

**MAPLETON CITY
PLANNING COMMISSION MINUTES
October 13, 2011**

PRESIDING AND CONDUCTING: Jeff Hawkins

Commissioners in Attendance: Leslie Jones
Oscar Mink
Skip Tandy
Mike Tippetts

Staff in Attendance: Matthew Brady, Planner I

Minutes Taken by: April Houser, Executive Secretary

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

Alternate Commissioner Leslie Jones was seated as a voting member this evening.

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

Item 1. Planning Commission Meeting Minutes – September 22, 2011.

Motion: Commissioner Tippetts moved to approve the September 22, 2011 Planning Commission Minutes.
Second: Commissioner Mink
Vote: Unanimous

Item 2. (Continued 9/8/11) Pam Jamison requests approval of a Home Occupation Permit for Speech Basics, a speech therapy consultative service, located at 1146 West 50 North in the PRD-1 Zone.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. The City Council approved the text amendment for the PRD-1 Zone allowing for Home Occupations in this zone. The parking is fairly narrow in this area, therefore Staff recommended that off-street parking would be required. This is a speech therapy business, mainly working with children. The Home Occupation will utilize about 170 square feet of the home. Matt went over the amendments made to the PRD-1 Zone in regards to Home Occupations. Commissioner Mink wondered if prohibiting on-street parking was necessary. Commissioner Tandy stated that when the PRD-1 Zone was created it did not allow for on-street parking nor Home Occupations due to the limited space for parking on the narrow roads through the development.

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

Motion: Commissioner Tandy moved to approve Pam Jamison's Home Occupation Permit for Speech Basics, a speech therapy consultative service, located at 1146 West 50 North in the PRD-1 Zone, with the conditions listed below:

1. Pass inspection with Fire Inspector.
2. The applicant must abide by all requirements set forth in Mapleton City Code 18.84.380: HOME OCCUPATIONS.
3. Parking is limited to off-street parking only.
4. No over night parking allowed by any employees or clients of the Home Occupation.

Second: Commissioner Mink
Vote: Unanimous

Item 3. ***(Continued 9/22/11)*** **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 allow residential facilities for persons with a disability as a permitted use in any zone where residential dwelling uses are permitted.**

Item to be continued.

Motion: Commissioner Mink moved to continue this item.
Second: Commissioner Tippets
Vote: Unanimous

Item 4. ***(Continued 9/22/11)*** **Bud Harper requests to amend Title 18, Development Code, Part III; Zoning, Chapter 18.08, Definitions, in order to define residential facilities for persons with a disability.**

Item to be continued.

Motion: Commissioner Mink moved to continue this item.
Second: Commissioner Tippets
Vote: Unanimous

Item 5. ***(Continued 9/22/11)*** **Mapleton City requests approval of an update to the Moderate Income Housing Element of the General Plan.**

Item to be continued.

Motion: Commissioner Mink moved to continue this item.
Second: Commissioner Tippets
Vote: Unanimous

Item 6. Adjourn.

Motion: Commissioner Minks moved to adjourn the meeting at 6:45pm.
Second: Commissioner Tandy
Vote: Unanimous

April Houser, Executive Secretary

Dated:

Jeff Hawkins, Planning Commission Chairman

Dated:

Matthew Brady, Planner I

Dated: