



Planning Commission Meeting

June 26, 2025

6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, June 26, 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 24, 2025.

Action Item

2. Consideration of a Variance to decrease the setback requirement for a detached shed over fifteen (15) feet tall located at 1183 North 1100 East. The applicant is Chris Turley.

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 6/19/25.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified June 19, 2025)

April Houser, Executive Secretary

Planning Commission Staff Report

Item:

2

Date:

06/26/25

Applicant:

Chris Turley

Location:

1183 N 1100 E

Prepared By:

Jeni Crookston, Planner

Public Hearing:

No

Zone:

RA-2

Attachments

1. Application information.

REQUEST

Consideration of a request for a variance to decrease the setback for a detached garage/shed on the property located at 1183 N 1100 E in the RA-2 Zone.

BACKGROUND & DESCRIPTION

The subject lot is a corner lot and has frontage on 1100 East and 1200 North. It is approximately 1/3 of an acre in size and is located within the Kent Evans subdivision. The RA-2 zone requires a thirty foot (30') setback from both frontages measured from the front property line or the right of way edge to the foundation of the home or structure.

The applicant is proposing to construct a detached garage/shed on the north side of the property, which faces 1200 North, and would like to reduce the thirty foot (30') setback to ten feet (10').

EVALUATION

The review of variance requests are subject to Utah Code Section 10-9a-702 and Mapleton City Code (MCC) 18.84.360. Staff has included the standards from MCC section 18.84.360 below followed by a brief staff response.

The Planning Commission may only grant a variance to waive or modify the requirements of a land use ordinance as applied to a parcel of property if:

1. Literal enforcement of the ordinance would cause an unreasonable hardship, as defined in Utah Code section 10-9a-702, for the applicant that is not necessary to carry out the general purpose of the land use ordinances;

Response: The subject property is comparable in size to the adjacent neighbors and other parcels in the Kent Evans subdivision. The literal enforcement of the setback does not prohibit the placement of an accessory structure on the parcel. There are other locations on the lot where the building could be built in compliance with the required setbacks. If a hardship existed in this case, then a hardship could be argued on almost every corner lot in the RA-2 zone. There is nothing unique or unusual about this lot. This finding cannot be met.

2. There are special circumstances, as defined in Utah Code section 10-9a-702, attached to the property that do not generally apply to other properties in the same zone;

Response: The most common examples of “special circumstances” would include irregular lot shape or topographic challenges. This parcel does not have any irregular features or topographic challenges. It is similar in size and shape to corner lots throughout the RA-2 zone. This finding cannot be met.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;

Response: The property right in question is the ability to construct an accessory building. Accessory structures are allowed in the RA-2 zone. The lot can accommodate an accessory structure within the bounds outlined in MMC 18.36.060. This finding cannot be met.

4. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and

Response: The request does not substantially impact the General Plan. However, the zoning standards are adopted to protect the public interest and there does not appear to be any valid reason to grant a variance to the zoning standards. This finding cannot be met.

5. The spirit of the land use ordinance is observed and substantial justice done.

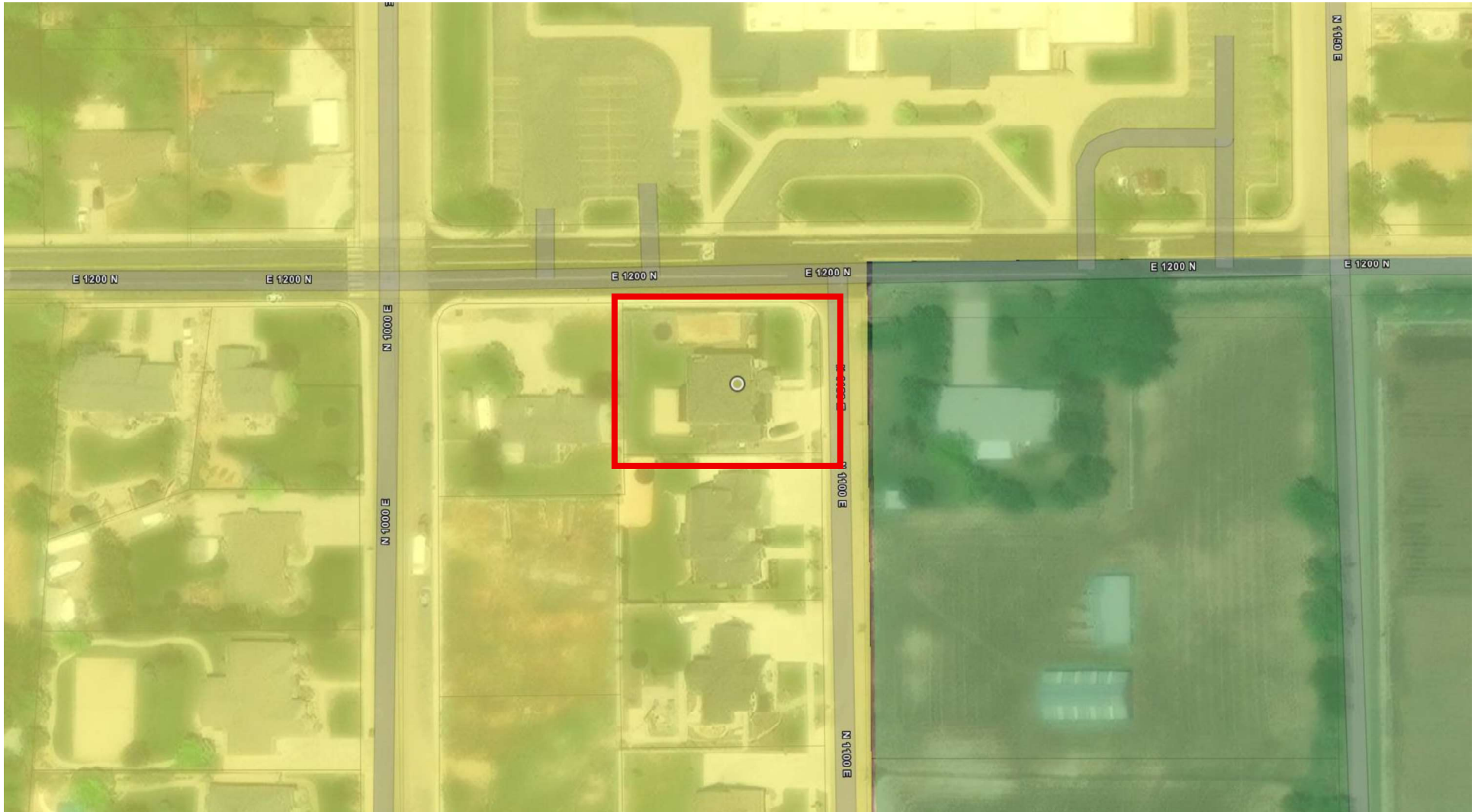
Response: The parcel in question has all land rights available to it. The Mapleton City Code does allow for accessory structures on the parcel.

RECOMMENDATION

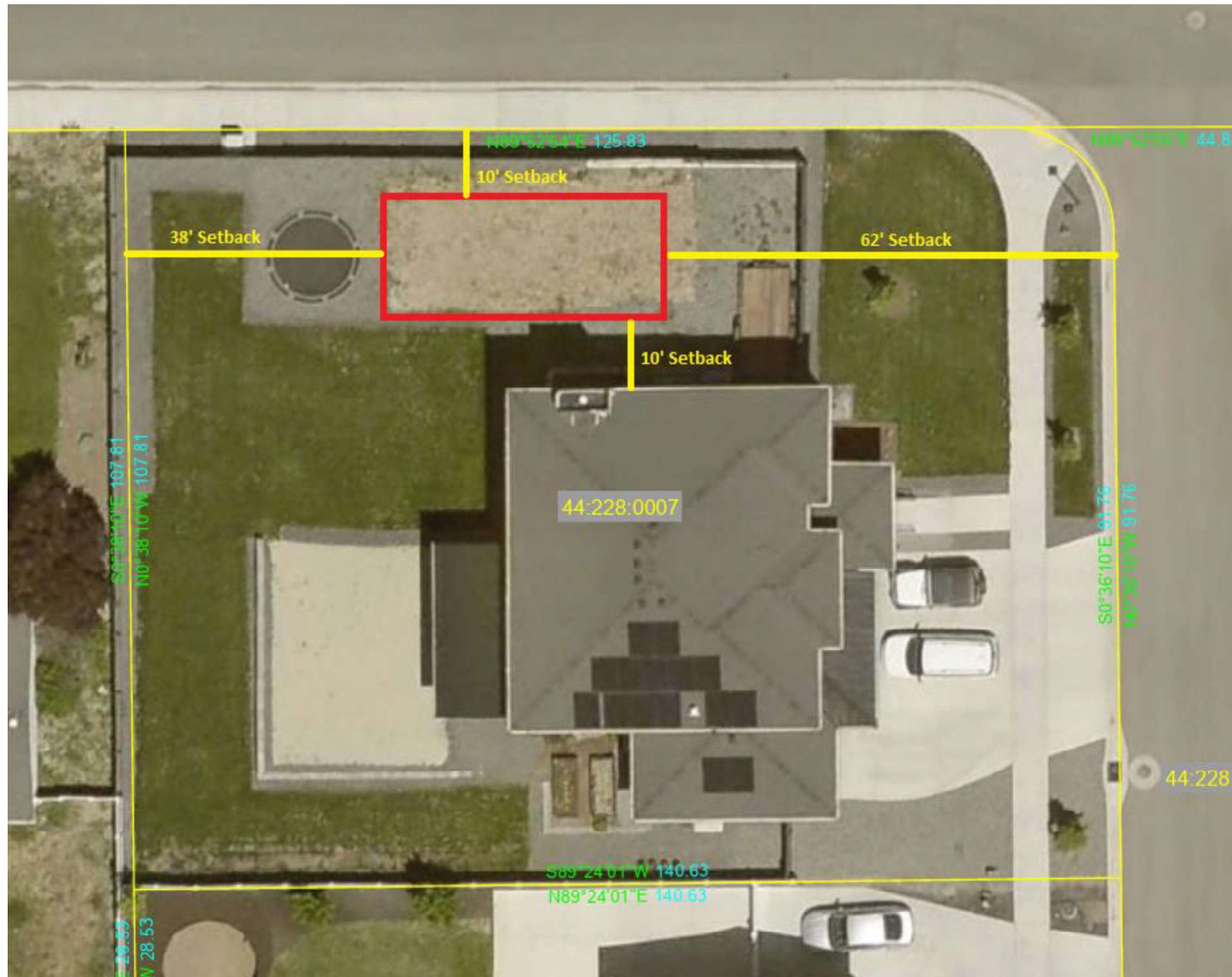
Deny the variance as it does not meet the applicable requirements.

EXISTING ZONING

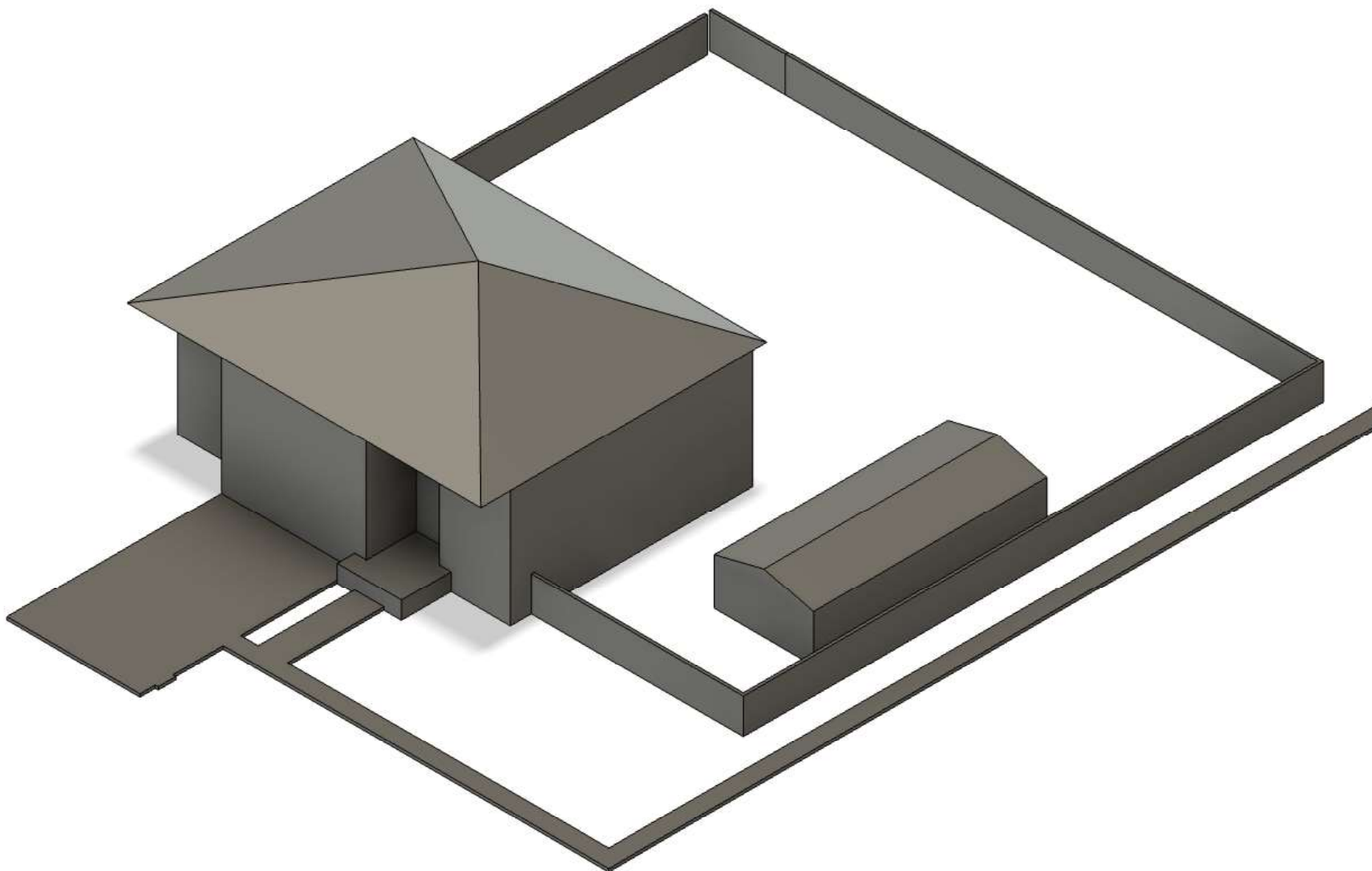
Green = A-2 Yellow = RA-2



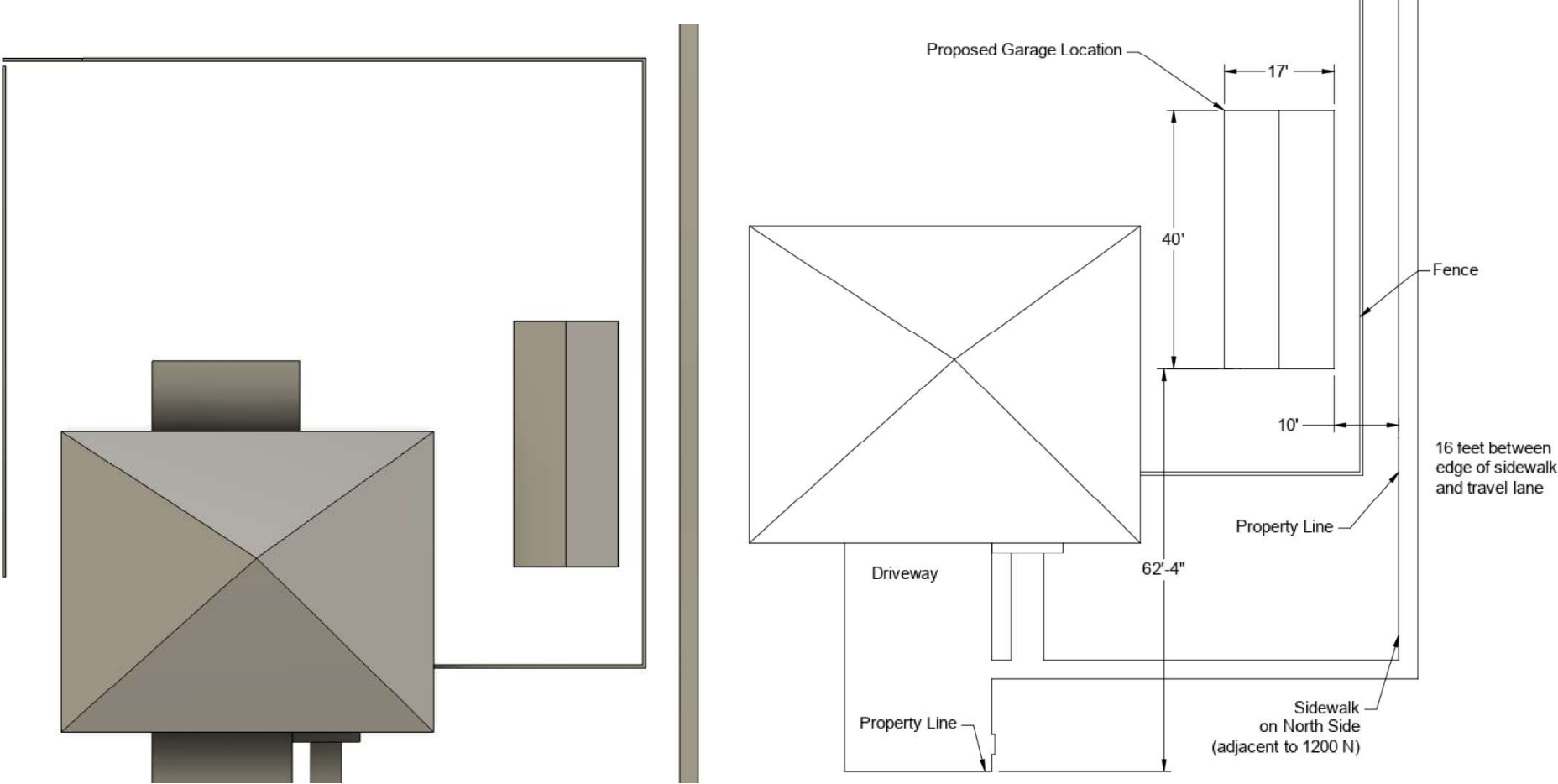
PROPOSED SITE PLAN



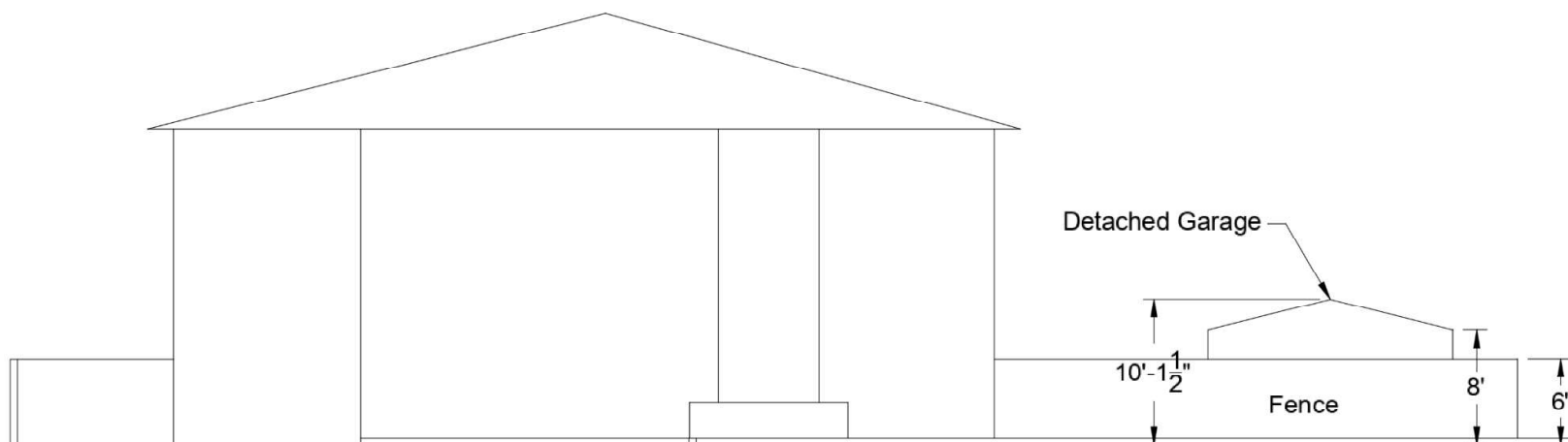
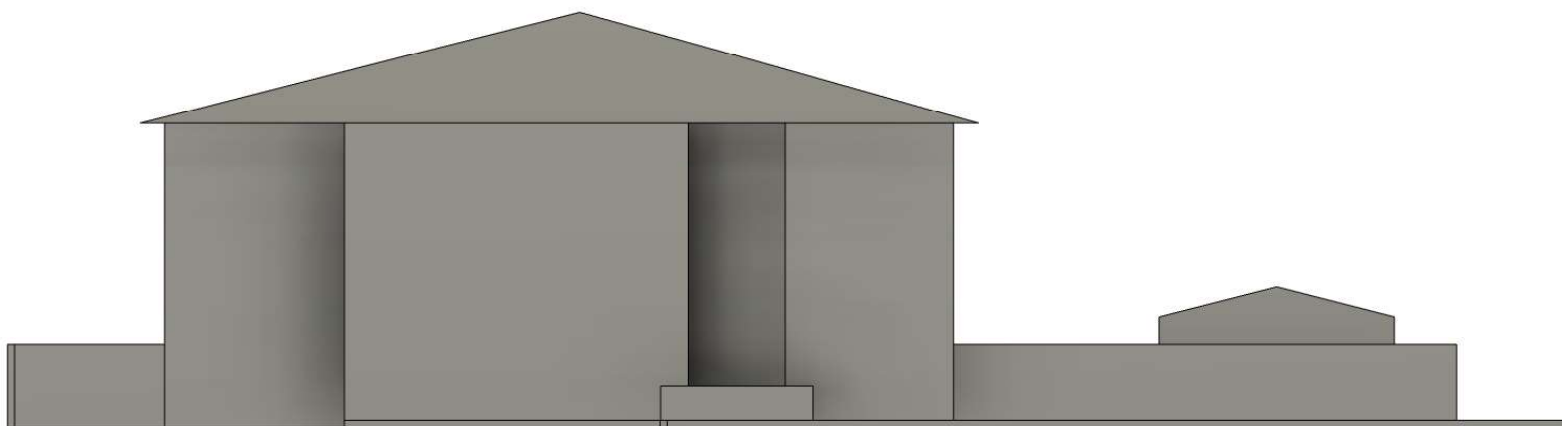
PROPOSED SITE PLAN



PROPOSED SITE PLAN



PROPOSED SITE PLAN



PROPOSED FINISHES

