

MAPLETON
U T A H
PLANNING COMMISSION MINUTES
October 26, 2023

PRESIDING AND CONDUCTING: Sharee Killpack

Commissioners in Attendance: Jake Lake
Rich Lewis
Jesse McLean – arrived for Item 3
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 – September 14, 2023.

Motion: Commissioner Lake moved to approve the September 14, 2023, Planning Commission Meeting Minutes.

Second: Commissioner Nuttall

Vote: Unanimous

Item 2. Consideration of an ordinance amending Mapleton City Code (MCC) Section 18.92 regarding setback requirements for drive-thru establishments and commercial design standards.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. There have been some commercial inquiries about a few different options and locations of businesses wanting to come to Mapleton. The current setbacks tend to be more restrictive than necessary. The staff is proposing to allow for a greater setback for commercial projects, potential exceptions to the building size requirements, and to eliminate the minimum height requirement for corner buildings. **Commissioner Uriona** wondered why the current height minimum was 24'.

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

Motion: Commissioner Lewis moved to recommend approval to the City Council of an

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ordinance amending Mapleton City Code (MCC) Section 18.92 regarding setback requirements for drive-thru establishments and commercial design standards.

Second: Commissioner Nuttall

Vote: Unanimous

Item 3. Consideration of an ordinance amending Mapleton City Code (MCC) Section 18.84.435 regarding standards for food trucks.

David Stuenzi, Planner, went over the Staff Report for those in attendance. The city does not currently have any ordinance in place to regulate food trucks. With the recommended changes, food trucks would be able to operate on private property in commercial zones, with the owner's consent. They would not be able to operate on the same property for more than four (4) days per calendar week. The last would require a Project Plan approval if the food truck wants to operate more than the four (4) allowed days per calendar week. The city wants to make sure that there is a clear layout of what the city code is before future food trucks do business in Mapleton. **Commissioner Lewis** asked if this ordinance would address businesses who operate out of small tuff shed type units. Those types of buildings would not fall under this code and would be required to get Project Plan approval. As proposed the food trucks would not be allowed to operate in a residential zone. The Commission felt allowing single day uses in residential zones should be considered. **Commissioner Uriona** stated that there could be two different ordinances for food trucks that address commercial and residential uses individually. Staff mentioned the Commission could recommend continuing the item for more discussion or moving it on to the City Council with the recommended additions regarding residential uses. Food trucks would not be able to operate on city property without prior consent.

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

Motion: Commissioner Nuttall moved to recommend approval to the City Council of an ordinance amending Mapleton City Code (MCC) Section 18.84.435 regarding standards for food trucks with the exceptions mentioned in the Planning Commission discussion above.

Second: Commissioner Lake

Vote: Unanimous

Item 4. Adjourn.

April Houser, Executive Secretary

Date