

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
March 31, 2011

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**PRESIDING AND CONDUCTING:** Jeff Hawkins

**Commissioners in Attendance:** Jared Bringham  
Brandon Finlayson  
Leslie Jones  
Ryan Swanson  
Skip Tandy

**Staff in Attendance:** Gary Calder, City Engineer  
Cory Branch, Planning Director  
Matthew Brady, Planner I

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

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Chairman Hawkins called the meeting to order at 6:30pm. Leslie Jones led the Pledge and Brandon Finlayson gave the invocation.

Alternate Commissioners Leslie Jones and Brandon Finlayson were seated as voting members this evening.

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

**Item 1. Planning Commission Meeting Minutes – March 10, 2011.**

**Motion:** Commissioner Tandy moved to approve the March 10, 2011 Planning Commission Minutes.

**Second:** Commissioner Bringham

**Vote:** Unanimous

**Item 2. Nora Bird requests approval of a Home Occupation Permit for *Marvelous Minds Preschool*, located at 1266 North 700 West in the RA-2 Zone.**

**Matthew (Matt) Brady, Planner I**, went over the Staff Report for those in attendance. **Commissioner Tandy** felt that the bathroom is not always considered in the square footage when determining occupancy for a Home Occupation Permit. If the bathroom were not counted in the overall number, which would add 66 square feet, the request would not exceed the maximum 500 square foot allowance.

**Randy Clegg**, son-in-law of the applicant, appreciates all that has been said. The Eric Bird Painting and the Preschool Home Occupations would not have a conflict. In the home office it is basically a desk and a laptop. It was stated that this business for the Preschool would be regulated by the State. Matt stated that there are no State requirements on Home Occupations that the City is aware of if the children are under Kindergarten age.

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

**Motion:** Commissioner Swanson moved to approve Nora Bird's Home Occupation Permit for *Marvelous Minds Preschool*, located at 1266 North 700 West, with the conditions listed below:

1. The areas used for all Home Occupations in the home shall not exceed 500 square feet, not including the bathroom as part of the square footage allotment.
2. The maximum number of vehicles to be parked outside the home shall be 6 at any one time.
3. The applicant shall pass an inspection by the Fire Inspector.
4. The occupancy limit under the International Fire Code shall be determined by the Fire Inspector.
5. That the applicant comply with all other requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.

**Second:** Commissioner Jones

**Vote:** Unanimous

**Item 3. Hayley Adamson requests approval of a Home Occupation Permit for Glamour Garage, a proposed beauty salon, located at 953 East 400 North in the R-1-B Zone.**

**Matthew (Matt) Brady, Planner I**, went over the Staff Report for those in attendance. The applicant is only proposing one client at a time, allowing them to park in the driveway.

**Hayley Adamson**, applicant, stated that it is a small business with only her as an employee.

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

**Motion:** Commissioner Jones moved to approve Hayley Adamson's Home Occupation Permit for the *Glamour Garage* located at 953 East 400 North, with the conditions listed below:

1. The applicant shall pass an inspection by the Fire Inspector.
2. That the applicant comply with all other requirements of Mapleton City Code 18.84.380: HOME OCCUPATIONS.

**Second:** Commissioner Tandy

**Vote:** Unanimous

**Item 4. Jack Evans, agent for the Ensign-Bickford Company, request to amend Title 18, Development Code, Part III; Zoning, in order to enact Chapter 18.78C, PD-3 (Harmony Ridge Planned Development – 3) Zone. The purpose of the PD-3 Zone is to allow for a development consisting of residential detached, residential mixed, residential attached, flex development, commercial retail, and commercial/light industrial.**

**Cory Branch**, Planning Director, went over the Staff Report for those in attendance. Discussion regarding this boundary line adjustment has been going on for over 2 years between Spanish Fork City, the Ensign-Bickford Company and Mapleton City. The PD Zone has already been utilized in the past for the Mapleton Village project, which is also at the southeast end of Mapleton. This possible development would fit into the PD Zone. **Commissioner Tandy** stated that a lot of the text is already in the Mapleton City Code, and was just added as part of the PD-3 Zone text for this evening. The City has tried to follow the same Permitted Uses, etc. as other developments similar to this. Staff and the applicants have spent a lot of time going over this proposed text, and they feel good with what they have before the Commission this evening. Cory stated that the Commission is only discussing the proposed PD-3 text at this time.

**Jack Evans**, applicant, stated that he is going to have Greg Magleby, with LEI Engineering, do the presentation for those in attendance. He appreciates the Commission and the work they do. **Greg Magleby** stated that they have worked with the City in all aspects of the development. He went over a presentation for those in attendance to give the Commission an idea of the possible concept of the development if it moves forward in the future. The biggest issue for this site is the sewer. They have designed a preliminary proposal of where to run the sewer line that they feel is a win win for everyone. The applicants feel they have met all the requirements with the City for the other utilities that will be installed as part of the project. Greg stated that the concept being shown includes 850 units, which is a total number of units that they do not plan to increase in the future. All of the ERU's that would be needed for the project have been reserved for this development through an Interlocal Agreement with Spanish Fork City. Greg stated that this proposed PD-3 text was combined from multiple ordinances that are all part of the Mapleton City Code. **Gary Calder**, City Engineer, stated that he feels that the issues have been addressed with the applicant. He does not feel there are any remaining concerns. The applicant and LEI Engineering have made the recommendations discussed with Staff, which were shown in the presentation given to those in attendance. Greg stated that there have been Geotechnical Studies done on the entire area, which have been included in the Development Agreement. There are approximately 52 homes that would allow an Accessory Apartment, since it being proposed that they are limited to lots over 12,000 square feet in size. It was discussed that the fencing standards for Mapleton City should be referenced in the PD-3 text, and was mentioned that in 18.78.070B.010: PERMITTED USES, there should be an amendment to reference it being allowed for PERMITTED ACCESSORY USES. These changes were proposed to be made to sections A and B. The proposed changes were discussed and commented on in the proposed PD-3 text that was shown on the overhead. There was concern from staff on the ENFORCEMENT section of the proposed PD-3 text, where it discussed the City possibly having to take over the development if the HOA failed. Further discussions also took place among the Commissioners to make changes to the below sections of the proposed PD-3 text:

1. 18.78C.050: DESIGN STANDARDS
2. 18.78C.060: ENFORCEMENT
3. 18.78C.070A.010: PERMITTED USES
4. Add Section 18.78C.070A.015 PERMITTED ACCESSORY USES
5. 18.78C.070A.020: CONDITIONAL USES (B)
6. 18.78C.070B.010: PERMITTED USES
7. Add Section 18.78C.070B.015: PERMITTED ACCESSORY USES

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

**Motion:** Commissioner Bringhurst moved to recommend approval to the City Council of an Ordinance amending Title 18, Development Code, Part III; Zoning, in order to enact Chapter 18.78C, PD-3 (Harmony Ridge Planned Development – 3) Zone. The purpose of the PD-3 Zone is to allow for a development consisting of residential detached, residential mixed, residential attached, flex development, commercial retail, and commercial/light industrial, with the conditions listed below:

1. Accept the following redlines:
  - **18.78C.010: PURPOSE AND OBJECTIVES:**
    - The Planned Development-3 Harmony Ridge District (PD-3 HR) describes a proposed commercial, retail, light industrial and master planned mixed use development set in the southern area of Mapleton City, east of Highway 89. This district consists of a maximum of eight hundred fifty (850) residential dwelling units, not counting accessory apartments as permitted by this chapter. The district allows a maximum of one hundred seventy (170) residential dwelling units or

twenty percent (20%) of the eight hundred fifty (850) units listed above within the mixed use zones of Commercial/Retail and Flex Space.

- **18.78C.050: DESIGN STANDARDS** to read:

- Design elements including, but not limited to, street width, curb radius, drainage facilities, sidewalks, curb and gutter, fencing, and block standards shall conform to the Harmony Ridge Plan and Mapleton City standards.

2. **18.78C.070A.010: PERMITTED USES** to read:

Cultural or civic uses.

Detached single-family residential dwelling units.

Educations institutions.

Home occupations, subject to the provisions of Section 18.84.380 of this title.

Public parks and recreation.

Utility facilities.

3. Add Section: **18.78C.070A.015: PERMITTED ACCESSORY USES**

Accessory buildings are subject to the provisions of Section 18.26.020 of this title.

Parks and playgrounds and other associated recreational amenities.

Swimming pools and related equipment.

4. **18.78C.070B.010: PERMITTED USES** to read:

Attached townhomes, condominiums, apartments or other similar uses.

Cultural or civic uses.

Educational institutions.

Home occupations, subject to the provisions of Section 18.84.380 of this title.

Public parks and recreation.

Utility facilities.

5. Add Section: **18.78C.070B.015: PERMITTED ACCESSORY USES**

Accessory buildings are subject to the provisions of Section 18.26.020.

Parks and playgrounds and other associated recreational amenities.

Swimming pools and related equipment.

6. **18.78C.050: DESIGN STANDARDS** to read:
  - Design elements including, but not limited to, street width, curb radius, drainage facilities, sidewalks, curb and gutter, fencing, and block standards shall conform to the Harmony Ridge Plan and Mapleton City standards.
7. Due to new sections being added for permitted accessory uses the numbering system can be changed if needed.
8. **18.78C.060: ENFORCEMENT** to read:
  - If the City deems that open space and parks owned by Homeowner Associations are not be kept to Mapleton City standards, the City shall have the right to cause such improvements and maintenance to be done and any such expenses by the City shall be assessed to any of the Homeowner Associations of the PD-3 HR. In the event of the dissolution or inactivity of any Homeowner Associations in the PD-3 HR, Mapleton City shall have the right to assume title of the open space and parks, and the city shall then charge the individual property owners within the applicable areas for the improvements, maintenance, and administrative fees required for the above mentioned open space and parks.
9. **18.78C.070A.020: CONDITIONAL USES (B)** to read:
  - A single-family dwelling with an Owner Occupied Accessory Apartment shall provide at least one (1) additional parking stall. The designated parking stall for the accessory apartment shall not be located within the front yard setback or side yard setback that is adjacent to a street. The designated parking stall may not be located within a garage, unless at least two (2) other parking stalls within a garage are available for the primary dwelling unit.

**Second:** Commissioner Finlayson  
**Vote:** Unanimous

**Item 5. Bud Harper requests to amend Title 18, Development Code, Part III; Zoning, Section 18.84.370(B), Residential Facility for Handicapped Persons, in order to provide conditions for residential facilities for persons with a disability.**

The applicant is requesting a continuance of this item until the April 21, 2011 Planning Commission Meeting.

**Motion:** Commissioner Bringhurst moved to continue this item until the April 21, 2011 Planning Commission Meeting.  
**Second:** Commissioner Swanson  
**Vote:** Unanimous

**Item 6. Bud Harper requests to amend Title 18, Development Code, Part III; Zoning, Chapter 18.08 Definitions, in order to define residential facilities for person with a disability.**

The applicant is requesting a continuance of this item until the April 21, 2011 Planning Commission Meeting.

**Motion:** Commissioner Bringhurst moved to continue this item until the April 21, 2011 Planning Commission Meeting.  
**Second:** Commissioner Swanson  
**Vote:** Unanimous

**Item 7. Bud Harper requests to amend Title 18, Development Code, Part III; Zoning, in order to allow for Residential Facilities for persons with a disability as a Permitted Use in any zone where residential dwelling uses are permitted.**

The applicant is requesting a continuance of this item until the April 21, 2011 Planning Commission Meeting.

**Motion:** Commissioner Bringhurst moved to continue this item until the April 21, 2011 Planning Commission Meeting.  
**Second:** Commissioner Swanson  
**Vote:** Unanimous

**Item 8. Adjourn.**

**Motion:** Commissioner Bringhurst moved to adjourn the meeting at 9:00pm.  
**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 Chairman

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Dated:

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Cory Branch, Planning Director

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Dated: