



PLANNING COMMISSION MINUTES

February 11, 2021

PRESIDING AND CONDUCTING: Chairman Jesse McLean

Commissioners in Attendance: Rich Lewis
Christy Nemelka
Lewis Nuttall
TJ Uriona

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Transcribed By: April Houser, Executive Secretary

Chairman Jesse McLean called the meeting to order at 6:00pm. Alternate Commissioners TJ Uriona and Lewis Nuttall were seated as voting members this evening.

Item 1. Planning Commission Meeting Minutes – January 28, 2021.

Motion: Commissioner Lewis moved to approve the January 28, 2021 Planning Commission Meeting Minutes.

Second: Commissioner Uriona

Vote: Unanimous

Item 2. Consideration of an ordinance amending Mapleton City Code Section 18.72 regarding Permitted and Conditional Uses and Design Standards in the I&M-1 Zone.

Sean Conroy, Community Director, went over the Staff Report for those in attendance. The I&M-1 Zone is intended for “cottage industry” activities such as warehousing, office, light manufacturing, and industrial uses. The existing ordinance has some uses that may not be appropriate for I&M-1 zone (restaurants, delis, banks, etc.) and is somewhat confusing regarding landscaping, screening, and other standards. The proposed amendment would include the below changes:

- Eliminates certain uses.
- Adds a few new uses such as storage units, commercial greenhouses, and Residential Caretaker Units.
- Adds conditions for Conditional Uses.
- Streamlines landscape and screening standards.
- Requires Commercial Design Standards for buildings that front on Highway 89.

Motion: Commissioner Uriona moved to recommend approval to the City Council of an ordinance amending Mapleton City Code Section 18.72 regarding Permitted and

Second: Conditional Uses and Design Standards in the I&M-1 Zone.
Vote: Commissioner Nemelka
Unanimous

Item 3. Adjourn.

April Houser, Executive Secretary

Date