



# MAPLETON UTAH

## PLANNING COMMISSION MINUTES

May 12, 2022

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**PRESIDING AND CONDUCTING:** Chairman Rich Lewis

**Commissioners in Attendance:** Jake Lake  
Jesse McLean  
Lewis Nuttall

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

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

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Chairman Rich Lewis 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 – April 14, 2022.**

**Motion:** Commissioner McLean moved to approve the April 14, 2022, Planning Commission Meeting Minutes.

**Second:** Commissioner Lake

**Vote:** Unanimous

**Item 2. Consideration of a request for a Home Occupation Permit for a small nail salon at 1554 South 1450 West in the RA-2 Zone. The applicant is Cami Hess.**

**Motion:** Commissioner McLean moved to approve the Home Occupation Permit for a small nail salon at 1554 South 1450 West in the RA-2 Zone for Cami Hess with the conditions listed in the Staff Report.

**Second:** Commissioner Lake

**Vote:** Unanimous

**Item 3. Consideration of a request to a Home Occupation Permit for a home counseling business located at 1784 West Elm Street in the SDP-1 Zone. The applicant is Lars Eggertsen.**

**Motion:** Commissioner McLean moved to approve the Home Occupation Permit for a home counseling business located at 1784 West Elm Street in the SDP-1 Zone for Lars Eggertsen with the condition listed below:

1. The City's approval does not exempt the applicant from complying with any adopted Covenants, Conditions and Restrictions (CC&Rs) that may apply in the Harvest Park development.

**Second:** Commissioner Lake

**Vote:** Unanimous

**Item 4. Consideration of a request for a Home Occupation for a business called “One Mind Reiki” located at 594 South 800 West in the RA-1 Zone. The applicant is Adelinda Davis.**

**Motion:** Commissioner McLean moved to approve the Home Occupation for a business called “One Mind Reiki” located at 594 South 800 West in the RA-1 Zone for Adelinda Davis with the conditions listed in the Staff Report.

**Second:** Commissioner Lake

**Vote:** Unanimous

**Item 5. Consideration of a Project Plan for an addition to the Maple Landing Cabinet Company located at 1890 West Alvey Drive in the Industrial Manufacturing (I&M-1) Zone. The applicant is Kyle Smith.**

**Motion:** Commissioner McLean moved to approve the Project Plan addition to the Mapleton Landing Cabinet Company located at 1890 West Alvey Drive in the Industrial Manufacturing (I&M-1) Zone, with the conditions listed below:

1. Prior to issuance of a building permit, the applicant shall record an amended plat combining lots 6 and 7 of the Alvey Business Park plat.
2. The plans submitted with the building permit application shall include a detailed landscaping plan and final plans for the sidewalk on Slant Road.

**Second:** Commissioner Lake

**Vote:** Unanimous

**Item 6. Consideration of a request to rezone approximately 1.4 acres of property located at approximately 300 North 1200 East from A-2 to RA-1 with a TDR-R Overlay Zone.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. Their intent is for a 2-lot subdivision, making both lots  $\frac{3}{4}$  acres in size. If the City Council approve the rezone the subdivision will then come back before the Planning Commission for approval. This rezone request would be consistent with the General Plan. Staff would be supportive of the rezone.

**Chairman Lewis** opened the Public Hearing. No comments were made, and the Public Hearing was closed. **Commissioner McLean** stated that the request is congruent with the City General Plan, and buffering lots, and felt approval would be appropriate.

**Motion:** Commissioner McLean moved to recommend approval to the City Council for a rezone located at approximately 1.4 acres of property located at approximately 300 North 1200 East from the A-2 Zone to RA-1 with a TDR-R Overlay Zone.

**Second:** Commissioner Nuttall

**Vote:** Unanimous

**Item 7. Consideration of a request to rezone approximately one acre located at 1595 West 1600 North from RA-1 to RA-2.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. The applicant would like one additional building lot on the property, which currently has one home located on it. Most of the surrounding area is in the RA-2 Zone, with 1/3-acre lots. The General Plan shows the property as RA-2, so this request is in line with their rezone request.

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

**Motion:** Commissioner Lake moved to recommend approval to the City Council for a rezone of approximately one acre located at 1595 West 1600 North from the RA-1 Zone to RA-2 Zone.

**Second:** Commissioner Nuttall

**Vote:** Unanimous

**Item 8. Consideration of a request for a Home Occupation Permit for a preschool in the existing home located at 1460 North 1600 West in the RA-2 Zone. The applicant is Stephanie Cooper.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. In 2017 the Planning Commission approved a Home Occupation permit for the Treasure Tree Academy Preschool on 600 North. The approval allowed for up to fourteen students per class with two classes per day. The applicant is now looking to relocate to 1460 North 1600 West. They are proposing the allowance of seventeen students per class with two classes per day. Mrs. Cooper has agreed to widen the driveway to allow for off-street pick-ups and drop-offs. A typical Preschool in Mapleton currently allows 8-10 students per class. Several letters, along with a petition, was provided to the city by concerned residents in the area. They are worried about the safety in the area due to the lack of sidewalks and the narrow street width along 1600 North. These residents would recommend denial of the proposed Home Occupation Permit for those reasons. Staff provided pictures of the traffic at the Home Occupation from its current location during operation hours. The Preschool would be located above the garage. Staff agrees with some of the concerns neighbors have regarding traffic and parking in this area. Sean went over the different options the Planning Commission could explore. **Commission McLean** asked what the setback of the home is from the property line. The home is set farther back than the required 10' side yard setback.

**Stephanie Cooper**, Director of the Treasure Tree Academy Preschool, thanked the Planning Commission for their time, along with some of her potential future neighbors. They moved to Mapleton over 10 years ago and hopes to address the concerns brought up in the letters of concern. Stephanie studied at BYU and holds a degree in Family Life. Her and her husband studied under an internship in Romania, which was a large reason she wanted to open a Preschool here in the United States. Science has proven that quality Preschools have a significant measurable protective measure on societies. The current Mapleton location is a small unit classroom. Their Springville location operates in a larger commercial setting. The hours of operation in Springville are quite different than they will run under a Home Occupation in Mapleton. There will never be traffic before 9:30am or after 3pm on weekdays in Mapleton. There has never been, nor will be, classes held in the evenings or on weekends at this site. Stephanie can assure the residents in this area that no one is more concerned than her about the safety of traffic in this area. Therefore, they are willing to spend an additional \$50,000 to improve and widen the driveway at this home, which they will never recuperate from the income the Preschool will provide. She will require every parent to sign an agreement that they will not park on the street in this area, along with putting a

3-strike rule in place that if any parent decides not to follow this requirement, they will not be allowed to attend this preschool. Stephanie recommended that any concerned individual in this area review their safety record at both their Springville and Mapleton locations. No complaint or safety incident can be found on record, as they take safety very seriously. All classes will be over before the regular Elementary schools end their classes. Stephanie Cooper is willing to work with both the city, and residents in the area, to ensure all their concerns are addressed. She hopes she will be given to show the amazingness that both her family, and the Preschool, can bring to this community. **Commissioner Lewis** asked what the existing driveway width is. Stephanie stated that it is currently 12' in width, and they are planning to increase it to 18' wide. **Commissioner Nuttall** asked what the reasoning was for requesting 17 students per class? Mrs. Cooper stated that they have 17 students per class in Springville, with 2 teachers, and have found it to work more smoothly than the current smaller classes that only have 1 teacher.

This item is not a Public Hearing item. **Commissioner Lewis** had concerns with the narrow width of the driveway. **Commissioner Nuttall** also had the same concern with two cars passing each other while traveling in and out of the Preschool with such a narrow driveway width. **Commissioner McLean** stated that it is an easy decision that the city allows for Home Occupations in Mapleton, having at least five of these businesses in this area. The concern is finding a modest level of business activity that will not adversely affect the residential character of the area. Chairman Lewis felt the discussion should take place as to when a Home Occupation the size of this business should be required to be in a Commercial Zone. He felt they should keep the student total at 14 as it currently is. The Commission also felt the driveway should be widened to 20', being more adequate to allow for two vehicles to pass each other. Discussion also took place regarding the current power pole located near the driveway.

**Motion:** Chairman Lewis moved to approve the Home Occupation Permit for a preschool in the existing home located at 1460 North 1600 West in the RA-2 Zone for Stephanie Cooper, with the conditions listed below:

1. Maximum of 14 students per class.
2. No more than one employee that is not a member of the residing family may work at the Home Occupation.
3. The business shall not begin operation until the driveway has been widened to twenty (20) feet.
4. No on street parking shall be allowed.
5. Hours of operation take place during the hours of 9:00am-4:00pm.
6. Signage for NO OFF-STREET PARKING be installed.
7. No more than six vehicles shall be parked on the site during the school classes. No special events shall be allowed that would result in more than six vehicles on site.

**Second:** Commissioner Nuttall

**Vote:** Unanimous

**Item 9. Adjourn.**

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April Houser, Executive Secretary

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Date