



# MAPLETON UTAH

## PLANNING COMMISSION MINUTES

April 22, 2021

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**PRESIDING AND CONDUCTING:** Chairman Jesse McLean

**Commissioners in Attendance:** Sharee Killpack  
Jake Lake  
Rich Lewis  
Lewis Nuttall  
TJ Uriona

**Staff in Attendance:** Sean Conroy, Community Development Director

**Minutes Transcribed By:** April Houser, Executive Secretary

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Chairman Jesse McLean called the meeting to order at 6:00pm. Alternate Commissioner Lewis Nuttall was seated as voting member this evening.

**Item 1. Planning Commission Meeting Minutes – March 25, 2021.**

**Motion:** Commissioner Lake moved to approve the March 25, 2021 Planning Commission Meeting Minutes.

**Second:** Commissioner Nuttall

**Vote:** Unanimous

**Item 2. Consideration of an application for a Home Occupation Permit for Michele McLean to operate an in-home photography studio at 763 East 900 South in the Agricultural-Residential (A-2) Zone.**

**Motion:** Commissioner Lake moved to approve the Home Occupation Permit Michele McLean to operate an in-home photography studio at 763 East 900 South in the Agricultural-Residential (A-2) Zone, with the conditions listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. The business shall be conducted in a 'by appointment only' manner and group sizes must be moderated to ensure that no more than 6 cars are present at the home at any one time, including cars owned by the residents of the home.
3. With exception of activities that are clearly incidental and secondary to the business, the home occupation shall be conducted within the confines of the structure.
4. No signs shall be placed on the property without a sign permit.
5. Mapleton City

6. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
7. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

**Second:** Commissioner Nuttall

**Vote:** Unanimous

**Item 3. Consideration of a request for Preliminary Plat approval for the Blackett Subdivision Plat A, a 2-lot subdivision located at 1410 North 300 West in the RA-2 Zone.**

**Motion:** Commissioner Lake moved to approve the Preliminary Plat approval for the Blackett Subdivision Plat A, a 2-lot subdivision located at 1410 North 300 West in the RA-2 Zone with the condition that any outstanding issues raised in the Development Review Committee (DRC) minutes be addressed prior to plat recording.

**Second:** Commissioner Nuttall

**Vote:** Unanimous

**Item 4. Consideration of an ordinance amending Mapleton City Code Section 18.84.410 regarding accessory apartments in residential zones.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. The City's current ordinance for accessory apartments requires at least 1/3-acre lot size with a fee of \$5,500. HB 82 was put in place to incentivize accessory apartments in line with lower income housing, and only applies to single family homes. Sean went over the changes being proposed that would put the ordinance in line HB 82. **Commissioner Lewis** asked why we limit the size allowance on accessory apartments. Sean stated that they are to prohibit having 2 single-family sized homes on one lot. A proposed fee change to approximately \$3,350 is also part of the proposed amendments this evening. Larger units would also take from the Moderate-Income Housing stipulations, as larger units would typically charge higher rental fees. **Commissioner Killpack** felt the 1000 sq. ft. allowance on ½-acre lots would be sufficient. Possible additional requirements could be put in place based off lot size and off-street parking, etc. She also felt the fee should be lowered more to make it easier for more residents to get an accessory apartment. **Commissioner Lewis** stated the reason he felt the impact fees were in place to cover the costs to improvements, emergency services, parks, etc. with the additional individuals living in each home. The fee does not apply to Family Use Only. In these situations, a Second Kitchen Agreement is required to be signed stating that they are aware the unit can not be rented out. The option for interest free payments can be utilized over the course of 3 years. This allowance is already in place and will continue to be an option. There are lot coverage limits in place that could potentially limit detached unit sizes. The overall idea is based off 2 people per accessory apartment. Local City's charge different fees for accessory apartments, so fees are really all over the board in surrounding areas. Accessory Apartment that are already approved would be grandfathered in.

**Chairman McLean** opened the Public Hearing. No comments were made, and the Public Hearing was closed.

**Motion:** Commissioner Killpack moved to recommend approval to the City Council of an ordinance amending Mapleton City Code Section 18.84.410 regarding accessory

apartments in residential zones with the recommendations listed below:

1. Detached accessory apartments may be allowed on lots of ½ acre or more with the following size limitations:
  - a. Lots ½ acre to 1 acre may not exceed 800 sq. ft.
  - b. Lots 1-2 acres may not exceed 1000 sq. ft.
  - c. Lots 2 acres or larger may not exceed 1200 sq. ft.
2. In order to incentivize attached accessory apartments in accordance with HB 82, the applicant shall pay 50% of the multi-family impact fee.

**Second:** Commissioner Nuttall

**Vote:** Unanimous

**Item 5. Adjourn.**

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April Houser, Executive Secretary

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Date