

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
July 8, 2010

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**PRESIDING AND CONDUCTING:** Jeff Hawkins

**Commissioners in Attendance:** Pam Elkington  
Oscar Mink  
Ryan Swanson  
Mike Tippetts

**Staff in Attendance:** Matthew Brady, Planner I

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

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Vice-Chairman Hawkins called the meeting to order at 6:30pm. Pam Elkington led the Pledge and Ryan Swanson gave the invocation.

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

Alternate Commissioners Ryan Swanson and Mike Tippetts were seated as voting members this evening.

**Item 1. Planning Commission Meeting Minutes – June 10, 2010.**

**Motion:** Commissioner Mink moved to approve the Planning Commission Minutes for June 10, 2010.  
**Second:** Commissioner Elkington  
**Vote:** Unanimous

**Item 2. Michelle L. Jensen requests approval of a Home Occupation Permit for Michelle Lyn Salon, located at 77 South 1000 East in the RA-2 Zone.**

**Matthew (Matt) Brady**, Planner I, went over the Staff Report for those in attendance. This Home Occupation Permit is located in a home in the Murray Farms “E” Subdivision. The applicant has an approved Building Permit from the City for the salon portion of the home to be completed. Rick Hansen, Building Official, feels the home will meet the building code standards to allow for a Home Occupation Permit. The floor space for the Home Occupation is 130 square feet (2.89% of the home). The Planning Commission can attach any conditions that they feel necessary to the Home Occupation Permit.

**Michelle L. Jensen** stated that they moved from Spanish Fork, where she had a Salon in her home there. She would like for her clientele to be able to follow her here to Mapleton. She typically will work one evening and day shift per week. Michelle stated that they needed to get a fire extinguisher put in the salon and then call the Fire Inspector for a reinspection. The clients will enter through the direct entrance on the side of the home through the garage.

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

**Motion:** Commissioner Tippetts moved to approve Michelle L. Jensen’s Home Occupation Permit for Michelle Lyn Salon at 77 South 1000 East, with the conditions listed below:

1. Pass reinspection with the Mapleton City Fire Department Inspector.
2. Pick up and pay for a Building Permit for the partial basement finish where the Home Occupation will be located, and obtain and Certificate of Occupancy.
3. Meet all Code requirements listed in 18.84.380 HOME OCCUPATIONS of the Mapleton City Code.

**Second:** Commissioner Swanson

**Vote:** Unanimous

**Item 3. Mapleton City requests to amend Section 17.16.010: Improvements Required; Time of Construction; Performance Guarantees Required, regarding delay agreements for construction improvements on one (1) lot subdivisions.**

Staff requested continuance of this item.

**Motion:** Commissioner Tippetts moved to continue this item.

**Second:** Commissioner Mink

**Vote:** Unanimous

**Item 4. Mapleton Kriser requests Final Plat approval of Tim Kriser Subdivision, Plat “A” (1 lot proposed). The subject property is located generally at 577 North 2000 East in the A-2 (TDR-R) Zone.**

Staff requested continuance of this item.

**Motion:** Commissioner Tippetts moved to continue this item.

**Second:** Commissioner Mink

**Vote:** Unanimous

**Item 5. Mapleton City requests to discuss Mapleton City’s ordinances relating to landscaping and xeriscaping (low water landscaping).**

**Matthew (Matt) Brady**, Planner I, went over the Staff Report for those in attendance. The City occasionally gets some inquiries on if the City will allow for xeriscaping as part of the front yard landscaping in residential areas. Currently in Section 17.15.050A it states that no less than 75% of the front yard landscaping should be in sod and shrubs. The parkway areas should have sod, with no rocks or other types of ground cover. In Commercial and Industrial Projects xeriscaping is actually highly recommended. **Commissioner Mink** stated that in his personal parkway he has an area with a large utility box. There is no water in this area, which makes it impossible to plant grass. He put bark in this area, and stated that there is obviously an issue with the 2 feet or less sod requirement for parkstrips. He feels there needs to be some changes in the language for this part of the Ordinance. Developers are encouraged to install piping under the parkstrips when they develop, to help when the area is landscaped. The City requires trees to be installed every 30’ along parkstrip areas. Matt felt that the tree requirement should stay in tack, even if xeriscaping was allowed. Commissioner Mink feels water conservation should be encouraged. He feels this would also help the city to stay current with what is happening in the Country, regarding natural resources, etc. **Commissioner Tippetts** wondered if the code could be amended simply by adding some additional language to the current code. Commissioner Mink also felt that by changing the code to 50% instead of the current 75% listed. **Commissioner Elkington** stated that we live in a desert. The Commission had no problems with allowing for xeriscaping as long as it’s installed and maintained properly. **Commissioner Swanson** stated that he would rather have concrete

instead of a xeriscaped lot where weeds have been allowed to come through and not be removed. **Vice-Chairman Hawkins** wondered if the City could look at other City's codes in regards to this type of proposed landscaping. The Commissioners were encouraged to visit the Central Utah Water Conservation District located in Orem on Center Street, as they provide some good examples of possible plants, layouts, etc. for xeriscaping. The Commission would like to see a proposed amendment to the Ordinance, with samples from some surrounding areas in regards to xeriscaping. Commissioner Mink did not agree with Discussion Item #4 on the Staff Report. Commissioner Swanson feels that as long as the Ordinance is sound, people will try to meet the code and maintain their yards respectively.

**Item 6. Adjourn.**

**Motion:** Commissioner Tippetts moved to adjourn the meeting at 7:05pm.

**Second:** Commissioner Swanson

**Vote:** Unanimous

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April Houser, Executive Secretary

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Dated:

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Jeff Hawkins, Planning Commission Vice-Chairman

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Dated:

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Matthew Brady, Planner I

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Dated: