



Planning Commission Meeting

January 23, 2025
6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, January 23, 2025, at 6:00pm
125 West Community Center Way (400 North), Mapleton, Utah 84664

The order of agenda items is subject to change at the discretion of the Planning Commission Chair.

6:00 p.m. Call to order: Pledge, Invocation, and Introductions/Announcements.

Consent Item

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission may ask that any items be considered individually for purposes of Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Planning Commission Meeting Minutes – December 12, 2024.

Action Items

2. Appointment of Planning Commission Chairman and Vice-Chairman for 2025.
3. Consideration of a Home Occupation Permit to operate a small daycare service within the existing dwelling on the property located at 3453 South Mapleton Heights Drive. The applicant is Linda Buonforte.

PUBLIC COMMENT MAY BE ACCEPTED AT THE DISCRETION OF THE CHAIR

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting/hearing should notify April Houser at the Community Development Office, at Mapleton City, 125 West 400 North, Mapleton UT 84664, or by phone, 801-489-6138, giving at least 24 hours notice. Signature on this document certifies that it was posted in the City Office on 1/16/25.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified January 16, 2025)

April Houser, Executive Secretary

Appointment of
Planning
Commission
Chairman
and Vice-Chairman
for 2025.

Item:

3

Date:

01/23/2025

Applicant:

Linda Bounforte

Location:

3453 S Mapleton Heights Dr.

Prepared By:

Jeni Crookston, Planner

Public Hearing:

No

Zone:

PD-4

Attachments

1. Application information

REQUEST

Consideration of a request for a home occupation permit to establish a preschool in an existing residence located at 3463 S Mapleton Heights Drive in the PD-4 Zone.

BACKGROUND & DESCRIPTION

The subject property is approximately ¼ acre in size and located in the Mapleton Heights subdivision. The site is developed with a single-family dwelling that was completed in 2022.

The applicant is requesting approval of a home occupation to operate a preschool within the dwelling that would include:

- Provide classes for 8 students or less;
- Class days would be Monday through Friday from 8:00 am to 5:00 pm; and
- The area dedicated to the business will be less than 500 square feet.

EVALUATION

Administrative Review: A home occupation permit is considered administrative in nature. If the applicant complies with adopted standards, they are entitled to an approval. The Planning Commission may require conditions if necessary to mitigate reasonably anticipated detrimental effects.

Home Occupations: Mapleton City Code (MCC) section 18.84.380 outlines the requirements for home occupations within the City. Some of the primary requirements that apply to all home occupations include that the home occupation must be operated by the occupants of the home, that it may not utilize more than 500 square feet, that no more than six vehicles be parked on the property at one time and that the use does not produce noise, smoke, fumes, etc. that could impact neighboring properties. Regarding preschools, the ordinance states the following:

"Child oriented businesses such as day cares and preschools shall be limited to a maximum of ten (10) clients or students including children living in the home if participating in the preschool or daycare activities. It is recognized that during pick up and drop off times that more than six (6) vehicles may be visiting the site, however, not more than six (6) vehicles, as described in subsection 7, may remain during business hours with the exception of one event per year (such as a class graduation), which may exceed six (6) vehicles. The Planning Commission may limit the number of clients or students to less than ten (10) if it is determined that a property and/or road cannot safely handle the proposed increase in traffic."

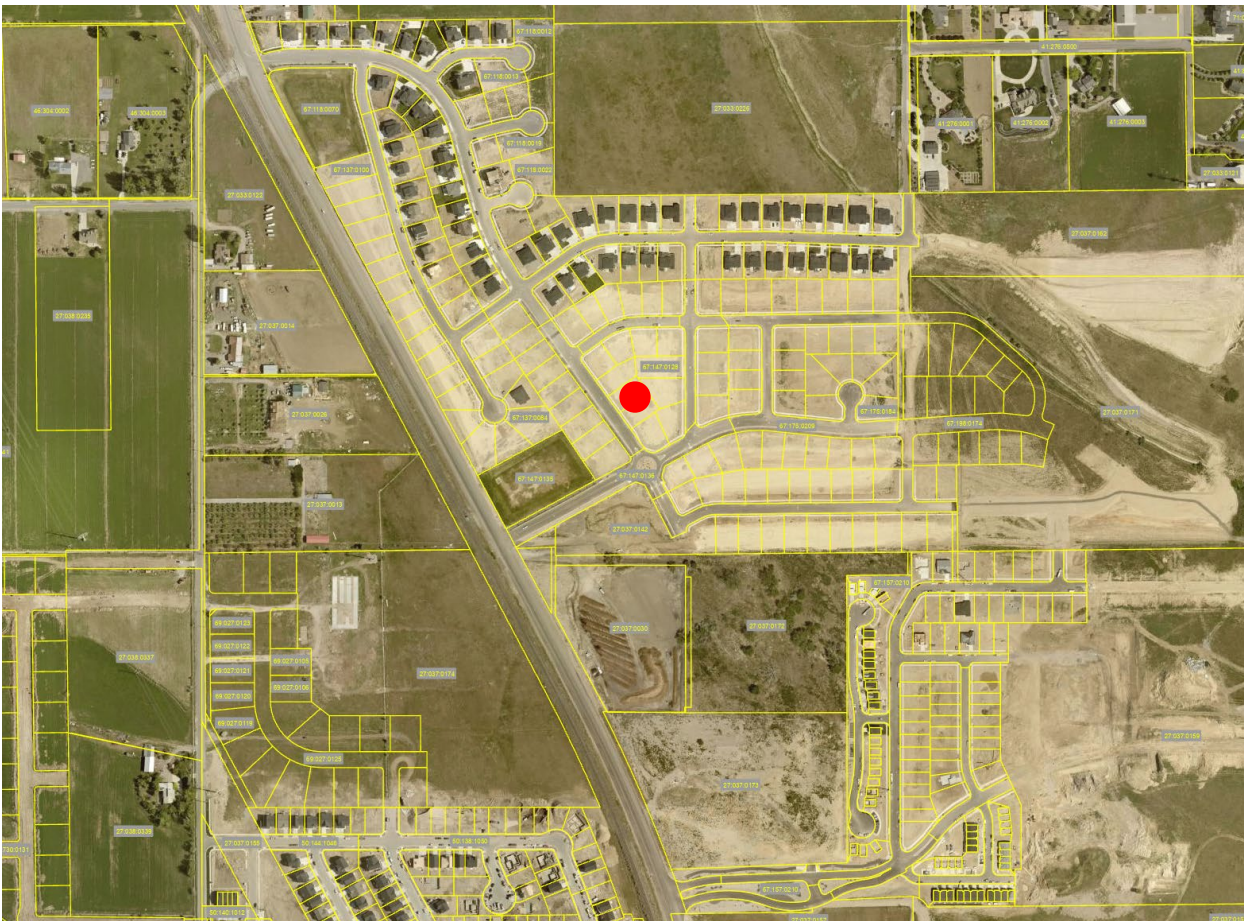
The proposed use will have 8 or fewer students, will occupy less than 500 square feet of the home and complies with the other requirements of the ordinance. Children will be dropped off and picked up according to their parents' schedule, keeping traffic disturbances minimal. The Home Owners' Association of the development requires the applicant to have approval from their neighboring properties.

RECOMMENDATION

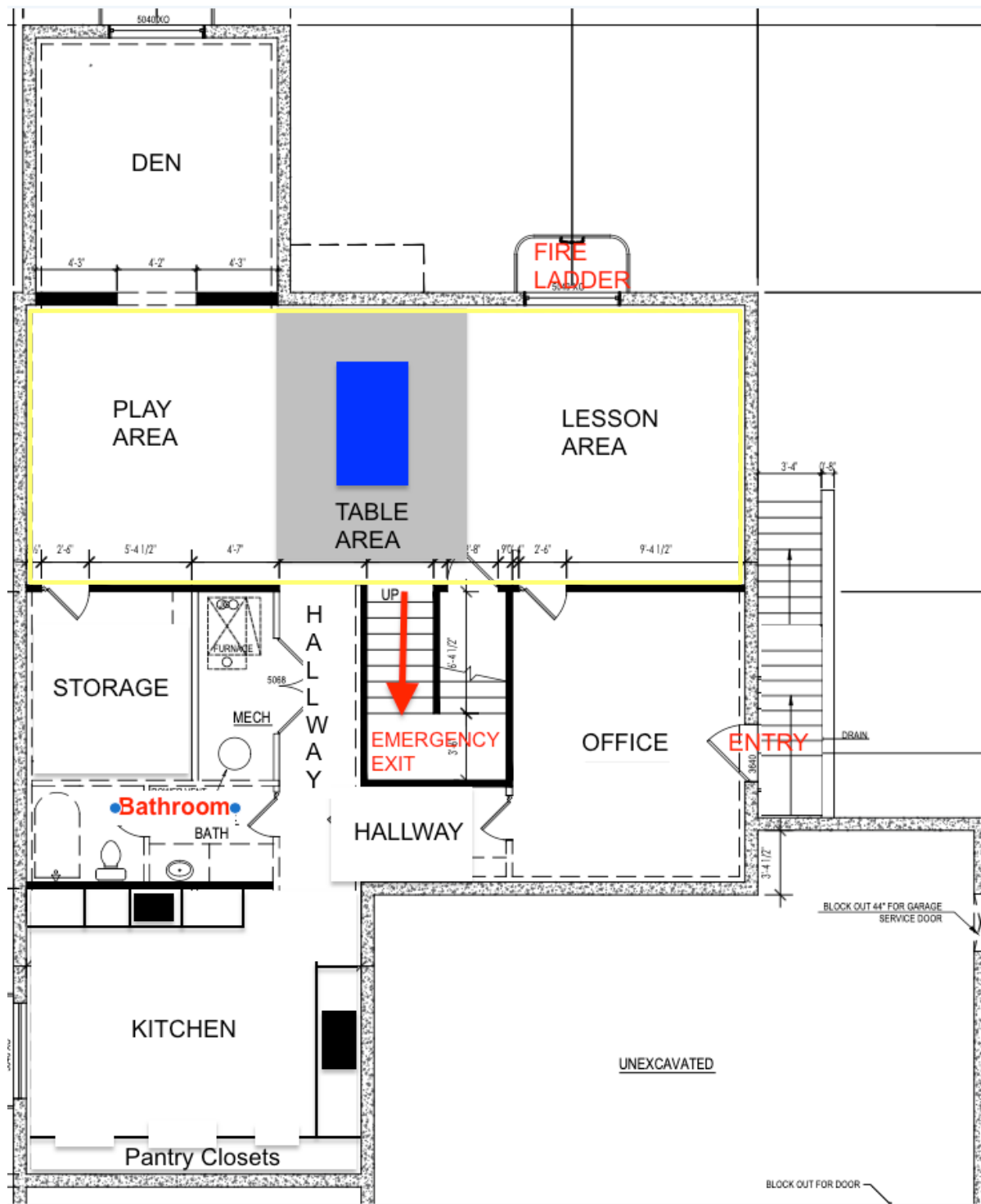
Approve the conditional use permit with the following conditions:

1. A fire inspection will be required prior to operation.
2. Demonstrate that they have received HOA approval.
3. The use must be in compliance with MCC Section 18.84.380.

Attachment 1 – Neighborhood Map



Attachment 2 – Daycare Operation Area



NOTE: Total combined daycare area is approximately 500 square feet.