



MAPLETON UTAH

PLANNING COMMISSION MINUTES

September 9, 2021

PRESIDING AND CONDUCTING: Vice-Chairman Rich Lewis

Commissioners in Attendance: Christy Nemelka
Lewis Nuttall
TJ Uriona

Staff in Attendance: Brian Tucker, Planner
Sean Conroy, Community Development Director

Minutes Transcribed by: April Houser, Executive Secretary

Vice-Chairman Rich Lewis conducted the meeting. He 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 – August 12, 2021.

Motion: Commissioner Uriona moved to approve the August 12, 2021, Planning Commission Meeting Minutes.

Second: Commissioner Nemelka

Vote: Unanimous

Item 2. Consideration of a request for a Home Occupation Permit to operate an in-home nail salon at 2542 West Townhouse Drive in the SDP-1 Zone.

Motion: Commissioner Uriona moved to approve the Home Occupation Permit to operate an in-home nail salon at 2542 West Townhouse Drive in the SDP-1 Zone with the conditions listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. The Home Occupation shall be conducted within the confines of the structure.
3. No signs shall be placed on the property without a sign permit.
4. The business shall remain 'by appointment only' and the appointment times must be staggered to ensure that customer parking is minimalized.
5. Mapleton City Police and Fire Department approvals are required.
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 Nemelka
Vote: Unanimous

Item 3. Consideration of a request for Preliminary Plat approval for the Wren Meadows Subdivision, an 8-lot subdivision located at 1200 North 1700 East in the A-2 Zone with the TDR-R Overlay.

Commissioner Nuttall asked if the improvements on 1600 North would match those of the property to the east. Sean stated that it would.

Motion: Commissioner Uriona moved to approve the Preliminary Plat approval for the Wren Meadows Subdivision, an 8-lot subdivision located at 1200 North 1700 East in the A-2 Zone with the TDR-R Overlay with the condition that any outstanding issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to plat recording.
Second: Commissioner Nemelka
Vote: Unanimous

Item 4. Consideration of an ordinance amending Mapleton City Code Title 17 regarding subdivision requirements.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The 3 proposed amendments are standard for subdivision requirements. Each of the amendments was covered by Staff. **Commissioner Uriona** asked if there was a standard for what is acceptable regarding streetlights. Sean stated that the standard will be a continuation of what we have been using in the city currently. This change will save the city money going this route as opposed to the yearly maintenance fee we have been paying to Rocky Mountain Power.

Vice-Chairman Lewis opened the Public Hearing. No comments were given, and the Public Hearing was closed.

Motion: Commissioner Nuttall moved to recommend approval to the City Council for an ordinance amending Mapleton City Code Title 17 regarding subdivision requirements.
Second: Commissioner Uriona
Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date