



MAPLETON UTAH

PLANNING COMMISSION MINUTES

August 25, 2022

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: Lewis Nuttall
TJ Uriona

Staff in Attendance: Sean Conroy, Community Development Director
Ryan Robinson, Planner

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Rich Lewis called the meeting to order at 6:00pm. Alternate Commissioners Lewis Nuttall and TJ Uriona were seated as voting members this evening.

Item 1. Planning Commission Meeting Minutes – July 14, 2022.

Motion: Commissioner Nuttall moved to approve the Planning Commission Meeting Minutes for July 14, 2022.

Second: Commissioner Uriona

Vote: Unanimous

Item 2. Consideration of a Home occupation Permit to sell crafts online at 1388 North 400 East. The applicants are Martha Merrill and Shellie Crane.

Motion: Commissioner Nuttall moved to approve the Home Occupation Permit to sell crafts online at 1388 North 400 East.

Second: Commissioner Uriona

Vote: Unanimous

Item 3. Consideration of a Home Occupation Permit to teach handmade pottery making classes, making and selling of pottery, and wooden kitchen goods at 165 West 600 North. The applicant is Robert Williams.

Ryan Robinson, Planner, went over the Staff Report for those in attendance. The property is about half an acre in size. Classes will be taught in a detached structure in the back yard. The Home Occupation standards were listed in the Staff Report. The gallery attached to the house will be the primary location where they will sell the goods. The Planning Commission will need to decide if this request for a Home Occupation Permit in different locations on the property is compliant with the City Code.

Robert Williams, the applicant, does not feel like they would ever want more than 4-5 students at

a time. He was fine with the conditions of approval discussed. **Commissioner Nuttall** would be okay with allowing more students if it didn't affect the parking concerns.

Motion: Commissioner Uriona moved to approve the Home Occupation Permit to teach handmade pottery making classes, making and selling of pottery, and wooden kitchen goods at 165 West 600 North with the conditions listed below:

1. Class times will not begin within 30 minutes of the end time of the previous class.
2. Limit class times to no more than two classes per day and no more than three times per week.
3. The selling of products will be by appointment only and not allowed during scheduled class times by anyone other than the students.

Second: Commissioner Nuttall

Vote: Unanimous

Item 4. Consideration of recommendations to the City Council regarding an updated Moderate-Income Element of the General Plan.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. An Implementation Plan is required by the State, which is the purpose of this updated Moderate-Income Element of the General Plan. Accessory Dwelling Units (ADU) have been allowed in most residential zones for a long time. A proposal to remove the impact fee altogether is part of the updates. Staff hopes to have this amendment updated by June 2023. This is a way to show the state that we are trying to take additional steps to allow for more affordable housing. Currently townhomes no longer meet the moderate incoming housing requirement. **Commissioner Lewis** stated that even if the city eliminates the impact fees for these units, they will still have an impact in the city. He was worried everyone in the city would bare the burden of these types of units if they did not have to personally pay the impact fees. As a municipality he felt the city should verify that the impact of these units is being covered by the state's transportation fee. **Commissioner Nuttall** asked if the impact fees would increase on single family dwellings if the impact fees were waived for accessory apartments. The possibility would be to change the implementation of the impact fees. This would allow the city to decide if they would like to keep some impact fees in place and remove others that may not have as much of an impact from accessory apartments. Allowing for residential units above commercial projects along Highway 89 is another way the city hopes to help meet affordable housing needs. Family Use Only units do not pay an impact fee for these types of apartments.

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

Motion: Commissioner Nuttall moved to recommend approval to the City Council regarding an updated Moderate-Income Element of the General Plan with the measures listed below:

1. Allow accessory dwellings in residential zones.

This strategy has been implemented and is ongoing. The city recently updated its accessory apartment standards and will continue to allow accessory apartments in residential zones. With land values in Mapleton as high as they are, accessory apartments will provide the City's primary opportunity for moderate income housing.

2. Eliminate impact fees for accessory dwelling units.

The city recently reduced its impact fees for accessory apartments. Staff proposes that the city consider reducing or waiving impact fees altogether. Again, if accessory apartments will be the City's primary opportunity for moderate income housing, eliminating impact fees will help reduce barriers to their construction. The plan indicates that by June of 2023 the City will consider a resolution to eliminate the impact fees.

3. **Allow for higher densities in commercial or mixed-use zones.**

This strategy has been implemented and is ongoing. The city allows for mixed-use developments with commercial on the ground floor and residential above in commercial zones without a limit on density. This allows for the creation of moderate-income housing in areas of the city that are closer to future transit areas and commercial services.

4. **Reduce, waive, or eliminate impact fees related to moderate income housing.**

Staff proposes that the City Council consider a resolution by June of 2023 to reduce or waive impact fees for future projects that would provide deed restricted moderate income housing. While no current projects have been proposed, if a project is proposed in the future, this strategy would help facilitate it.

Second: Commissioner Lewis
Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date