



Planning Commission Meeting

July 10, 2025
6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, July 10, 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 Home Occupation Permit to provide a small preschool service within the existing dwelling on the property located at 3462 South 1000 West in Mapleton. The applicant is Jennifer Nance.

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 7/3/25.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified July 3, 2025)

April Houser, Executive Secretary

Item:

2

REQUEST

Consideration of a request for a home occupation permit to establish a preschool in an existing residence located at 3462 S 1000 W in the PD-4 Zone.

Date:

07/10/2025

BACKGROUND & DESCRIPTION

The subject property is approximately 1/3 acre in size and located in the Mapleton Heights subdivision. The site is developed with a single-family dwelling that was completed in 2024.

Applicant:

Jennifer Nance

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

Location:

3462 S 1000 W

- Provide classes for 8 students or less;
- Class days would be Tuesday through Thursday from 9:30 am to 11:30am and 12:30 pm to 2:30 pm; and
- The area dedicated to the business will be less than 500 square feet.

Prepared By:

Jeni Crookston, Planner

Public Hearing:

No

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.

Zone:

PD-4

Attachments

1. Application information

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."

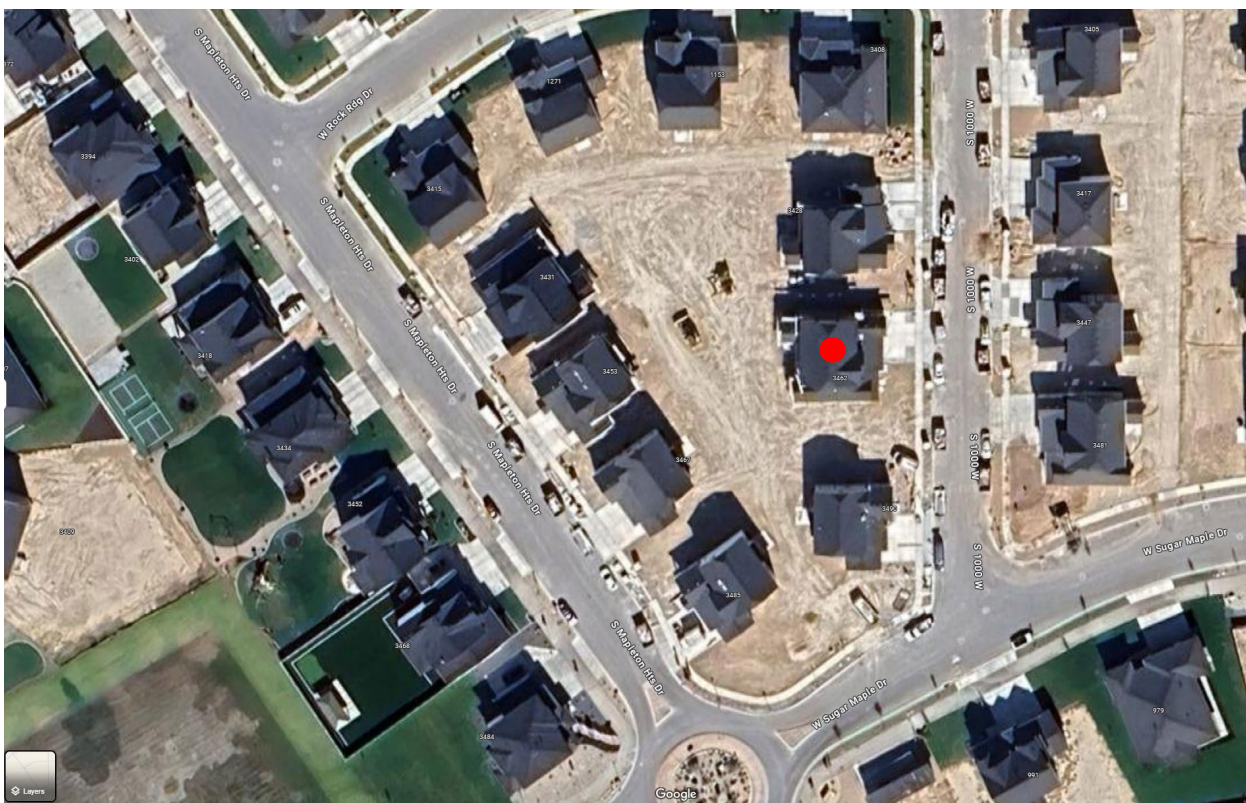
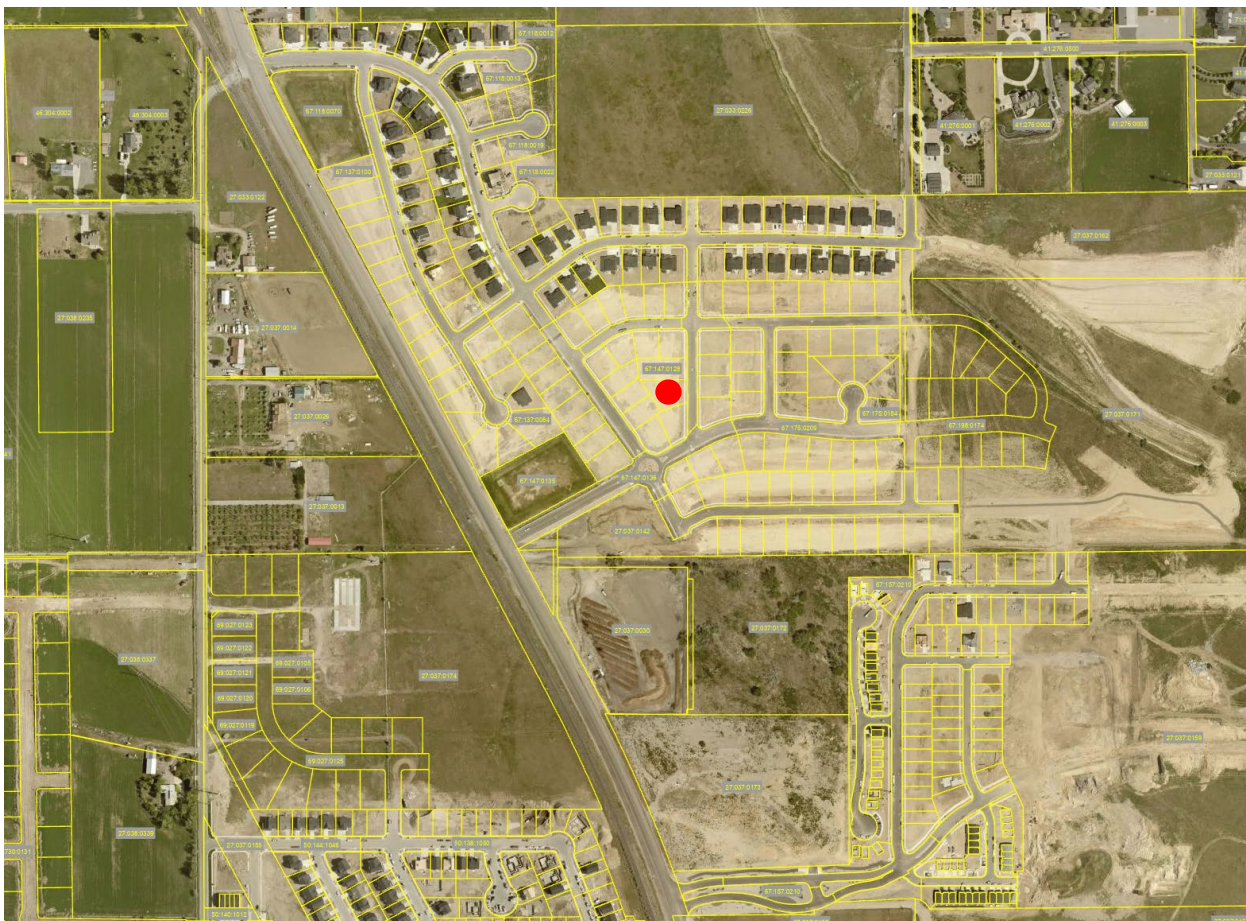
The proposed use will have 8 or fewer students, will occupy less than 500 square feet of the home and complies with the other requirements of the ordinance. Children will be dropped off and picked up for one morning and one afternoon class per day. The Home Owners' Association of the development requires the applicant to have approval from their neighboring properties.

RECOMMENDATION

Approve the conditional use permit with the following conditions:

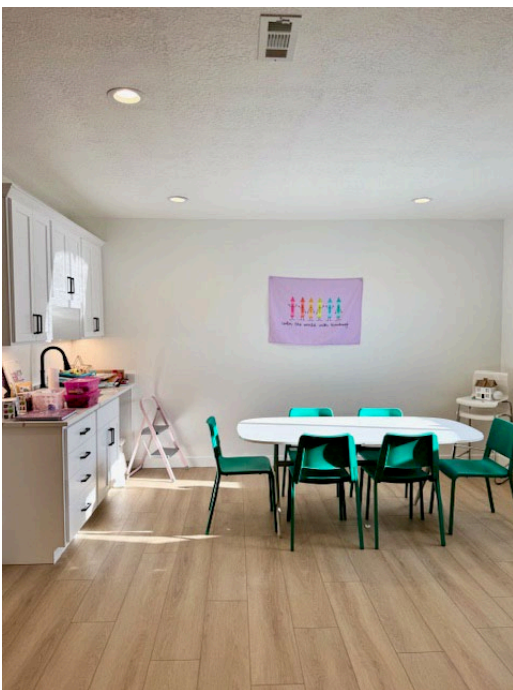
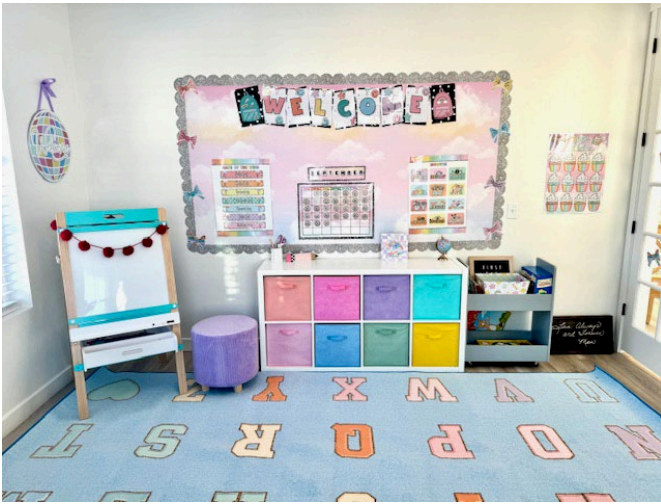
1. A fire inspection will be required prior to operation.
2. Demonstrate that they have received HOA approval.
3. The use must be in compliance with MCC Section 18.84.380.

Attachment 1 – Neighborhood Map



The floor plan shows a school building with the following areas:

- Upper Level:** Includes a large open area, a staircase, and a room labeled "BEDROOM 1".
- Lower Level:** Includes a large open area, a staircase, and a room labeled "BEDROOM 2".
- Classroom:** A large room on the lower level, highlighted in pink, with an arrow pointing to it from the label "Classroom".
- Crafts:** A room on the lower level, highlighted in pink, with an arrow pointing to it from the label "Crafts".
- Play area:** An outdoor area on the lower level, highlighted in pink, with an arrow pointing to it from the label "Play area".
- Other Rooms:** Includes a "BEDROOM 3", "BEDROOM 4", "BEDROOM 5", "BEDROOM 6", "BEDROOM 7", "BEDROOM 8", "BEDROOM 9", "BEDROOM 10", "BEDROOM 11", "BEDROOM 12", "BEDROOM 13", "BEDROOM 14", "BEDROOM 15", "BEDROOM 16", "BEDROOM 17", "BEDROOM 18", "BEDROOM 19", "BEDROOM 20", "BEDROOM 21", "BEDROOM 22", "BEDROOM 23", "BEDROOM 24", "BEDROOM 25", "BEDROOM 26", "BEDROOM 27", "BEDROOM 28", "BEDROOM 29", "BEDROOM 30", "BEDROOM 31", "BEDROOM 32", "BEDROOM 33", "BEDROOM 34", "BEDROOM 35", "BEDROOM 36", "BEDROOM 37", "BEDROOM 38", "BEDROOM 39", "BEDROOM 40", "BEDROOM 41", "BEDROOM 42", "BEDROOM 43", "BEDROOM 44", "BEDROOM 45", "BEDROOM 46", "BEDROOM 47", "BEDROOM 48", "BEDROOM 49", "BEDROOM 50", "BEDROOM 51", "BEDROOM 52", "BEDROOM 53", "BEDROOM 54", "BEDROOM 55", "BEDROOM 56", "BEDROOM 57", "BEDROOM 58", "BEDROOM 59", "BEDROOM 60", "BEDROOM 61", "BEDROOM 62", "BEDROOM 63", "BEDROOM 64", "BEDROOM 65", "BEDROOM 66", "BEDROOM 67", "BEDROOM 68", "BEDROOM 69", "BEDROOM 70", "BEDROOM 71", "BEDROOM 72", "BEDROOM 73", "BEDROOM 74", "BEDROOM 75", "BEDROOM 76", "BEDROOM 77", "BEDROOM 78", "BEDROOM 79", "BEDROOM 80", "BEDROOM 81", "BEDROOM 82", "BEDROOM 83", "BEDROOM 84", "BEDROOM 85", "BEDROOM 86", "BEDROOM 87", "BEDROOM 88", "BEDROOM 89", "BEDROOM 90", "BEDROOM 91", "BEDROOM 92", "BEDROOM 93", "BEDROOM 94", "BEDROOM 95", "BEDROOM 96", "BEDROOM 97", "BEDROOM 98", "BEDROOM 99", "BEDROOM 100".
- Outdoor Areas:** Includes a "GARDEN", "GARDEN 2", "GARDEN 3", "GARDEN 4", "GARDEN 5", "GARDEN 6", "GARDEN 7", "GARDEN 8", "GARDEN 9", "GARDEN 10", "GARDEN 11", "GARDEN 12", "GARDEN 13", "GARDEN 14", "GARDEN 15", "GARDEN 16", "GARDEN 17", "GARDEN 18", "GARDEN 19", "GARDEN 20", "GARDEN 21", "GARDEN 22", "GARDEN 23", "GARDEN 24", "GARDEN 25", "GARDEN 26", "GARDEN 27", "GARDEN 28", "GARDEN 29", "GARDEN 30", "GARDEN 31", "GARDEN 32", "GARDEN 33", "GARDEN 34", "GARDEN 35", "GARDEN 36", "GARDEN 37", "GARDEN 38", "GARDEN 39", "GARDEN 40", "GARDEN 41", "GARDEN 42", "GARDEN 43", "GARDEN 44", "GARDEN 45", "GARDEN 46", "GARDEN 47", "GARDEN 48", "GARDEN 49", "GARDEN 50", "GARDEN 51", "GARDEN 52", "GARDEN 53", "GARDEN 54", "GARDEN 55", "GARDEN 56", "GARDEN 57", "GARDEN 58", "GARDEN 59", "GARDEN 60", "GARDEN 61", "GARDEN 62", "GARDEN 63", "GARDEN 64", "GARDEN 65", "GARDEN 66", "GARDEN 67", "GARDEN 68", "GARDEN 69", "GARDEN 70", "GARDEN 71", "GARDEN 72", "GARDEN 73", "GARDEN 74", "GARDEN 75", "GARDEN 76", "GARDEN 77", "GARDEN 78", "GARDEN 79", "GARDEN 80", "GARDEN 81", "GARDEN 82", "GARDEN 83", "GARDEN 84", "GARDEN 85", "GARDEN 86", "GARDEN 87", "GARDEN 88", "GARDEN 89", "GARDEN 90", "GARDEN 91", "GARDEN 92", "GARDEN 93", "GARDEN 94", "GARDEN 95", "GARDEN 96", "GARDEN 97", "GARDEN 98", "GARDEN 99", "GARDEN 100".



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