



MAPLETON UTAH

PLANNING COMMISSION MINUTES

September 23, 2021

PRESIDING AND CONDUCTING: Chairman Jesse McLean

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

Staff in Attendance: Brian Tucker, Planner

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 – September 9, 2021.

Motion: Commissioner Lewis moved to approve the September 9, 2021, Planning Commission Meeting Minutes.

Second: Commissioner Nuttall

Vote: Unanimous

Item 2. Consideration of a request for a Home Occupation Permit to operate Sweet Blessings 4 Wild Blueberries, an in-home art and art therapy business at 2024 West Pinnacle Avenue in the SDP-2 Zone.

Motion: Commissioner Lewis moved to approve the Home Occupation to operate Sweet Blessings 4 Wild Blueberries, an in-home art and art therapy business at 2024 West Pinnacle Avenue in the SDP-2 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' basis.
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 Nuttall
Vote: Unanimous

Item 3. Consideration of a request for Preliminary Plat approval for the Wride Manor Subdivision, a 2-lot subdivision located at 1900 North Main Street in the R-2 Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The property is 1.28-acres in size. The applicant is trying to create 1 additional building lot, separate from the one the home is currently located on. Staff recommends approval of the request this evening.

Motion: Commissioner Uriona moved to approve the Preliminary Plat for the Wride Manor Subdivision, a 2-lot subdivision located at 1900 North Main Street in the R-2 Zone 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 a request for Preliminary Plat approval for the Mountain View Point Subdivision, a 4-lot subdivision located at 1116 East 900 North in the RA-2 Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. There is one existing home on the property. In August 2021 the property was rezoned to RA-2 by the City Council. There will be some improvements that will need to be installed as part of this project. Staff recommends approval of the request this evening.

Motion: Commissioner Nuttall moved to approve the Preliminary Plat for the Mountain View Point Subdivision, a 4-lot subdivision located at 1116 East 900 North in the RA-2 Zone with the condition that any outstanding issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to plat recording.

Second: Commissioner Lewis
Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date