

MAPLETON CITY

PLANNING COMMISSION MINUTES

March 28, 2019

PRESIDING AND CONDUCTING: Chairman Therin Garrett

Commissioners in Attendance: Jake Lake
Jesse McLean
Golden Murray
Christy Nemelka

Staff in Attendance: Brian Tucker, Planner

Minutes Taken by: April Houser, Executive Secretary

Chairman Therin Garrett called the meeting to order at 6:00pm. An Invocation and Pledge of Allegiance was given.

Alternate Commissioner Jake Lake was seated as voting member this evening.

Item 1. Planning Commission Meeting Minutes – February 28, 2019.

Motion: Commissioner Murray moved to approve the February 28, 2019 Planning Commission Meeting Minutes.

Second: Commissioner Nemelka

Vote: Unanimous

Item 2. Consideration of an application for a Home Occupation Permit for a preschool business at 291 East 1200 North in the RA-2 Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The proposed times are 9am to 11:30am and possibly 1pm to 3:30pm. **Commissioner Nemelka** had a concern if the hours of drop-off and pickup were held during the same times as the Mapleton Junior High School. It gets very congested starting at 2:25pm, and the Commission felt it would be best if the preschool held their times offset from the Junior High.

Christine Gleave, the applicant, stated that she is not sure about having an afternoon session. She was okay with keeping any starting and ending times at least 30 minutes offset from those of the Junior High.

Motion: Commissioner Nemelka moved to approve the application for a Home Occupation Permit for a preschool business at 291 East 1200 North in the RA-2 Zone, with the

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findings and conditions listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. Drop offs and pick-ups shall be controlled by the license holder such that the preschool complies with the requirement that no more than 6 cars, including those owned by the property owner, may be parked at the home at any one time. The maximum number of children is limited by the maximum parking requirement.
3. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton City.
4. With the exception of activities that are clearly incidental and secondary to the preschool use, the Home Occupation shall be conducted within the confines of the structure.
5. No signs shall be placed on the property without a sign permit.
6. No classes can be held within 30 minutes of the beginning and ending time/bell of the Mapleton Junior High School.
7. 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.
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 Lake

Vote: Unanimous

Item 3. Consideration of an application for a Home Occupation Permit for a gun refinishing, restoration and repair business at 2302 South Lookout Ridge Drive in the A-2 Zone.

This item was approved as part of a consent agenda.

Motion: Commissioner Murray moved to approve the application for a Home Occupation Permit for a gun refinishing, restoration and repair business at 2302 South Lookout Ridge Drive in the A-2 Zone, with the below findings and conditions:

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 Nemelka

Vote: Unanimous

Item 4. Consideration of a request to construction a basketball court fence approximately 10' in height on a property located at 1174 West 900 South.

This item was approved as part of a consent agenda.

Motion: Commissioner Murray moved to approve the request to construction a basketball court fence approximately 10' in height on a property located at 1174 West 900 South with the below special condition:

1. The existing shed located within the front setback shall be relocated to comply with the 30' setback from the west property line and the 3' setback from the north property line.

Second: Commissioner Nemelka

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date