



Planning Commission Meeting

August 13, 2026
6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, August 13, 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 Item

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 – July 9, 2026.

Action Item

2. Consideration of a Home Occupation Permit to provide an in-home preschool for kids ages 3-5 located at 952 West 1700 North. The applicant is Laurie Nelson.

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 8/6/26.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified August 6, 2026)

April Houser, Executive Secretary

Item:

2

Date:

08/13/2026

Applicant:

Laurie Nelson

Location:

952 W 1700 N

Prepared By:

Jeni Crookston, Planner

Public Hearing:

No

Zone:

RA-2

Attachments

1. Application information

REQUEST

Consideration of a request for a home occupation permit to provide a small in-home daycare within the existing dwelling on the property.

BACKGROUND & DESCRIPTION

The subject property is approximately 0.4 acres in size and located in the Seals subdivision. The site is developed with a single-family dwelling that was completed in 1994.

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

- Provide daycare for eight (8) students or less;
- Operating days would be Monday through Friday, from 9:00 am to 3:00 pm; and
- The area dedicated to the business will be less than 500 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 not utilize more than 500 square feet, 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. Daycare business are included in the ordinance stating the following:

"Child oriented businesses such as day cares and preschools shall be limited to a maximum of ten (10) clients or students including children living in the home if participating in the preschool or daycare activities. It is recognized that during pick up and drop off times that more than six (6) vehicles may be visiting the site, however, not more than six (6) vehicles, as described in subsection 7, may remain during business hours with the exception of one event per year (such as a class graduation), which may exceed six (6) vehicles. The Planning Commission may limit the number of clients or students to less than ten (10) if it is determined that a property and/or road cannot safely handle the proposed increase in traffic."

The proposed use will have 8 or fewer students per class and will not occupy more than 500 square feet of the home. Children will be dropped off starting in the morning at 9:00 am and will have pickups at 12:00 pm and 3:00 pm. Traffic disturbances are expected be minimal.

RECOMMENDATION

Approve the home occupation permit with the following conditions:

1. A fire inspection will be required prior to operation.
2. Submit a copy of the Health Department License.
3. The use must be in compliance with MCC Section 18.84.380.
4. Classes shall be limited to eight (8) students.
5. No more than six (6) vehicles, not including pick up or drop off, shall be parked onsite during operating hours.

An aerial photograph of a residential neighborhood, overlaid with a map showing property boundaries in yellow and parcel numbers in blue. The map is divided into several blocks by streets. A red circle highlights a specific parcel in the center of the map, located at the intersection of a horizontal street and a vertical street. The highlighted parcel is labeled with the number 52-444-0011. Other visible parcel numbers include 52-734-0001, 52-734-0002, 52-734-0003, 52-734-0004, 52-734-0005, 52-734-0006, 52-734-0007, 52-734-0008, 52-734-0009, 52-734-0010, 52-734-0011, 52-734-0012, 52-734-0013, 52-734-0014, 52-734-0015, 52-734-0016, 52-734-0017, 52-734-0018, 52-734-0019, 52-734-0020, 52-734-0021, 52-734-0022, 52-734-0023, 52-734-0024, 52-734-0025, 52-734-0026, 52-734-0027, 52-734-0028, 52-734-0029, 52-734-0030, 52-734-0031, 52-734-0032, 52-734-0033, 52-734-0034, 52-734-0035, 52-734-0036, 52-734-0037, 52-734-0038, 52-734-0039, 52-734-0040, 52-734-0041, 52-734-0042, 52-734-0043, 52-734-0044, 52-734-0045, 52-734-0046, 52-734-0047, 52-734-0048, 52-734-0049, 52-734-0050, 52-734-0051, 52-734-0052, 52-734-0053, 52-734-0054, 52-734-0055, 52-734-0056, 52-734-0057, 52-734-0058, 52-734-0059, 52-734-0060, 52-734-0061, 52-734-0062, 52-734-0063, 52-734-0064, 52-734-0065, 52-734-0066, 52-734-0067, 52-734-0068, 52-734-0069, 52-734-0070, 52-734-0071, 52-734-0072, 52-734-0073, 52-734-0074, 52-734-0075, 52-734-0076, 52-734-0077, 52-734-0078, 52-734-0079, 52-734-0080, 52-734-0081, 52-734-0082, 52-734-0083, 52-734-0084, 52-734-0085, 52-734-0086, 52-734-0087, 52-734-0088, 52-734-0089, 52-734-0090, 52-734-0091, 52-734-0092, 52-734-0093, 52-734-0094, 52-734-0095, 52-734-0096, 52-734-0097, 52-734-0098, 52-734-0099, 52-734-0100, 52-734-0101, 52-734-0102, 52-734-0103, 52-734-0104, 52-734-0105, 52-734-0106, 52-734-0107, 52-734-0108, 52-734-0109, 52-734-0110, 52-734-0111, 52-734-0112, 52-734-0113, 52-734-0114, 52-734-0115, 52-734-0116, 52-734-0117, 52-734-0118, 52-734-0119, 52-734-0120, 52-734-0121, 52-734-0122, 52-734-0123, 52-734-0124, 52-734-0125, 52-734-0126, 52-734-0127, 52-734-0128, 52-734-0129, 52-734-0130, 52-734-0131, 52-734-0132, 52-734-0133, 52-734-0134, 52-734-0135, 52-734-0136, 52-734-0137, 52-734-0138, 52-734-0139, 52-734-0140, 52-734-0141, 52-734-0142, 52-734-0143, 52-734-0144, 52-734-0145, 52-734-0146, 52-734-0147, 52-734-0148, 52-734-0149, 52-734-0150, 52-734-0151, 52-734-0152, 52-734-0153, 52-734-0154, 52-734-0155, 52-734-0156, 52-734-0157, 52-734-0158, 52-734-0159, 52-734-0160, 52-734-0161, 52-734-0162, 52-734-0163, 52-734-0164, 52-734-0165, 52-734-0166, 52-734-0167, 52-734-0168, 52-734-0169, 52-734-0170, 52-734-0171, 52-734-0172, 52-734-0173, 52-734-0174, 52-734-0175, 52-734-0176, 52-734-0177, 52-734-0178, 52-734-0179, 52-734-0180, 52-734-0181, 52-734-0182, 52-734-0183, 52-734-0184, 52-734-0185, 52-734-0186, 52-734-0187, 52-734-0188, 52-734-0189, 52-734-0190, 52-734-0191, 52-734-0192, 52-734-0193, 52-734-0194, 52-734-0195, 52-734-0196, 52-734-0197, 52-734-0198, 52-734-0199, 52-734-0200, 52-734-0201, 52-734-0202, 52-734-0203, 52-734-0204, 52-734-0205, 52-734-0206, 52-734-0207, 52-734-0208, 52-734-0209, 52-734-0210, 52-734-0211, 52-734-0212, 52-734-0213, 52-734-0214, 52-734-0215, 52-734-0216, 52-734-0217, 52-734-0218, 52-734-0219, 52-734-0220, 52-734-0221, 52-734-0222, 52-734-0223, 52-734-0224, 52-734-0225, 52-734-0226, 52-734-0227, 52-734-0228, 52-734-0229, 52-734-0230, 52-734-0231, 52-734-0232, 52-734-0233, 52-734-0234, 52-734-0235, 52-734-0236, 52-734-0237, 52-734-0238, 52-734-0239, 52-734-0240, 52-734-0241, 52-734-0242, 52-734-0243, 52-734-0244, 52-734-0245, 52-734-0246, 52-734-0247, 52-734-0248, 52-734-0249, 52-734-0250, 52-734-0251, 52-734-0252, 52-734-0253, 52-734-0254, 52-734-0255, 52-734-0256, 52-734-0257, 52-734-0258, 52-734-0259, 52-734-0260, 52-734-0261, 52-734-0262, 52-734-0263, 52-734-0264, 52-734-0265, 52-734-0266, 52-734-0267, 52-734-0268, 52-734-0269, 52-734-0270, 52-734-0271, 52-734-0272, 52-734-0273, 52-734-0274, 52-734-0275, 52-734-0276, 52-734-0277, 52-734-0278, 52-734-0279, 52-734-0280, 52-734-0281, 52-734-0282, 52-734-0283, 52-734-0284, 52-734-0285, 52-734-0286, 52-734-0287, 52-734-0288, 52-734-0289, 52-734-0290, 52-734-0291, 52-734-0292, 52-734-0293, 52-734-0294, 52-734-0295, 52-734-0296, 52-734-0297, 52-734-0298, 52-734-0299, 52-734-0300, 52-734-0301, 52-734-0302, 52-734-0303, 52-734-0304, 52-734-0305, 52-734-03

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