

MAPLETON CITY

PLANNING COMMISSION MINUTES

August 8, 2019

PRESIDING AND CONDUCTING: Chairman Therin Garrett

Commissioners in Attendance: Sharee Killpack
Jesse McLean – Arrived Late
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.

Item 1. Planning Commission Meeting Minutes – July 11, 2019.

Motion: Commissioner Murray moved to approve the July 11, 2019 Planning Commission Meeting Minutes.

Second: Commissioner Killpack

Vote: Unanimous

Item 2. Consideration of a request for a Home Occupation Permit for Troy Marie Young to operate a licensed clinical social worker business at 148 North Sierra Bonita Court in the RA-2 Residential Zone.

Motion: Commissioner Murray moved to approve the Home Occupation Permit for Troy Marie Young to operate a licensed clinical social worker business at 148 North Sierra Bonita Court in the RA-2 Residential Zone, with the conditions listed below:

1. The applicant shall obtain a Business license prior to opening for business.
2. The business shall operate on an appointment only basis to minimize the amount of traffic and on-street parking associated with the business.
3. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton City.
4. The applicant shall maintain a copy of their current state license with the City.
5. With the exception of activities that are clearly incidental and secondary to the social work use, the Home Occupation shall be conducted within

the confines of the structure.

6. No signs shall be placed on the property without a sign permit.
7. Violations of the terms of the 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 Killpack

Vote: Unanimous

Item 3. Consideration of an amendment to the General Plan from Shopping Center Commercial and Rural Residential to Shopping Center Commercial and High Density Residential and an amendment to the zoning from General Commercial (GC-1), Neighborhood Commercial (NC-1) and Agricultural Residential (A-2) with a TDR Overlay to GC-1 and Residential (R-2-B) with a TDR overlay for 18 acres located at approximately 1600 South and 1600 West.

ITEM CONTINUED.

Item 4. Consideration of a revised Preliminary Plat, Conditional Use Permit and Project plan application for a mixed-use development consisting of two commercial buildings with residential units above the commercial located at 826 South 1600 West.

ITEM CONTINUED.

Item 5. Adjourn.

April Houser, Executive Secretary

Date