

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
February 27, 2014

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**PRESIDING AND CONDUCTING:** Chairman Rich Lewis

**Commissioners in Attendance:** Thomas Quist  
Golden Murray  
Alternate – Justin Schellenberg

**Staff in Attendance:** Sean Conroy, Community Development Director

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

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Chairman Lewis called the meeting to order at 6:30pm. Rich Lewis gave the invocation and Thomas Quist led the Pledge of Allegiance.

*Items are not necessarily heard in the order listed below.*

Alternate Commissioner Justin Schellenberg was seated as a voting member this evening.

**Item 1. Planning Commission Meeting Minutes – February 13, 2014**

**Motion:** Commissioner Murray moved to approve the February 13, 2014 Planning Commission Minutes.  
**Second:** Commissioner Quist  
**Vote:** Unanimous

**Item 2. Consideration of a request for a Home Occupation to operate a machine quilting business in the Residential-Agricultural (RA-1) Zone.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. The property is at 1365 West 800 North. It is a beautiful old estate home. This Home Occupation would offer custom quilting, as well as one-on-one assistance. They are contemplating on offering classes in the home for up to 6 individuals. Home Occupations are a permitted use in this zone and are intended to be secondary to the primary use, which is a residential home. The city was asked about the possibility of renting out the room for others to teach classes and Sean stated that it would be something allowed more in a Commercial Zone, but not a residential one.

**Mary Fojtek**, applicant, stated that they do not plan to rent the facility, but would always be the hosts at any classes that were held. Classes would be kept at a very small scale. She anticipates that her classes will only be 4-6 individuals at a time. There is no concern on her part for meeting the parking requirements, as ample off-street parking is available. Mrs. Fojtek felt that she would teach most of the classes, and would only host maybe 3 times at year at most.

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

**Motion:** Commissioner Murray moved to approve the Home Occupation to operate a machine quilting business in the Residential-Agricultural (RA-1) Zone, with the conditions listed below:

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. Group activities associated with the business must be limited to groups that can be limited to no more than 6 parked vehicles at any time, including vehicles belonging to the owner, their guests and their clients.
5. No signs shall be placed on the property without a sign permit.
6. Mapleton City Police and Fire Department approvals are required.
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 Quist

**Vote:** Unanimous

**Item 3. Consideration of a request for a Home Occupation to operate an internet sales business in the Planned Residential Community Zone (PRC-2). The proposed business has one part time employee who does not reside within the home, and therefore requires Planning Commission approval.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. The property is located at 678 West 600 South. The code is written that if there is an employee who does not reside in the home the Planning Commission is required to approve it, which is the reason for the application coming before the Commission this evening. The applicant is proposing one employee, aside of herself. There will not be any clients visiting the home.

**Amanda Woodruff**, applicant, stated that they sell quilting fabric online. There is ample off-street parking. **Commissioner Schellenberg** asked what hours the applicant planned to have an employee onsite, and she stated that approximately 10am-2pm. This employee may work up to 20 hours per week.

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

**Motion:** Commissioner Quist moved to approve the Home Occupation to operate an internet sales business in the Planned Residential Community Zone (PRC-2), with the conditions listed below:

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. Mapleton City Police and Fire Department approvals are required.

6. 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.
7. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

**Second:** Commissioner Murray

**Vote:** Unanimous

**Item 4. Planning Commission Training**

No training was held.

**Item 5. Adjourn.**

**Motion:** Commissioner Murray moved to adjourn the meeting at 6:45pm.

**Second:** Commissioner Quist

**Vote:** Unanimous

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April Houser, Executive Secretary

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Date: