



MAPLETON
U T A H
PLANNING COMMISSION MINUTES
April 23, 2026

PRESIDING AND CONDUCTING: TJ Uriona

Commissioners in Attendance: Spencer Croshaw
Lily Graham
Alece Nelson
Ryan Orr

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

Minutes Transcribed by: April Houser, Executive Secretary

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

Item 1. Planning Commission Meeting Minutes – February 12, 2026.

Motion: Commissioner Nelson moved to approve the February 12, 2026, Planning Commission Meeting Minutes.

Second: Commissioner Orr

Vote: Unanimous

Item 2. Consideration of a request to rezone approximately 56 acres of land from A-2 to PRC-10 with a TDR-Receiving Site Overly (TDR-R), and review of a Concept Plan for 63 residential lots.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The proposal includes clustered development, open space areas, trail corridor dedication, and phased development based on access improvements.

Chairman Uriona opened the Public Hearing. Those in support of the rezone felt it was consistent with the General Plan and anticipated growth patterns in the Twin Hollow area. They felt it provided a logical transition between existing and future residential development. Provides open space, trail connectivity, and preservation of natural features. The rezone would represent an appropriate use of the TDR program and maintain density below the maximum allowed in the zone.

Those opposing the development had traffic concerns, particularly along 1600 South and Main Street. Comments raised concerns about emergency response times, wildfire evacuation routes, and the adequacy of current access points for both residents and emergency vehicles. Some felt the proposed density was greater than anticipated for the area and could affect the rural feel. Residents noted potential impacts including dust, noise, and construction-related traffic. Concerns were raised about runoff, drainage patterns, and the potential for impacts to adjacent properties. Some residents expressed concern regarding overall neighborhood impacts, quality of life, and cumulative effects of continued development in the area.

Mike Klauck, the applicant, provided additional information stating the project was designed to align with the General Plan. It includes a reduction in density and provides public benefits with open space and trail dedication. Mike also noted efforts to create a transition between surrounding developments.

The Planning Commission discussed the proposal, including traffic impacts, phasing limitations tied to access improvements, emergency access requirements, and consistency with the General Plan and Transferable Development Right (TDR) ordinance. Sean clarified the development would be phased and that full buildout would require additional access improvements.

Motion: Commissioner Graham moved to recommend approval to the City Council to rezone approximately 56 acres of land from A-2 to PRC-10 with a TDR-Receiving Site Overlay (TDR-R), and the Concept Plan for 63 residential lots.
Second: Commissioner Nelson
Vote: Unanimous

Item 3. Consideration of a request to rezone three acres of property from A-2 to PRC-5 located at 727 South Main Street and a request to amend the PRC-5 Zoning text (MCC Section 18.82F).

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This proposal includes retaining the existing residence on Main Street and creating an additional lot with a recreational pond. No Transferable Development Rights (TDR's) are being proposed since the rezone is consistent with the General Plan. No motor vehicles will be allowed on the pond.

Brandon Denison, representing the applicant, summarized the proposed layout of the development if approved for the PRC-5 Zoning. The home currently on the property along Main Street would be on a ½ acre lot, with the remaining 2 ½ acre lot being located east of it. They plan to bond for the cost of the cul-de-sac, which will be built when the property owner to the east develops. The water for the pond will come from water shares the owner has, so it will not affect the city's water situation.

Chairman Uriona opened the Public Hearing. Laura Jones had a concern with the current home being allowed on ½ acre. She wanted the other property owners in this area to be

allowed to have the same flexibility with their lot sizes. Another resident had concerns about the water table in this area. Sean stated that the PRC Zone allows for the flexibility of lot sizes. No additional comments were made, and the Public Hearing was closed.

The pond will be designed like the ski lake. The applicant plans to do everything necessary to mitigate any possible flooding to surrounding properties, helping to prevent civil issues in the future.

Motion: Commissioner Nelson moved to recommend approval to the City Council to rezone three acres of property from A-2 to PRC-5 located at 727 South Main Street with the proposed amendments to the PRC-5 Zoning text (MCC Section 18.82F).

Second: Commissioner Graham

Vote: Unanimous

Item 4. Consideration of a Preliminary Plat and Project Plan for an industrial project consisting of two buildings located at 1915 West Alvey Drive in the Industrial (I&M-1) Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Final users of the buildings have not yet been identified. It will likely be office and warehouse use. The 2 lots will have access off Slant Road and Alvey Drive. There is a 6' fence and landscape buffer required along the residential boundary.

The applicant stated that they plan to continue the 6' vinyl fencing between these properties and the residential homes in the Harvest Park subdivision. Commissioner Orr felt a more substantial fence should be required. Sean stated that it is not something the code would be allowed to require at this time. Some of the Commissioners asked staff to consider amending the ordinance to be more restrictive on required fencing in the I&M-1 Zones.

Motion: Commissioner Uriona moved to approve the Preliminary Plat and Project Plan for an industrial project consisting of two buildings located at 1915 West Alvey Drive in the Industrial (I&M-1) Zone with the conditions listed below:

1. Any outstanding Development Review Committee (DRC) comments should be addressed prior to plat recording.
2. The six-foot vinyl fence shall be extended to the southeast corner of the project.
3. Signage and lighting be installed to mitigate any impact on the neighboring properties and conform to the disturbing the peace ordinance from 10:00pm to 7:00am.
4. No garbage collection from 10:00pm to 7:00am.
5. Prior to operating, a business license application must be submitted. Required parking for the proposed use will be evaluated at that time.

Second: Commissioner Nelson

Vote: 4:1:0 with Commissioners Uriona, Nelson, Croshaw and Graham voting yay and Commissioner Orr voting nay feeling a more durable fencing requirement, similar to the General Commercial Zoning Ordinance, should be required around this project to better buffer the neighboring residential properties.

Item 5. Adjourn.

April Houser, Executive Secretary

Date