

MAPLETON CITY
PLANNING COMMISSION MINUTES
January 12, 2012

PRESIDING AND CONDUCTING: Jared Bringhurst

Commissioners in Attendance: Rich Lewis
Golden Murray
Thomas Quist
Keith Stirling
Ryan Swanson
Mike Tippets

Staff in Attendance: Cory Branch, Planning Director

Minutes Taken by: April Houser, Executive Secretary

Commissioner Jared Bringhurst called the meeting to order at 6:30pm. Ryan Swanson led the Pledge and Rich Lewis gave the invocation.

Alternate Commissioners Thomas Quist and Golden Murray were seated as voting members this evening.

Item 1. Planning Commission Meeting Minutes – December 8, 2011.

Motion: Commissioner Swanson moved to approve the December 8, 2011 Planning Commission Minutes.
Second: Commissioner Tippets
Vote: Unanimous

Item 2. Jesse Duncan requests approval of a Home Occupation Permit for *Duncan Brothers, Inc.*, a snowmobile motor repair business, located at 430 East 1200 North in the RA-2 Zone.

Cory Branch, Planning Director, went over the Staff Report for those in attendance. This property is located to the northeast of the Mapleton Jr. High School. Mr. Duncan is proposing to utilize a corner of the north side of the garage for the Home Occupation. His wife previously had a Home Occupation in the home, but has now stopped doing it; therefore, this would be the only business in the home. Staff recommends approval of this item with the 8 conditions listed in the Staff Report. **Commissioner Lewis** felt that these restrictions should not be pertinent to things that belong to the homeowner personally.

Jesse Duncan, applicant, stated that the tools he uses are ran by batteries, therefore the noise level is not very loud. He will not have any full snowmobiles on site so no engines will actually be started as part of the Home Occupation. Most cleaning will be done with the use of dish soap. Mr. Duncan stated that he would like to be able to store more than 3 motors onsite at one time, but is willing to abide by whatever the City allows him. Most of the business would be done in the morning or evening hours. Discussion took place that the man door on the side of the home could be used as access for the Home Occupation. Most of the items for the Home Occupation will be delivered to Jesse Duncan's place of employment, and not directly to the home.

Commissioner Bringham opened the Public Hearing. No comments were given and the Public Hearing was closed. **Commissioner Swanson** stated that he does not feel that 3 engines are enough, and that additional motors should be allowed onsite. Jesse would like a maximum of 8 motors onsite if allowed. He has shelving in the garage that he can use to store these on.

Motion: Commissioner Tippetts moved to approve Jesse Duncan's Home Occupation Permit for *Duncan Brothers, Inc.*, a snowmobile motor repair business, located at 430 East 1200 North in the RA-2 Zone, with the conditions listed below:

1. Only the snowmobile motors shall be brought to the site for repair. No other snowmobile parts (frames, bodies, etc.) shall be brought to the site; this does not pertain to snowmobiles owned solely by the property owner for personal use.
2. Snowmobile motors must be stored within the area shown on the site plan submitted by the applicant – see Attachment #1.
3. *“The activities of the home occupation shall not involve the use of hazardous materials or chemicals in amounts that will increase the hazard of fire, explosion or safety to the structure or occupants of the dwelling or adjacent dwellings.”* Any *“hazardous materials or chemicals”* used in the home occupation must conform to International Fire Code requirements in type and amount being stored, and must be approved by the Fire Inspector.
4. No grease, oil, solvents, or other waste products from the engine or cleaning processes shall be discharged into the City's sewer system, storm drain system, solid waste garbage system, or percolated into the ground. Any such waste products shall be disposed of offsite at disposal county, state or federal approved disposal facilities.
5. *“The operation of the home occupation shall not produce any noise, smoke, glare, light, fumes, dust, electronic interference or similar condition which is readily discernible outside the dwelling.”*
6. The applicant must pass an inspection by the Fire Inspector.
7. The Applicant must abide by all requirements set forth in the Mapleton City Code 18.84.380: HOME OCCUPATIONS.

Second: Commissioner Lewis
Vote: Unanimous

Item 3. Mapleton City Staff will provide a brief overview of the current demographics, zoning, general plan, and upcoming projects that the Planning Commission will be involved with during the 2012 timeframe.

Cory Branch, Planning Director, gave a brief presentation of how the Planning Commission works for those in attendance.

Item 4. Appointment of Planning Commission Chairman and Vice-Chairman for 2012.

1st Motion: Commissioner Swanson moved to approve Jared Bringham as the Planning Commission Chairman for 2012.

Second: Commissioner Lewis
Vote: Unanimous

2nd Motion: Commissioner Bringham moved to approve Ryan Swanson as the Planning Commission Vice-Chairman for 2012.

Second: Commissioner Tippetts

Vote: Unanimous

Item 5. 2012 Planning Commission Meeting Schedule.

The Commission planned to keep with the 2nd and 4th Thursday meeting night, as needed.

Item 6. Adjourn.

Motion: Commissioner Rich moved to adjourn the meeting at 7:20pm.

Second: Commissioner Tippetts

Vote: Unanimous

April Houser, Executive Secretary

Dated: