

MAPLETON
U T A H
PLANNING COMMISSION MINUTES
September 26, 2024

PRESIDING AND CONDUCTING: Rich Lewis

Commissioners in Attendance: TJ Uriona
Alece Nelson
Melanie Bott

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

Minutes Transcribed by: April Houser, Executive Secretary

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 – July 25, 2024.

Motion: Commissioner Uriona moved to approve the July 25, 2024, Planning Commission Meeting Minutes.

Second: Commissioner Bott

Vote: Unanimous

Item 2. Consideration of a Home Occupation Permit to operate a small daycare service within the existing dwelling located at 926 West 800 North in the RA-2 Zone.

Motion: Commissioner Uriona moved to continue this item for a Home Occupation permit to operate a small daycare service within the existing dwelling located at 926 West 800 North in the RA-2 Zone.

Second: Commissioner Bott

Vote: Unanimous

Item 3. Consideration of a Preliminary Plat application for the Maple Hills Subdivision consisting of 22 lots located in the PRC-9 Zone at approximately 800 North 2000 East.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance.

Motion: Commissioner Uriona moved to approve the Preliminary Plat application for

the Maple Hills Subdivision consisting of 22 lots located in the PRC-9 Zone at approximately 800 North 2000 East with the condition that all outstanding items from the Development Review Committee comments be address prior to plat recording.

Second: Commissioner Bott

Vote: Unanimous

Item 4. Consideration of a Preliminary Plat application for the Pheasant View Plat E subdivision consisting of four commercial pad sites located in the General Commercial (GC-1) Zone at approximately 1507 West 800 South

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance.

Motion: Commissioner Uriona moved to approve the Preliminary Plat application for the Pheasant View Plat E subdivision consisting of four commercial pad sites located in the General Commercial (GC-1) Zone at approximately 1507 West 800 South with the condition that the Development Review Committee comments be addressed prior to plat recording.

Second: Commissioner Nelson

Vote: Unanimous

Item 5. Consideration of a request to rezone approximately 3.1 acres located at 780 South Main Street from the A-2 Zone to the RA-1 Zone.

Jeni Crookston, Planner, went over the Staff Report for those in attendance. **Vice-Chairman Lewis** opened the Public Hearing. No comments were made, and the Public Hearing was closed.

Motion: Commissioner Bott moved to recommend approval to the City Council for the rezone of approximately 3.1 acres located at 780 South Main Street from A-2 to the RA-2 Zone with the below condition:

1. If the parcel is modified through a Boundary Line Agreement to leave the house on less than the current 3.1 acres without creating new building lots that the applicant would dedicate the 800 South Right-of-Way (ROW) to the City and construction the curb, gutter, and sidewalk improvements along Main Street.

Second: Commissioner Nelson

Vote: Unanimous

Item 6. Consideration of an amendment to Mapleton City Code Section 18.82.090 regarding the minimum project size requirement for a Planned Residential Community (PRC) Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. **Vice-Chairman Lewis** opened the Public Hearing. No comments were made, and the Public Hearing was closed.

Motion: Commissioner Uriona moved to recommend approval to the City Council for

an amendment to Mapleton City Code Section 18.82.090 regarding the minimum project size requirement for a Planned Residential Community (PRC) Zone.

Second: Commissioner Lewis
Vote: Unanimous

Item 7. Adjourn.

April Houser, Executive Secretary	Date