



MAPLETON
UTAH

PLANNING COMMISSION MINUTES

April 24, 2025

PRESIDING AND CONDUCTING:	Rich Lewis
Commissioners in Attendance:	Melanie Bott TJ Uriona Lily Graham
Staff in Attendance:	Sean Conroy, Community Development Director Jeni Crookston, Planner
Minutes Transcribed by:	April Houser, Executive Secretary

Chairman Rich Lewis called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given. Alternate Commissioner Lily Graham was seated as a voting member this evening.

Item 1. Planning Commission Meeting Minutes – April 10, 2025.

Motion: Commissioner Bott moved to approve April 10, 2025, Planning Commission Meeting Minutes.

Second: Commissioner Uriona

Vote: Unanimous

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.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The property is approximately 5-acres in size. The existing home on the property will be torn down. The subdivision would include 12 total lots, with a street connecting to 1400 East. The street connecting through this development is intended to be extended and not left as a dead-end street. Connecting the roads provides better emergency responder access as well as improved emergency ingress and egress for residents. Where the streets have multiple curves, it helps to slow traffic. Staff recommends approval of the Preliminary Plat.

Chairman Lewis opened the item up for Public Comment. **Dallas**, a resident in the area, understands the code for the street connecting. He does not believe the curved streets help with calming the traffic throughout these developments. He wondered why it would be necessary to connect the street. No additional public comments were given.

Rob Hunter, City Engineer, felt the reasons given in the code provided the direction that the street should continue through. The more connections that we have in areas with the density the better it is. The road was stubbed specifically to connect through. The curved streets are meant to help with street calming measures. Most residents in this area would likely head north to exit the development, instead of going south through the currently developed Dallin subdivision.

Ryan Remkes, the applicant, can appreciate the neighbor concerns. When they purchased the property all the improvements were stubbed for the street to continue through to the north. He feels the continuation will help with water flow and pressure. They are ready to move forward with the development.

The Planning Commission would be the voting body on this type of application. **Commissioner Bott** understands the families in this area like the quiet street, but felt in the case of an emergency the through street would be much more beneficial. **Commissioner Uriona** read the original discussion that took place with the Dallin subdivision, and it was clear the turns were to help with calming measures, and for the street to continue through to the east as development took place. He does not see the additional traffic being a concern. **Commissioner Graham** agreed with these comments.

Motion: Commissioner Bott moved to approve the Preliminary Plat for the Maple Canyon Estates subdivision consisting of 12 lots located at 1390 East 1600 North in the RA-2 Zone with the conditions below:

1. All outstanding items from the Development Review Committee (DRC) be addressed prior to plat recording.
2. Applicant obtain the necessary right-of-way from the neighbor to the east to connect the stub road.

Second: Commissioner Graham

Vote: Unanimous

Item 3. **Adjourn.**

April Houser, Executive Secretary

Date