



**MAPLETON**  
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**PLANNING COMMISSION MINUTES**

February 12, 2026

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**PRESIDING AND CONDUCTING:** TJ Uriona

**Commissioners in Attendance:** Spencer Croshaw  
Alece Nelson  
Lewis Nuttall  
Ryan Orr

**Staff in Attendance:** Sean Conroy, Community Development Director  
Jeni Crookston, Planner

**Minutes Transcribed by:** April Houser, Executive Secretary

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

**Item 1. Planning Commission Meeting Minutes – January 8, 2026**

**Motion:** Commissioner Nuttall moved to approve the January 8, 2026, Planning Commission Meeting Minutes.

**Second:** Commissioner Nelson

**Vote:** Unanimous

**Item 2. Consideration of a Home Occupation Permit to provide a small dance studio at 467 North 1140 West. The applicant is Shalay Andrus.**

**Motion:** Commissioner Nuttall moved to approve the Home Occupation Permit for a small dance studio at 467 North 1140 West, with the conditions listed in the Staff Report below:

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.

**Second:** Commissioner Nelson

**Vote:** Unanimous

**Item 3. Consideration of a Home Occupation Permit to provide sourdough making**

**classes at 2456 West Maple Street. The applicant is Lauren Hillyard.**

**Motion:** Commissioner Nuttall moved to approve the Home Occupation Permit to provide sourdough making classes at 2456 West Maple Street, with the conditions listed in the Staff Report below:

- 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.

**Second:** Commissioner Nelson

**Vote:** Unanimous

**Item 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.**

**Motion:** Commissioner Nuttall moved to approve the 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 with the condition that all outstanding items from the Development Review Committee comments be addressed prior to plat recording.

**Second:** Commissioner Nelson

**Vote:** Unanimous

**Item 5. Adjourn.**

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April Houser, Executive Secretary

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Date