

MAPLETON
U T A H
PLANNING COMMISSION MINUTES
July 9, 2026

PRESIDING AND CONDUCTING: TJ Uriona

Commissioners in Attendance: Lewis Nuttal
Lily Graham
Alece Nelson
Spencer Croshaw
Scott Colagrossi

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.

Item 1. Planning Commission Meeting Minutes – June 11, 2026.

Motion: Commissioner Graham moved to approve the June 11, 2026, Planning Commission Meeting Minutes.

Second: Commissioner Nuttal

Vote: Unanimous

Item 2. Consideration of a proposal to amend the General Plan Land Use Designation from “General Commercial” to “Park” and to rezone from “GC-1” to “OS-P” for 9 acres located at approximately 3700 South Mapleton Heights Drive to accommodate a new City park.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. In 2024 the Meyers family donated the property to the City with the condition that a park be built on it within 6 years and name it after Joseph James Evans. The main entrance to the park will be off Mapleton Heights Drive. The park is about 30% designed at this time. Basically, it will be soccer fields with some playgrounds and trail areas. The Meyers family asked that a park be built on the property with a sign stating the name of the park. Aside from that, they did not specify any additional requests.

Chairman Uriona opened the Public Hearing. No comments were made and the Public

Hearing was closed.

Motion: Commissioner Nuttal moved to recommend approval to the City Council to amend the General Plan Land Use Designation from "General Commercial" to "Park" and to rezone from "GC-1" to "OS-P" for 9 acres located at approximately 3700 South Mapleton Heights Drive to accommodate a new City park.

Second: Commissioner Nelson

Vote: Unanimous

Item 3. Consideration of a Preliminary Plat for the Hollows subdivision consisting of 62 lots located at approximately 250 West 3000 South in the PRC-10 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The property is 56 acres in size. The Planning Commission recommended approval to the City Council of the rezone from A-2 to PRC-10 back on April 23, 2026. On May 6, 2026, the City Council approved the rezone of the property from A-2 to PRC-10. It included a Concept Plan for 63 lots with the use of 20 Transferable Development Rights (TDR's). There are 2 property owners working together on this development. The applicants are currently proposing to develop the property over 3 phases. Currently the applicants are proposing 62 lots. 20% of the lots must be 1 acre or larger in size, with no lots smaller than 12,000 square feet. This proposal would have 24% of the lots 1 acre or larger, with no lots smaller than 12,000 square feet. There was a 7-acre open space requirement, and the applicants are proposing 7.5-acres. They are in compliance with all subdivision ordinance requirements. The trail area will be deeded to the city. Mike Klauck, the applicant, felt staff covered their request this evening.

Motion: Commissioner Nelson moved to approve the Preliminary Plat for the Hollows subdivision consisting of 62 lots located at approximately 250 West 3000 South in the PRC-10 Zone with the condition that the application comply with all outstanding Development Review Committee (DRC) comments prior to plat recording.

Vote: Commissioner Graham

Motion Unanimously

Item 4. Adjourn.

April Houser, Executive Secretary

Date