



**MAPLETON**  
U T A H  
**PLANNING COMMISSION MINUTES**  
January 23, 2025

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**PRESIDING AND CONDUCTING:** Rich Lewis

**Commissioners in Attendance:** Alece Nelsen  
Lewis Nuttall  
TJ Uriona  
Lily Graham – Seated Member  
Spencer Crowshaw

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

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

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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 – December 12, 2024.**

**Motion:** Commissioner Uriona moved to approve December 12, 2024, Planning Commission Meeting Minutes.

**Second:** Commissioner Nuttall

**Vote:** Unanimous

**Item 2. Appointment of Planning Commission Chairman and Vice-Chairman for 2025.**

**Motion:** Commissioner Uriona moved to appoint Rich Lewis as the Planning Commission Chairman for 2025.

**Second:** Commissioner Nelsen

**Vote:** Unanimous

**2<sup>nd</sup> Motion:** Commissioner Nuttall moved to appoint TJ Uriona as Vice-Chairman for 2025.

**Second:** Commissioner Nelsen

**Vote:** Unanimous

**Item 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.**

**Jeni Crookston**, Planner, went over the Staff Report for those in attendance. The home is currently under construction. The basement is also being finished. This is where the small daycare will take place. Under Mapleton City Code the applicant could have up to 10 children, but plans to have around 8 or less each day. Staff recommends approval with the conditions listed in the Staff Report. **Commissioner Nuttall** asked if this was for Preschool or Daycare. Jeni stated that the applicant may do some light teaching but will also be running it as a daycare service. The applicant has received approval from the Homeowners Association (HOA) for this Home Occupation Permit.

**Motion:** Commissioner Nuttall moved to approve the Home Occupation Permit for Linda Buonforte to operate a small daycare service within the existing dwelling on the property located at 3453 South Mapleton Heights Drive, with the conditions listed below:

1. A fire inspection will be required prior to operation.
2. Demonstrate that they have received Homeowners Association (HOA) approval.
3. Must be in compliance with MCC Section 18.84.380.

**Second:** Commissioner Nelsen

**Vote:** Unanimous

**Item 4. Adjourn.**

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April Houser, Executive Secretary

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Date