



MAPLETON
U T A H

PLANNING COMMISSION MINUTES

November 13, 2025

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

Vice-Chairman TJ Uriona called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given.

Item 1. **Planning Commission Meeting Minutes – October 9, 2025.**

Motion: Commissioner Nuttall moved to approve the October 9, 2025 Planning Commission Meeting Minutes.

Second: Commissioner Bott

Vote: Unanimous

Item 2. **Planning Commission Meeting Schedule for 2026.**

Motion: Commissioner Nuttall moved to approve the Planning Commission Meeting Schedule for 2026.

Second: Commissioner Bott

Vote: Unanimous

Item 3. **Consideration of a Conditional Use Permit and Project Plan for a mixed-use project located at 1642 West 200 North in the General Commercial (GC-1) Zone.**

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. In 2018 the rear portion of this property was rezoned from A-2 to R-2-B. There was a concept plan that included a mix of residential lots and a mixed-use commercial project on the corner. The Fox Hollow subdivision is located just west of the property. The proposal before the commission tonight would include 3 buildings with approximately 17,500 square feet of ground floor commercial and 20 residential apartments on the second floor. There will be driveway access from Highway 89 on the northeast corner, and from

200 North on the south side of the project. There are currently 94 proposed parking spaces. There will be trees and a landscape buffer along the west side of the project where the existing Fox Hollow residential homes are. The state requires the city to adopt at least 3 housing strategies. One of these housing strategies is to allow mixed-use projects in commercial zones. The city is required to submit an annual report to the state on the progress of these implemented strategies. There are Design Standards that the proposed project would need to adhere to. The applicant is proposing to share 18% of the parking stalls between the commercial and residential units. UDOT will not approve 2 driveways off Highway 89 due to spacing requirements. Denying access from 200 North is not an option. The traffic study concluded that the intersection will continue to function at an acceptable level of service. No parking signs will be posted along the commercial parcel to limit congestion and line of site issues at the intersection. No outlet signs will also be added. There were some letters of concern from some of the surrounding property owners that were provided to the commission this evening. Staff recommends approval with the conditions listed in the Staff Report. Commissioner Croshaw asked if the residential units were going to be sold or rented.

Cory Andersen, the applicant, stated that it is undetermined at this time as to whether they will sell or rent the residential units. At this time the affordable housing requirements do not stipulate if the residential units need to be owned or rented. Commissioner Bott asked how they plan to keep parking off the street. Access should take place from the parking lot side of the project. Every commercial use proposed will need to adhere to the allowed parking requirements. The zoning allows for general commercial type uses. Mr. Andersen imagines businesses like accounting offices, dental/medical offices, or other professional businesses along those lines. The City Engineer has reviewed the traffic study and is comfortable with what is being proposed. A standard 6' fence would likely be appropriate around the project for the types of businesses that will operate in this area.

Motion: Commissioner Nuttall moved to approve the Conditional Use Permit and Project Plan for a mixed-use project located at 1642 West 200 North in the General Commercial (GC-1) Zone with the conditions below:

1. The applicant shall comply with all outstanding Development Review Committee (DRC) issues prior to plat recording.
2. The parking requirement of each commercial tenant will be determined at the time of Business License submittal. If a use is proposed that exceeds the parking that has been provided, the use will be denied.

Second: Commissioner Graham

Vote: Unanimous

Item 4. **Consideration of a request to operate a Residential Facility for Persons with a Disability located at 4688 South 710 West, Unit J102 in the PD-3 Zone.**

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The project site is a 3-bedroom condo unit on the ground floor in the Harmony Ridge Building J Condominium. The applicant is requesting approval for a residential facility for up to 3 individuals. The facility would focus on providing daily living support to adults with learning and intellectual disabilities. The Fair Housing Act prohibits discrimination of person with a disability. The City Code allows residential facilities as a

permitted use in all residential zones. The facility is also licensed and monitored by the Department of Health and Human Services. The proposed application complies with city requirements. Staff is supportive of this request, as is the Harmony Ridge Homeowners Association and the city's attorney. The city sent a letter to the property owners in the area about this request. These types of uses are being proposed in multiple cities throughout the county.

Motion: Commissioner Bott moved to recommend approval to the City Council for a request to operate a Residential Facility for Persons with a Disability located at 4688 South 710 West, Unit J102 in the PD-3 Zone, with the recommendations below:

1. The applicant shall provide evidence to the City that it has received proper approval from the Department of Health and Human Services.
2. The applicant shall screen all occupants to ensure compliance with MCC Section 18.84.370.C.4.
3. The applicant shall pass a Mapleton City Fire Inspection.

Second: Commissioner Croshaw

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date