

MAPLETON
U T A H
PLANNING COMMISSION MINUTES
December 12, 2024

PRESIDING AND CONDUCTING: Sharee Killpack

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

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

Minutes Transcribed by: April Houser, Executive Secretary

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

Item 1. Planning Commission Meeting Minutes – November 14, 2024.

Motion: Commissioner Nuttall moved to approve the November 14, 2024, Planning Commission Meeting Minutes.

Second: Commissioner Uriona

Vote: Unanimous

Item 2. Planning Commission Meeting Schedule for 2025.

Motion: Commissioner Nuttall moved to approve the Planning Commission Meeting Schedule for 2025.

Second: Commissioner Uriona

Vote: Unanimous

Item 3. Consideration of a Preliminary Plat application for the Harmony Ridge Plat "H" subdivision consisting of 13 lots in the Planned Development (PD-3) Zone.

Motion: Commissioner Nuttall moved to approve the Preliminary Plat application for the Harmony Ridge Plat "H" subdivision consisting of 13 lots in the Planned Development (PD-3) Zone with the condition that all outstanding Development Review Committee (DRC) comments be addressed prior to Final Plat approval.

Second: Commissioner Uriona
Vote: Unanimous

Item 4. Consideration of a Home Occupation Permit to operate fishing classes to certify anglers for professional careers in the hospitality and guiding fields at the property located at 135 East Magnolia Lane in the PRC-6 Zone.

Jeni Crookston, Planner, went over the Staff Report for those in attendance. There will be an indoor and outdoor area utilized for this Home Occupation. Typical classes will be held on Saturday's, with no more than six cars at the property at a time. Staff would recommend approval of this item with the conditions listed in the Staff Report.

Motion: Commissioner Lewis moved to approve the Home Occupation Permit to operate fishing classes to certify anglers for professional careers in the hospitality and guiding fields at the property located at 135 East Magnolia Lane in the PRC-6 Zone with the conditions below:

1. The use must be in compliance with MCC Section 18.84.380.
2. Group lessons shall not exceed six (6) students per session.
3. The lessons shall be organized to ensure that no more than six (6) vehicles are parked on-site at a time.

Second: Commissioner Lake
Vote: Unanimous

Item 5. Consideration of an ordinance amending Mapleton City Code (MCC) Section 18.84 – Supplementary Regulations.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This section has a variety of Supplementary Regulations within the code, so this is to clean it up. Fencing was the first item, increasing the front yard fencing height up to 5' is the fencing is open. **Chairman Killpack** asked about trees in the clear vision area, which Sean stated that the homeowner should ensure there is adequate visibility. On lots with 1.5 times the required street frontage, a discussion took place on allowing the 6' fences along the front yard after the required frontage is met. Clear vision would need to stay in place, so as not to block the view of traffic in the area. Fencing on rear yards was proposed to increase to 8' if the area in excess of 6' is partially open with lattice, or similar type designs. A proposal to allow detached Accessory Dwelling Units (ADU's) on properties over ½ acre in size, where the current ordinance requires a 1 acre minimum. The Commission felt that increasing the maximum living space on lots over 3 acres in size to 1400 square feet would be more appropriate. Only one (1) Accessory Dwelling Unit is allowed. The last amendment addresses portable shipping containers. They would only be allowed on a temporary basis, unless architectural changes added windows and doors to be more aesthetically pleasing. All necessary building permits would still be required on proposed permanent buildings created with these shipping containers.

Chairman Killpack opened up the Public Hearing. No 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 (MCC) Section 18.84 –

Supplementary Regulations with the recommendation that properties over 3 acres in size could increase the square footage to 1400 square feet.

Second: Commissioner Nuttall
Vote: Unanimous

Item 6. Adjourn.

April Houser, Executive Secretary

Date