



**MAPLETON**  
U T A H  
**PLANNING COMMISSION MINUTES**  
June 13, 2024

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**PRESIDING AND CONDUCTING:** Rich Lewis

**Commissioners in Attendance:** Lewis Nuttall  
TJ Uriona  
Melanie Bott  
Alece Nelson

**Staff in Attendance:** Sean Conroy, Community Development Director  
Jeni Crookston, Planner

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

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

**Item 1. Planning Commission Meeting Minutes – April 11, 2024.**

**Motion:** Commissioner Nuttall moved to approve the Planning Commission Meeting Minutes for April 11, 2024.

**Second:** Commissioner Uriona

**Vote:** Unanimous

**Item 2. Consideration of a Conditional Use Permit to construct an LDS Church Building at 1342 West 800 South in the Residential Agricultural (RA-1) Zone.**

**Motion:** Commissioner Nuttall moved to approve the Conditional Use Permit to construct an LDS Church Building at 1342 West 800 South in the Residential Agricultural (RA-1) Zone with the condition that any outstanding Development Review Committee (DRC) comments be addressed prior to plat recording.

**Second:** Commissioner Uriona

**Vote:** Unanimous

**Item 3. Consideration of a request for a Home Occupation Permit to establish a preschool in an existing residence located at 1443 West Mapleton Heights Drive in the PD-4 Zone.**

**Motion:** Commissioner Nuttall moved to approve a Home Occupation Permit to establish a preschool in an existing residence located at 1443 West Mapleton

Heights Drive in the PD-4 Zone with the requirements listed below:

1. A fire inspection will be required prior to operation.
2. The use must be in compliance with MCC Section 18.84.380.

**Second:** Commissioner Uriona

**Vote:** Unanimous

**Item 4. Consideration of an ordinance amending Mapleton City Code Section 18.56B eliminating the age restriction on some units in the Sunrise Ranch Development.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. This project was approved in 2018, with a mix of single-family townhomes and senior units. At that time, the developer was proposing the senior unit age restriction of 55 years of age and older. The property has since been sold, and the new builders would like to remove that age requirement. A discussion on this request was held with the City Council, and they were in favor of removing the age restriction. They felt this development would provide housing options that would be beneficial to all age groups.

**Vice-Chairman Lewis** opened the Public Hearing. **Dave Rose**, the Managing Partner for Regal Homes, stated his support for removing this restriction. They felt like it would keep from singling out potential buyers who may not feel like a senior development is something they feel is necessary with their active lifestyle, even though their age may fall under the 55+ stipulation. No additional comments were given, and the Public Hearing was closed.

**Motion:** Commissioner Uriona moved to recommend approval to the City Council of an ordinance amending Mapleton City Code Section 18.56B eliminating the age restriction on some units in the Sunrise Ranch Development.

**Second:** Commissioner Nuttall

**Vote:** Unanimous

**Item 5. Consideration of a request to rezone 26 acres located at approximately 800 North 2000 East from A-2 (TDR-R) to Planned Residential Community (PRC-9) and to vacate a portion of Maple Hills Lane.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. This project was originally approved in 2018. The history and layout of the development at that time was part of the presentation, which showed a development consisting of 26 lots on 38 acres. The developer then sold 25 lots to Patterson Construction, and the now 11-acre parcel to another entity. Patterson then added an additional 2-acre parcel which was already zoned TDR-R. This property was previously in the 100-year flood plain, but the developer addressed mitigation options, and the property is no longer considered to be part of a flood zone. Recent geotechnical investigations have identified much of the easter portion of the site as a fault hazard. With that, both the developer and staff have worked to design the project to avoid fault hazards and to include a trail amenity that was not part of the original project. This rezone to PRC-9 would give more flexibility in lot sizes. It would not allow additional lots, just lot size restrictions. They will construct a trail head parking area that will allow access to the existing trail on the bench. This property has increased by 2-acres since the original 2018 approval, but the total number of lots has decreased. The new proposed lot sizes will range from 1/2-acre to over 6-acres in

size. Regarding the trail, the city has been receiving a lot of feedback with expressed desire for more trails and access to the bench. The city recently completed a Trails Master Plan which identifies this site as a recommended trail head and access point to the north bench. The developer has worked with the City in helping to create this trail amenity on their property. No habitable space will be allowed within the fault hazard area, but outbuildings would be. **Commissioner Lewis** had a concern with the trail parking lot only having 8 parking stalls. He wondered if more parking should be required. Sean stated that no study has been done on parking but that this area was meant to be more of a secondary trail access than a primary one.

**Ross Welch**, with Patterson Construction, went over the reasons for some of their requested changes with this rezone. The homes being built on these properties would not diminish the property values in this area, even with some of the smaller lot sizes than the original approved plan. The buildable area on these lots will allow for the types of homes the city would anticipate being built in this area.

**Vice-Chairman Lewis** opened the Public Hearing. **Tom Mule** owns a property just south of Plat A2 and wondered what the plan there was. Sean stated that those lots will stay as originally approved. He and his wife are both in support of what is being proposed this evening. **Michelle Anderson** is totally opposed to this rezone. She does not believe these properties will keep with the rural atmosphere desired in Mapleton. Michelle feels the Transferable Development Right (TDR) program is completely out of control. She is on a 2.5-acre lot and does not love what the mixed lot sizes look like, referring to the Nemelka Lane Subdivision. She does not feel like the decrease in the number of lots is relevant compared to the original approved subdivision layout with larger lots. Mrs. Anderson would prefer the additional lots that are all over an acre in size. She wonders when the city will ever hold the line to maintain the rural feel and atmosphere within the city. The trail is not a priority to what she believes the residents of Mapleton would prefer and asked that the city hold the rural feel with the larger lot sizes in this area. **Craig Murdock** had a concern back in 2018 when this development was originally approved with the single access into the development being accessed off 2000 East. He stated that because this development may not be as profitable if developed under the current layout as it would if rezoned, does not mean it is the surrounding residents and city's obligation to rezone it to benefit Patterson Construction. Mr. Murdock wondered when the consideration of the current residents would be taken into consideration as part of the approval process with these types of developments. He is opposed to the rezone, feeling Patterson should live with what was agreed upon originally. **Lori Sheranian** lives on the property where the proposed trail is shown to run along the property line. They worry about trespassing on their property if the trail continues up to this area since they already have issues with people coming on to their property. She would prefer the 1-acre lot layout, feeling it is the right thing to do. She does not like the precedence it would set to allow for smaller lots than 1-acre. **Spencer Anderson** second the opinion of being against this development. When they moved in 10 years ago, he felt the area should stay with the larger lots. The mixed lot sizes still have more of a high density feel than those of 1-acre in size. Spencer hoped the city would defend the residents and not the developers. No additional comments were made, and the Public Hearing was closed.

Sean stated that there is a limit of 30 homes on a single access street. Homes with double frontage are counted as a single lot where they have frontage onto another city street. Both

the previous and current proposed development would meet that requirement. **Commissioner Nuttall** had some concerns over safety regarding the single access. He agrees with the precedent that is often being set with reduction of lot sizes. **Commissioner Lewis** feels that the Transferable Development Right (TDR) program is a blessing and a curse. The Planning Commission is just a recommending body, as the City Council will be the final vote. He encouraged citizens to attend that meeting and voice their concerns as well. **Commissioner Uriona** felt that this was a request to decrease density, not increase. Part of the value of the TDR program kept property in this area from being developed on the hillside. The city is required to allow for the use of TDR's. He also felt a more defined trail, like what would be installed if this rezone goes through, would help to mitigate trespassing as it would give a more defined trail for those hiking in the area. He was in support of the rezone this evening. **Commissioner Bott** stated that we must have growth, just like the rest of Utah. She was in support of what was before the Commission this evening. **Commissioner Nelson** felt with the decrease in lot totals the development should move forward.

**Motion:** Commissioner Nelson moved to recommend approval to the City Council to rezone 26 acres located at approximately 800 North 2000 East from A-2 (TDR-R) to Planned Residential Community (PRC-9) and to vacate a portion of Maple Hills Lane, with the following condition:

1. The Final Subdivision Plat and construction drawings shall include a trail head parking area consisting of at least 8 parking stalls and a natural surface pedestrian trail generally consistent with the concept plan submitted with this application. The applicant will be responsible for the construction of these trail amenities.

**Second:** Commissioner Uriona

**Vote:** 4:1:0 with Commissioners Lewis, Uriona, Bott and Nelson voting aye and Commissioner Nuttall voting nay.

**Item 6. Adjourn.**

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April Houser, Executive Secretary

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Date