



MAPLETON
U T A H
PLANNING COMMISSION MINUTES
May 28, 2026

PRESIDING AND CONDUCTING: Lewis Nuttall

Commissioners in Attendance: Spencer Croshaw
Alece Nelson
Scott Colagrossi

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Transcribed by: April Houser, Executive Secretary

Vice-Chairman Lewis Nuttall called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given. Alternate Commissioner Scott Colagrossi was seated as a voting member this evening.

Item 1. Planning Commission Meeting Minutes – April 23, 2026.

Motion: Commissioner Croshaw moved to approve the April 23, 2026, Planning Commission Meeting Minutes.

Second: Commissioner Nelson

Vote: Unanimous

Item 2. Consideration of a request to amend the General Plan Land Use Designation from “Low Density Residential” to “Park” and to rezone from Residential-Agricultural (RA-1) to Open Space and Parks (OS-P) for a one-acre parcel located at 34 South Troy Street to accommodate a private cemetery.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This proposed cemetery will be located on lot 18, which is approximately 1.7 acres in size. The applicant would like to retain approximately 0.7 acres for a residential lot and rezone the remaining acre to allow for a private family cemetery containing approximately 110 burial plots. The cemetery area would be rezoned to Open Space and Parks (OS-P). The property is located at the eastern end of the Maple Bench Estates development. The proposed cemetery would be accessed by a private drive and include parking and a turnaround space. Cemeteries are only permitted in the OS-P Zone, and would require a General Plan amendment, Rezone approval and a future Conditional Use Permit review by the Planning Commission. This use generates minimal traffic, except during funerals or interments. State law requirements include perpetual care funding, plat

recording, and cemetery maintenance obligations.

Wendell Gibby, the applicant, went over a couple key points of his request. The proposal originated from a family desire to establish a private family cemetery. The cemetery would be limited to lineal descendants and intended as a family gathering place. The site is secluded, not visible from most surrounding properties, and accessed by a private lane. The cemetery would be gated and fenced. No mausoleums or above-ground burial structures are planned. Existing roads in the subdivision were constructed wider than originally required, providing additional parking capacity. The area would remain landscaped with trees and grass, preserving open space and preventing future residential development on the site.

Planning Commission discussion topics included the following:

- Access via the private drive.
- Parking accommodations during funeral services.
- The proposed number of burial plots.
- Future ownership and restrictions on use.
- Security measures, including fencing and gated access.
- Long-term maintenance and perpetual care requirements.

Mr. Gibby stated he would be willing to reduce the number of burial plots if desired. The cemetery is not intended for public sales or commercial operation. Deed restrictions could be considered to preserve the family-only nature of the cemetery.

Vice-Chairman Lewis Nuttall opened the item up for public comment. Terry Davis asked whether the cemetery would include in-ground burials only or if structures such as a mausoleum were planned. Wendell stated that all burials would be in-ground. No additional comments were made, and the public hearing was closed.

The Planning Commission discussions in favor of the cemetery were listed below:

- Preservation of open space and views.
- Limited anticipated traffic impacts.
- Attractive and secluded location.

The Planning Commission concerns were listed below:

- Establishing precedent for future private cemetery requests.
- Rezoning consistency within residential neighborhoods.
- Long-term permanence of cemetery land use.
- Potential impacts on current and future homeowners who purchased property without anticipating a cemetery nearby.
- Lack of existing city standards governing private family cemeteries.
- Appropriate number of burial plots.
- Security, fencing, access, and maintenance requirements.

Sean commented that rezoning decisions are legislative and site-specific. Future applications would still require individual review. The Commission may recommend

approval while directing staff to develop standards for future private cemetery applications. Additional conditions or recommendations could also be included as part of the Commission's recommendation this evening.

Motion: Commissioner Croshaw recommended approval to the City Council to amend the General Plan Land Use Designation from "Low Density Residential" to "Park" and to rezone from Residential-Agricultural (RA-1) to Open Space and Parks (OS-P) for a one-acre parcel located at 34 South Troy Street to accommodate a private cemetery with the recommendation listed below:

1. Final plan to include proposed fencing and a gate as described by the applicant, Wendell Gibby.
2. Reduce the allowed plots to 50.
3. Staff to develop standards and guidelines for future private family cemetery applications.

Second: Commissioner Nelson

Vote: Unanimous

Item 3. Consideration of amendments to Mapleton City Code (MCC) Section 18.84.410 regarding requirements for accessory dwelling units and section 18.84.460 regarding the process for land use appeals.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. He presented proposed ordinance amendments in response to recent state legislation affecting accessory dwelling units (ADUs) and municipal appeals processes. Staff explained that state legislation now requires cities to allow detached ADUs on lots of at least one-quarter acre.

Proposed amendments included:

- Allow detached ADUs on lots of one-quarter acre or larger.
- Remove the existing requirement that detached ADUs be limited to 40% of the primary dwelling size.
- Retain maximum ADU size limits based on lot size.
- Continue prohibiting ADUs within Harvest Park and R-1-B zoning districts unless otherwise approved.

Sean noted the 40% rule disproportionately affects owners of smaller homes. Existing lot coverage regulations already limit excessive building size. Staff are in support of removing the 40% limitation.

Harvest Park ADU Discussion:

- Harvest Park's HOA previously requested restrictions on ADUs because of smaller lot sizes, parking concerns, and neighborhood design.
- A property owner requested that the restriction be removed.
- Staff are not recommending removal of the prohibition without HOA support.
- The HOA Board currently does not support allowing ADUs.

Appeals Process Amendment:

Sean explained that recent state legislation no longer allows city councils to serve as appeal authorities for land-use decisions, so it was recommended to establish an independent Appeals Hearing Officer. The Hearing Officer would be an individual with land-use legal expertise. Appeals of both staff and Planning Commission decisions would be heard by this officer. Staff noted that the city has not experienced a land-use appeal in over ten years.

Vice-Chairman Nuttall opened the Public Hearing. No comments were made and the Public Hearing was closed.

The Commission was in support for the removal of the 40% ADU limitation. They wanted to hear from the Harvest Park HOA, which was not in attendance this evening.

Motion: Commissioner Croshaw moved to recommend approval to the City Council of amendments to Mapleton City Code (MCC) Section 18.84.410 regarding requirements for accessory dwelling units and section 18.84.460 regarding the process for land use appeals with the below recommendations:

1. Support removal of the 40% limitation on detached ADUs.
2. Continue restricting ADUs in Harvest Park unless approved by the HOA.
3. Approve the proposed Appeals Hearing Officer process and related ordinance amendments.

Vote: Commissioner Colagrossi

Motion Unanimously

Item 4. Consideration of variance to reduce the required setback to accommodate a swimming pool at 2023 West Sunrise Ranch Drive. The applicants are Michael and Jessica Christiansen.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The applicant requested approval to construct a swimming pool in the rear yard. They want to reduce the required setback from 8 feet to 6 feet from the rear property line. Sean explained that variances may only be granted when unique hardships or special circumstances exist. They are intended to address unusual lot conditions, such as irregular lot shapes or topographical constraints. Staff did not find sufficient hardship to justify a variance in this case. If the Commission believes pool setback requirements should be reconsidered, staff could prepare a future ordinance amendment for review. Staff recommended denial of the variance request.

Jessica Christiansen addressed the Commission about the below key points that most municipalities in Utah County require pool setbacks between 3 and 5 feet. She felt Mapleton's 8-foot setback appeared unusually restrictive. Their proposed pool design cannot reasonably be reduced in size without impacting usability.

Commission members expressed interest in reviewing setback standards generally but did not find sufficient hardship to justify granting a variance.

Motion: Commissioner Nelson moved to deny the variance to reduce the required setback to accommodate a swimming pool at 2023 West Sunrise Ranch Drive but directed staff to review current pool setback requirements and consider potential ordinance amendments for future Commission review.

Vote: Commissioner Croshaw

Motion Unanimously

Item 5. Adjourn.

April Houser, Executive Secretary

Date