



MAPLETON U T A H

PLANNING COMMISSION MINUTES

January 25, 2024

PRESIDING AND CONDUCTING: Sharee Killpack

Commissioners in Attendance: Jake Lake
Rich Lewis
Lewis Nuttall
TJ Uriona

Staff in Attendance: Sean Conroy, Community Development Director
David Stuenzi, Planner

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Killpack called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given.

Item 1. Planning Commission Meeting Minutes – December 14, 2023.

Motion: Commissioner Lewis moved to approve the December 14, 2023, Planning Commission Meeting Minutes.

Second: Commissioner Nuttall

Vote: Unanimous

Item 2. Consideration of approval for a Home Occupation permit to teach swimming lessons located at approximately 166 East 1700 North. The applicant is Terryl Swanson

Motion: Commissioner Lewis moved to approve the Home Occupation Permit to teach swimming lessons located at approximately 166 East 1700 North. The applicant is Terryl Swanson.

Second: Commissioner Nuttall

Vote: Unanimous

Item 3. Consideration of an amendment to Mapleton City Code Section 18.82.C regarding park and open space requirements in the PRC-3 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. In 2006 the City Council approved a rezone of the Pheasant View subdivision. That approval included a 1/2-acre park that would be maintained by the Homeowner's Association (HOA). The HOA is going to be dissolved, and they would like to deed that

property to the two adjacent property owners. The community does not utilize that property now, and the City has no use for the property due to its odd layout. The PRC-3 zone is specifically for the Pheasant View development, so no other PRC Zone would be affected by this amendment. **Commissioner Lewis** had a concern of setting a precedence if the city allows these park areas to be dissolved. **Chairman Killpack** stated that the city should be more proactive in making these open space areas more usable. This area could not be considered a residential lot because the PRC-3 zone is capped at 26 lots. Most of the residents in this zone are in support of this request.

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

Motion: Commissioner Lewis moved to recommend approval to the City Council of an amendment to Mapleton City Code Section 18.82.C regarding park and open space requirements in the PRC-3 Zone.

Second: Commissioner Lake

Vote: Unanimous

Item 4. Consideration of an ordinance amending Mapleton City Code Sections 6.08.130, 18.08, 18.28.030 and 18.32.020 prohibiting roosters and making other modifications to the requirements for animal rights.

David Stuenzi, Planner, went over the Staff Report for those in attendance. Staff went through the city code and reviewed the animal ordinance to see what inconsistencies there are. The disturbing the peace ordinance did not have any clarification as to if animals, like roosters, could be considered a disruption to the peace. The proposed amendments would help to clarify this inconsistency. Reducing the number of certain animals on 1/2-acre lots was another topic. This proposed change would reduce the number of rabbits and chickens from 36 to 24, and turkeys from 16 to 4. This change would be more in line with the neighboring communities. Prohibiting roosters was addressed as they have become a potential nuisance to residents within the city. Where they are not seen as an essential part of agriculture production, and are known for causing noise disturbances, it was felt they should be prohibited in Mapleton. There are a few other proposed amendments to clean up some of the various discrepancies within the zoning sections pertaining to the keeping of animals. The topic of kennels was addressed as well. Currently the code considers anything over two dogs to be considered a kennel, which is prohibited in residential zones. Staff would like to increase that number from two dogs to four dogs.

Chairman Killpack opened the Public Hearing. **Rennie Gardner** stated that she is concerned about the decision to eliminate roosters. She feels it would be better to address the allowance of them on a zone-to-zone basis. She feels that roosters are useful for production and eliminating them would require her to depend on others to repopulate her flock. **Avril Teasdale** feels people should have the right to have a rooster, but they should not be allowed to be a disturbance to the neighbors around them. She feels there should be some parameters to help mitigate the noise disturbances. **Benjamin Hickman** asked for clarification on the proposed changes to the city code regarding the number of dogs allowed before a kennel license is required. He feels as the city grows that dogs are becoming a larger nuisance. He is opposed to increasing the number of allowed dogs before a kennel license is required. No additional comments were given, and the Public Hearing was

closed.

Commissioner Lewis stated that we are trying to maintain a rural atmosphere in Mapleton. Citizen's want it to remain rural, until it negatively impacts their property. He is a proponent of the rural atmosphere and is in favor of allowing roosters. **Chairman Killpack** agreed with this and feels that may be an acreage requirement would be more appropriate. She feels the current limit on the number dogs is sufficient as well. **Commissioner Lake** feels the RA-1 and A-2 Zones would be a more logical area to allow roosters. Dogs under 4 months of age would not count towards the limit of two while the puppies are under that age. **Commissioner Uriona** feels these changes set up the city to move in a direction he does not think we want to go. He believes we should stand behind remaining rural, which would not prohibit farm animals as a permitted use. The commission felt the 30' requirement off the property line for chicken coops was extreme. Commissioner Uriona raises around ten turkeys per year on his property, so decreasing the allowance to six would impact him. He processes the turkey for personal use among his family and friends. **Commissioner Nuttall** did not see a need to amend that section of the code at all. The Commission felt the rural feel of Mapleton should stay in place by not eliminating certain animals.

Motion: Commissioner Lewis moved to recommend denial to the City Council of an ordinance amending Mapleton City Code Sections 6.08.130, 18.08, 18.28.030 and 18.32.020 prohibiting roosters and making other modifications to the requirements for animal rights.

Second: Commissioner Uriona

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date