



Planning Commission Meeting

April 24, 2025

6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, April 24, 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 – April 10, 2025.

Action Item

2. Consideration of a Preliminary Plat for the Maple Canyon Estates subdivision consisting of 12 lots located at 1390 East 1600 North in the RA-2 Zone.

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 4/17/25.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified April 17, 2025)

April Houser, Executive Secretary

Item:

2

Date:

04/24/2025

Applicant:

Ryan Remkes

Location:

1390 E 1600 N

Prepared By:

Jeni Crookston
Planner

Public Hearing:

No

Zone:

RA-2

Attachments

1. Standards findings.
2. Application information.

REQUEST

Consideration of a Preliminary Plat for the Maple Canyons Estates subdivision consisting of 12 lots located in the RA-2 zone.

BACKGROUND & DESCRIPTION

The subject property is located on approximately five acres at 1390 East 1600 North and includes an existing home. The property has frontage along 1600 North. In 2020, the Dallin subdivision was developed on the adjacent parcel to the south that included a new road (1400 E) that was stubbed to the southeast corner of the subject property.

The applicant is requesting preliminary plat approval for the Maple Canyon Estates subdivision that will include the following:

- 12 lots ranging in size from .33 to .4 of an acre;
- Demolition of the existing home;
- Curb, gutter and sidewalk improvements along 1600 North; and
- A new road that will connect 1600 North with the existing stub road to the south. The applicant has been working with the neighbor to the east to obtain sufficient property to connect the road.

EVALUATION

Subdivision applications are considered administrative in nature. If the application complies with City standards, the applicant is entitled to an approval. Special conditions may be added in order to mitigate reasonably anticipated detrimental effects. The Planning Commission is the final land use authority for preliminary plat applications.

Land Use Element of the General Plan: The Future Land Use Map designates the site as "*Medium Density Residential*". The characteristics of the "*Medium Density Residential*" land use category indicated by the General Plan "include single family dwellings" with minimum lot sizes of 14,500 square feet. This designation corresponds to the RA-2 zone and allows for 1/3+ acre lots.

The properties located to the south and west are also zoned RA-2. The properties to the north and east are zoned A-2. The application is consistent with the General Plan.

Zoning: Lots located within the RA-2 zoning district must have a minimum lot size of 14,500 square feet (.33 of an acre) and a minimum width of 100 feet. The proposed lots are consistent with the RA-2 zone.

Subdivision: Mapleton City Code (MCC) Section 17.04.050.B outlines the review standards that shall be used by the Council when reviewing subdivision applications. These standards are shown in attachment "1".

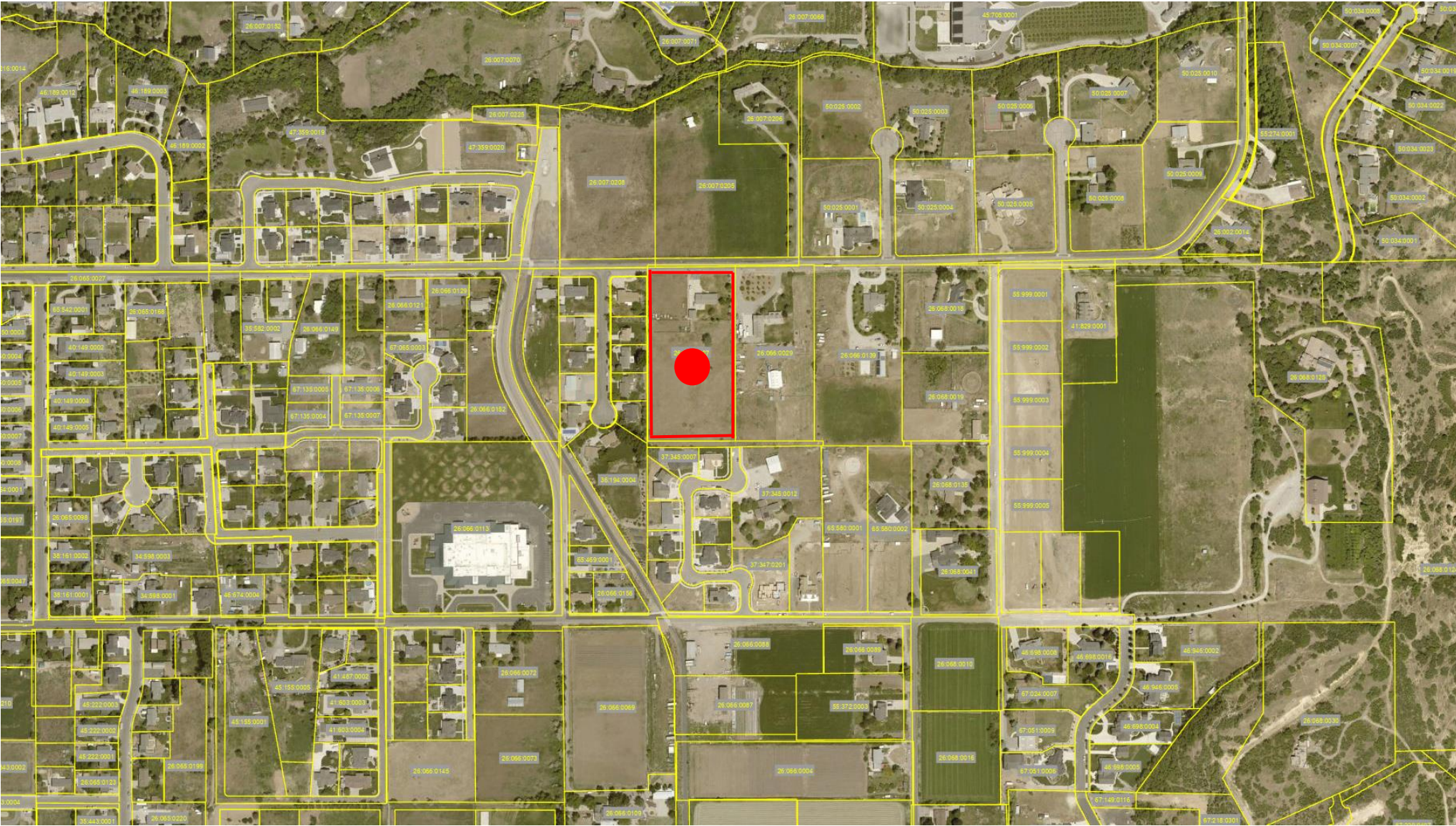
MCC Section 17.12.070 indicates that the Planning Commission may require larger lots than the minimum allowed in the code when abutting lots are parcels that are larger. The applicant has designed the plan so that the larger lots are located to the east, which abut the property in the A-2 zone.

RECOMMENDATION

Approve the preliminary plat with the condition that all outstanding items from the DRC comments be addressed prior to plat recording and the applicant obtain the necessary right-of-way from the neighbor to the east to connect the stub road.

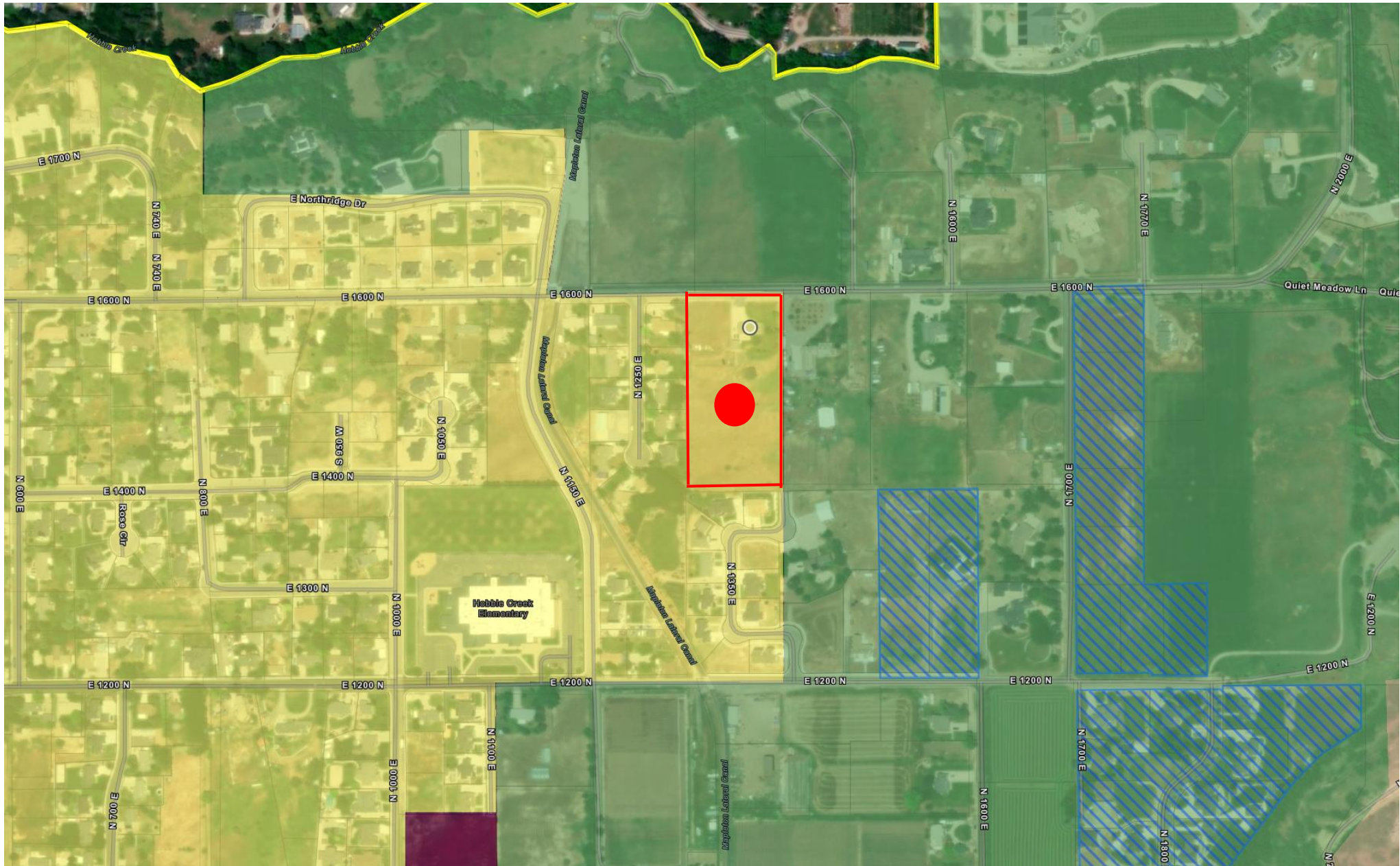
Attachment “1” Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓

APPLICATION INFORMATION



EXISTING ZONING

Green = A-2 Yellow = RA-2 Purple = RA-1 Blue (Cross Hatch) = TDR-R Sites



GENERAL PLAN

Green = Rural Residential Yellow = Medium Density Residential Purple = Low Density Residential

