



MAPLETON UTAH

PLANNING COMMISSION MINUTES

November 18, 2021

PRESIDING AND CONDUCTING: Chairman Jesse McLean

Commissioners in Attendance: Jake Lake
Rich Lewis
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 – September 23, 2021.

Motion: Commissioner Nuttall moved to approve the September 23, 2021, Planning Commission Meeting Minutes.

Second: Commissioner Lewis

Vote: Unanimous

Item 2. Consideration of a request for a Home Occupation Permit to operate an in-home hair salon at 426 North Santa Fe Drive in the SDP-2 Zone.

Motion: Commissioner Nuttall moved to approve a Home Occupation Permit to operate an in-home hair salon at 426 North Santa Fe Drive with the conditions listed below:

1. Home occupations must be listed as a permitted or conditional use in the zone.
2. The business must be conducted entirely within a completely enclosed structure on the property.
3. No more than 25% of the structure or 500 sf, whichever is less, may be used for the home occupation.
4. No more than one person who does not reside on the property may be engaged in the home occupation.
5. Any sale of goods not produced as part of the home occupation shall “constitute a clearly incidental part of the home occupation”. No display of merchandise shall be visible from outside the structure.
6. No commercial vehicles may be stored at the home except
7. for one small delivery truck.
8. No more than 6 cars may be parked at the residence at any one time.

9. The home occupation must be secondary and incidental to the use of the dwelling as a residence,
10. Signs shall be limited to 4 square feet, attached to the building, and not electrified,
11. The home occupation must be licensed by the city and comply with city regulations,
12. The entrance to the home occupation must use the same entrance as the residents unless specifically required by an agency with regulatory powers over the business,
13. The business shall not use hazardous materials or chemicals that increase the hazard of fire, explosion, or jeopardize the safety of the neighborhood,
14. The operation of the home occupation shall not produce any noise, smoke, glare, light, fumes, dust, electronic interference, or similar condition, which is readily discernible outside the dwelling,
15. The physical appearance, traffic, and other activities in connection with the home occupation will not be contrary to the intent of the zone in which the home occupation is located and will not depreciate surrounding property values or the quality of the area for residential purposes,
16. The home occupation must be conducted by a person who occupies the dwelling. Background checks will be conducted on all inhabitants of the dwelling and employees, and,
17. The home occupation shall operate in compliance with any applicable city or state requirements.

Second: Commissioner Lewis

Vote: Unanimous

Item 3. Consideration of a request to modify the sidewalk requirements for the Wride Manor Subdivision located at 1900 North Main Street in the R-2 Zone.

Item removed from agenda.

Item 4. Consideration of a request to operate a horse lesson and training business as a Home Occupation in an outdoor arena at 466 West Birch Circle in the A-2 (TDR-R) Zone.

Item continued to the December 9, 2021, Planning Commission Meeting.

Item 5. Consideration of a request to rezone 3.25 acres located at 775 South and 1600 West from Agricultural Residential (A-2) and Residential Agricultural (RA-1) to General Commercial (GC-1).

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The new Mapleton Middle School is located to the north of this property. The property is in the Flex Designation on the General Plan, which would allow the owner to do either commercial or residential. The applicants would like to do a commercial project on the location, although no specific business is being considered at this time. This item is only a rezone this evening. Staff recommends approval to the City Council. **Commissioner McLean** asked if the design standards fall under the Commercial Design Standards, which Sean stated that they would.

The white home on the property would likely be removed. The applicants did not have any comments to add to the discussion.

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

Motion: Commissioner Lewis recommend approval to the City Council for a rezone 3.25 acres located at 775 South and 1600 West from Agricultural Residential (A-2) and Residential Agricultural (RA-1) to General Commercial (GC-1).

Second: Commissioner Lake

Vote: Unanimous

Item 6. Consideration of an amendment to Mapleton City Code section 18.84.130 regarding fencing standards.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Some of the existing standards now do not require a setback from the sidewalk or a public trail. The appearance would be more aesthetic. It would also give a small buffer allowing more visibility to those traveling in the area. **Commissioner Uriona** asked if other City's have these types of ordinances. Sean stated that most do, and some are more restrictive than the request this evening. The property owner would be required to maintain this area. **Commissioner Lake** stated that it blocks the side view when the fence goes all the way up to the sidewalk. **Commissioner Nuttall** felt these areas would become a weed patch. Sean felt that if there was a larger buffer it would allow the property owner to landscape the area more easily. **Commissioner Lewis** felt a 1' buffer would be sufficient.

Chairman McLean opened the Public Hearing. A member of the audience stated that they felt a buffer would be nice as a safety measure. **Commissioner Uriona** felt the buffer was a good idea. The gentleman in the audience asked if they could be allowed to do an 8' fence in their rear yard. Currently the height can not exceed 6'. Sean stated that the applicant would have to request an amendment to this section of the code. Topography is so different throughout the city. The commission felt there were pros and cons to requiring the buffering.

Motion: Commissioner McLean moved to recommend approval to the City Council of an amendment to Mapleton City Code section 18.84.130 regarding fencing standards with the below request:

1. Staff to add an amendment to the code that would allow for an 8' rear yard fence height, or some type of deer mitigation fencing.

Second: Commissioner Uriona

Vote: Unanimous

Item 7. Consideration of amendments to the City's Transportation Master Plan.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The Master Transportation Plan includes a map of streets throughout the city. This helps when developers come in to determine what streets need to be installed or improved. Staff would propose to update the plan so it can include the new Country Lane Cross Section, as well as those that have been developed over the last few years. The Nemelka subdivision at the base of the canyon has this type of cross section. Nothing is drastically different from the previous plan. The Country Lane Cross Section includes a swale between the curb and sidewalk. This

keeps the rural country feel throughout the development in low density areas. The sidewalk is a separate item of discussion. **Commissioner Lake** felt there should be a traffic study completed before an applicant can request this type of Country Lane Standard to prohibit this type of development where it is not sufficient for traffic flow. **Commissioner Uriona** asked how some areas can have this allowance, where others that are similar cannot. He mentioned the Preserve development. Sean stated that it will be a development with street connections throughout the project. The City Engineer, Planning Commission, and City Council would determine what areas could follow this type of standard. Fencing could not happen beyond a swale. These swales would need to remain open, however they could landscape these areas. A discussion about adding a trail from 1600 South to Main Street took place. Then the possibility of getting a grant could take place. Speed limits are based on volume, not necessarily designation. Traffic studies are used to dictate speed limits. **Commissioner Lewis** asked how we accommodate traffic on a country lane. Discussion of a possible pathway took place. Sean stated that it would be best to include a trail segment along 1600 South. Sean stated that it could be designated as a Major Residential Street heading east. A trail would likely be a more fitting appearance in this area. With the growth taking place throughout the city, many areas will need to be addressed in the future regarding some type of trail for foot traffic.

Motion: Commissioner Uriona moved to recommend approval to the City Council of amendments to the City's Transportation Master Plan with a provision that will allow for paths to be installed if the traffic deems it necessary.
Second: Commissioner Lewis
Vote: Unanimous

Item 8. Consideration of an ordinance amending Mapleton City Code section 18.84.160 regarding residential lighting standards.

Item continued.

Item 9. Adjourn.

April Houser, Executive Secretary

Date