gappmayer

**Vote:** Unanimous

**Item 5. A Discussion Item to discuss the construction of accessory buildings on residential lots prior to the construction of a single family residence.**

**Brian Tucker**, Planner, went over the Staff Report for those in attendance. The City's current ordinance would not allow for any type of accessory buildings to be constructed before the primary use, which would consist of a home unless the property is in an agricultural zone. This topic comes up approximately 3 times a year, but Brian did not feel that anyone is waiting on an answer from this discussion this evening. The Commission felt this was standard amongst other Cities and does not feel it is out of line as it currently is.

**Item 6. Adjourn.**

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April Houser, Executive Secretary

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Date: