



# Planning Commission Meeting

February 12, 2026  
6:00pm

125 West 400 North  
Mapleton, UT 84664



## **PLANNING COMMISSION AGENDA**

Thursday, February 12, 2026 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 Items**

*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 – January 8, 2026.
2. Consideration of a Home Occupation Permit to provide a small dance studio at 467 North 1140 West. The applicant is Shalay Andrus.
3. Consideration of a Home Occupation Permit to provide sourdough making classes at 2456 West Maple Street. The applicant is Lauren Hillyard.
4. Consideration of a Preliminary Plat for the Murray Farm Plat F Subdivision consisting of 1 lot located at approximately 100 South 1000 East 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 2/5/26.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE  
(Last Modified February 5, 2026)

---

**April Houser**, Executive Secretary

**Item:**

2

**Date:**

02/12/2026

**Applicant:**

Shalay Andrus

**Location:**

467 N 1150 W

**Prepared By:**

Jeni Crookston, Planner

**Public Hearing:**

No

**Zone:**

RA-1

**Attachments**

1. Application information

**REQUEST**

Consideration of a request for a home occupation permit to provide a small dance studio within the existing dwelling on the property.

**BACKGROUND & DESCRIPTION**

The subject property is approximately ½ acre in size and located in the Grindstone Estates subdivision. The site is developed with a single-family dwelling that was completed in 2024.

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

- Provide classes for six (6) students or less;
- Class days would vary Monday through Friday, up to a total of 4 hours per week; and
- The area dedicated to the business will be less than 400 square feet located in the basement of the home.

**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.

**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 utilize more than 500 square feet for indoor lessons, that no more than six (6) 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. Dance studios are included in the ordinance stating the following:

*"Athletic, swimming, equestrian, or other similar lessons may be conducted either indoors or outdoors on a court or arena, in a pool, or on a similar facility that is purpose built for the activity with a maximum of six (6) students per session. Indoor lessons may exceed the maximum five hundred (500) square foot size limitation outlined in subsection 3."*

The proposed use will have 6 or fewer students per class, will occupy approximately 400 square feet of the home and complies with the other requirements of the ordinance. Traffic disturbances are expected be minimal, given the total hours of operation per week.

### **RECOMMENDATION**

Approve the conditional use permit with the following conditions:

1. A fire inspection will be required prior to operation.
2. The use must be in compliance with MCC Section 18.84.380.
3. Limit classes to six (6) students.
4. No more than six (6) vehicles, not including pick up or drop off, shall be parked onsite.



Attachment 2 – Dance Studio Operation Area



**Item:**

3

**Date:**

02/12/2026

**Applicant:**

Lauren Hillyard

**Location:**

2456 W Maple Str

**Prepared By:**

Jeni Crookston, Planner

**Public Hearing:**

No

**Zone:**

SDP-2

**Attachments**

1. Application information

**REQUEST**

Consideration of a request for a home occupation permit to provide sourdough making classes within the existing dwelling on the property.

**BACKGROUND & DESCRIPTION**

The subject property is approximately 0.15 acre in size and located in the Sunrise Ranch subdivision. The site is developed with a single-family dwelling that was completed in 2024.

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

- Provide classes for six (6) students or less;
- Classes would be offered two (2) times per month for a duration of approximately two (2) hours; and
- The area dedicated to the business will be less than 400 square feet located in the kitchen and dining room area of the home.

**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.

**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 utilize more than 500 square feet for indoor lessons, that no more than six (6) 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. Dance studios are included in the ordinance stating the following:

*"Athletic, swimming, equestrian, or other similar lessons may be conducted either indoors or outdoors on a court or arena, in a pool, or on a similar facility that is purpose built for the activity with a maximum of six (6) students per session. Indoor lessons may exceed the maximum five hundred (500) square foot size limitation outlined in subsection 3."*

The proposed use will have 6 or fewer students per class, will occupy approximately 400 square feet of the home and complies with the other requirements of the ordinance. Traffic disturbances are expected be minimal, given the infrequent classes.

### **RECOMMENDATION**

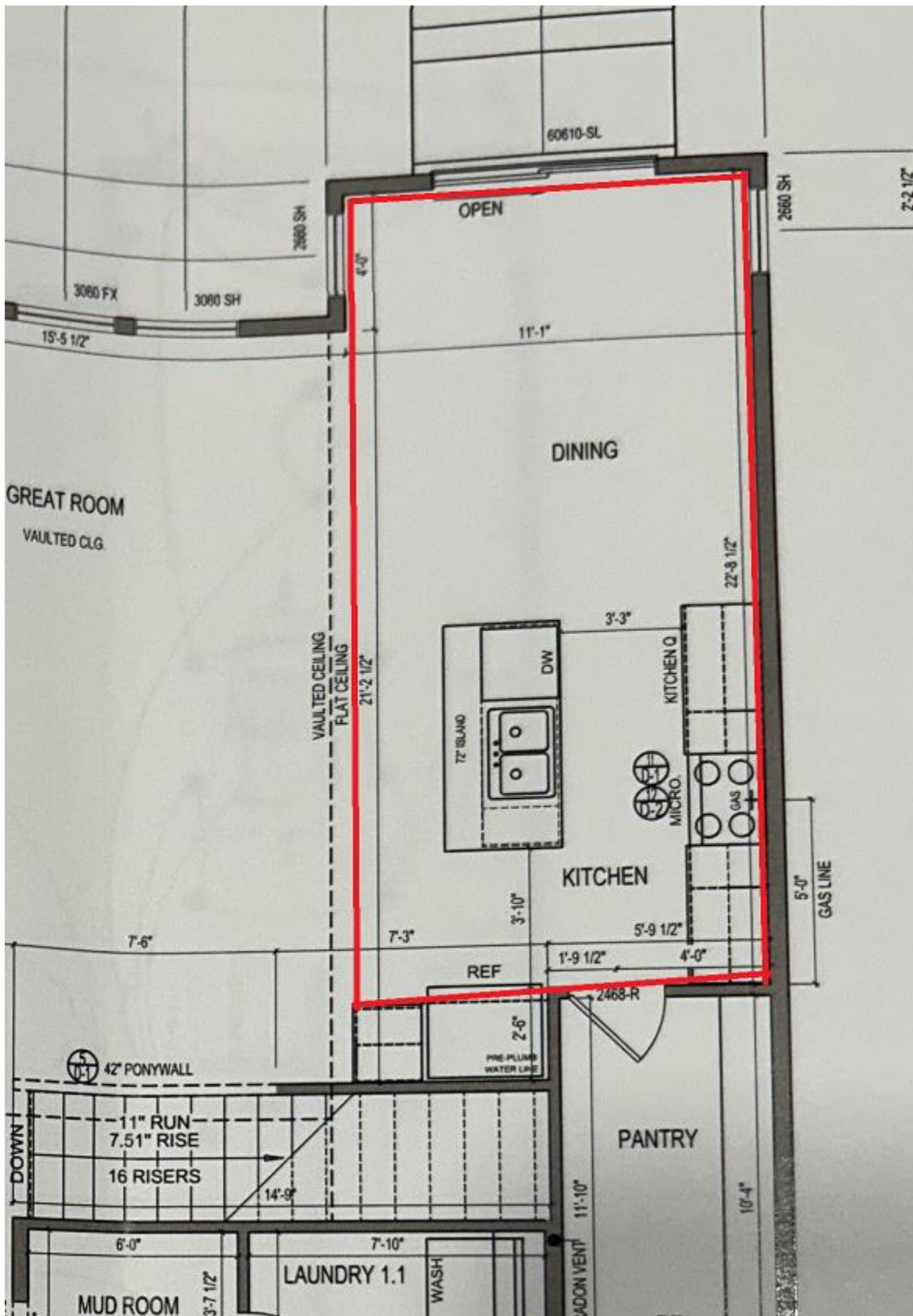
Approve the conditional use permit with the following conditions:

1. A fire inspection will be required prior to operation.
2. The use must be in compliance with MCC Section 18.84.380.
3. Limit classes to six (6) students.
4. No more than six (6) vehicles, not including pick up or drop off, shall be parked onsite.





Attachment 2 – Lesson Area





# Planning Commission Staff Report

---

**Item:**

4

**REQUEST**

Consideration of a Preliminary Plat for the Murray Farms Plat F consisting of 1 lot located in the RA-1 zone.

**Date:**

02/12/2026

**BACKGROUND & DESCRIPTION**

The subject property is located on approximately 2.2 acres at 100 South and 1000 East. This parcel was part of a larger group of parcels that were recently approved for a rezone from A-2 to RA-1. The applicant has provided a long-term concept plan to show how the property could develop, but at this time is proposing just one new 1-acre lot.

**Applicant:**

Brian Murray

**Location:**

1400 N 1600 W

The applicant is requesting preliminary plat approval for the Murray subdivision that will include the following:

**Prepared By:**

Jeni Crookston  
Planner

- 1 lot that would be 1.0 acre in size;
- New road improvement that will extend 1000 East to the south and a stub road for 100 South.

**Public Hearing:**

No

**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.

**Zone:**

RA-1

**Attachments**

1. Standards findings.
2. Application information.

**Land Use Element of the General Plan:** The Future Land Use Map designates the site as "*Low Density Residential*". This designation encourages single family dwellings on 1-acre lots. All surrounding parcels in the area fit the designations of the General Plan and the application is also consistent with the General Plan.

**Zoning:** Lots located within the RA-1 zoning district must have a minimum lot size of 43,560 square feet (1.0 acre) and a minimum width of 125 feet. The proposed lot is consistent with the RA-1 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".

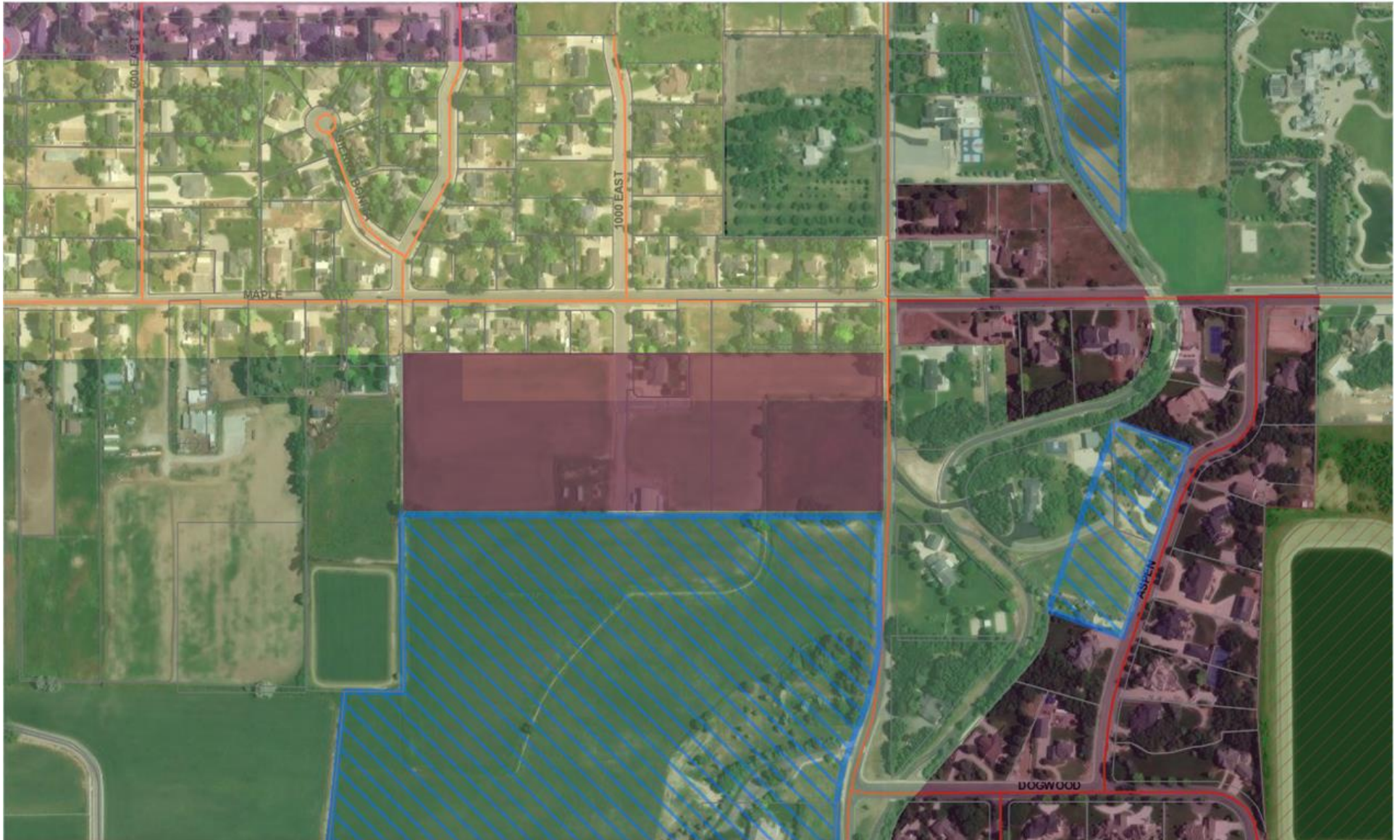
**RECOMMENDATION**

Approve the preliminary plat with the condition that all outstanding items from the DRC comments be addressed prior to plat recording.

This is an aerial photograph of a residential neighborhood, overlaid with a yellow boundary map. Each lot is labeled with a unique parcel number. The highlighted parcel, 26.072.0080, is a rectangular lot situated in the center of the map. It is bordered by other lots, including 26.072.0062 to the west, 26.072.0058 to the east, and 26.072.0020 to the south. The surrounding area includes various other residential lots, some with houses and others with open fields or trees. A winding road is visible on the right side of the map, and a larger body of water is at the bottom right.

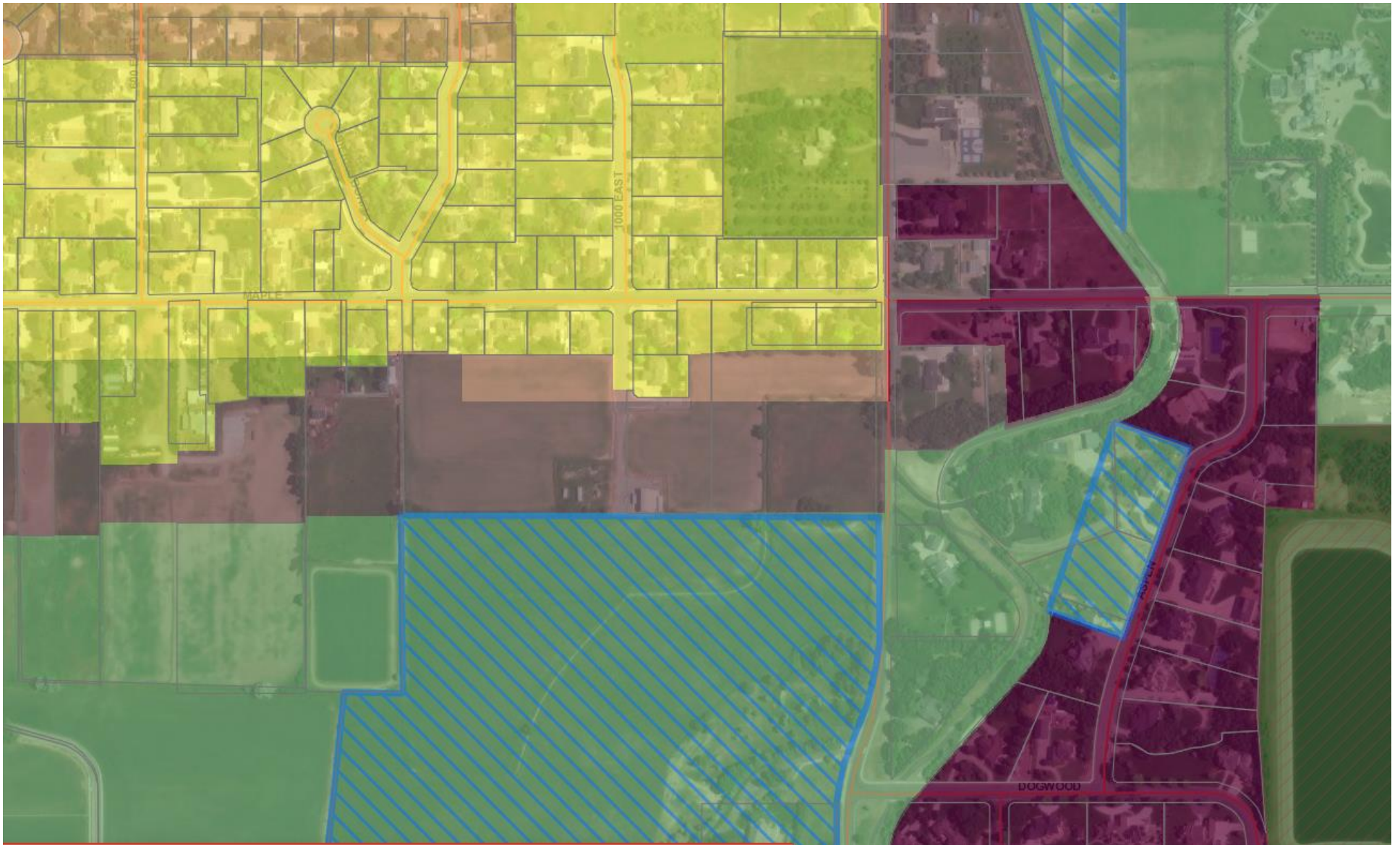
# EXISTING ZONING

Green = A-2    Yellow = RA-2    Purple = RA-1    Blue Stripes = TDR Overlay



# GENERAL PLAN

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



# PROPOSED PRELIMINARY PLAT

AutoCAD SHX Text

11

NORTHEAST CORNER SECTION 14  
T. 8S., R. 3E., S1B&M  
(FOUND UTAH COUNTY BRASS CAP)

26:072:0060  
MURRAY, BRIAN LEWIS  
& KAREN L

46:792:0016  
JOHNSON, CODY PAUL &  
MICHELLE LYNN

26:072:0060  
MURRAY, BRIAN LEWIS  
& KAREN L

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEARING
C1	31.41'	20.00'	28.28'	S45°
C2	46.22'	126.50'	45.97'	S79°
C3	52.23'	222.00'	52.11'	S75°
C4	31.42'	20.00'	28.28'	S45°

