



MAPLETON
— UTAH —

Planning Commission Meeting

October 27, 2022
6:00pm

125 West 400 North
Mapleton, UT 84664



MAPLETON UTAH

PLANNING COMMISSION AGENDA

Thursday, October 27, 2022, at 6:00pm
125 West Community Center Way (400 North), Mapleton, Utah 84664

The order of agenda items is subject to change at the discretion of the Planning Commission Chair.

6:00 p.m. Call to order: Pledge, Invocation, and Introductions/Announcements.

Consent Agenda

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission may ask that any items be considered individually for purposes of Commission discussion and/or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Planning Commission Meeting Minutes – September 8, 2022.
2. Consideration of a Conditional Use Permit for an auto repair/detailing business located at 1655 West Maple Street in the General Commercial (GC-1) zone.

Action Item

3. Consideration of a Preliminary Plat for the Preserve Plat B subdivision consisting of 27 lots located at approximately 2000 South Preserve Drive, in the Planned Residential Unit (PRC-4) Zone.

Public Hearing

4. Consideration of an ordinance adopting Mapleton City Code Section 18.84.425 governing short-term rentals within the city.

PUBLIC COMMENT MAY BE ACCEPTED AT THE DISCRETION OF THE CHAIR

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting/hearing should notify April Houser at the Community Development Office, at Mapleton City, 125 West 400 North, Mapleton UT 84664, or by phone, (801) 489-6138, giving at least 24 hours notice. Signature on this document certifies that it was posted in the City Office on 10/20/22.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified October 20, 2022)

April Houser, Executive Secretary



Item:

2

Date:

10/27/22

Applicant:

Green Light Motor
Company

Location:

1665 W Maple

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

GC-1

Attachments:

1. Application
information

REQUEST

Consideration of a Conditional Use Permit for an auto repair/detailing business located at 1655 West Maple Street in the General Commercial (GC-1) zone.

BACKGROUND & DESCRIPTION

The subject site is located at 1655 West Maple Street in the GC-1 zone and is developed with a small warehouse. The applicants own Green Light Motor Company, which sells used cars. The applicants are proposing to utilize a portion of the existing warehouse to clean, repair, detail and paint cars prior to selling them. The subject site will not be used as a used car sales lot and will have no client visits. The applicant proposes to bring the vehicles to the site to be worked on before taking them to another location to be sold.

EVALUATION

The proposed business is classified as "vehicle repair" and is listed as a conditional use in the GC-1 zone. A conditional use permit is considered an administrative permit. Utah Code section 10-9a-507 states the following regarding conditional use permit review:

*"A land use authority **shall** approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards."*
(emphasis added)

In other words, unless there are reasonably anticipated detrimental effects that cannot be mitigated, and/or the proposal is not in compliance with adopted standards, the conditional use permit must be approved. Staff has included some potential concerns followed by a recommendation.

1. *Vehicle storage/parking:* The existing site has limited on-site parking. If the applicants proposed to park or store vehicles outside of the warehouse there would be little room to do so. Staff has added a special condition indicating that no outdoor parking or storage of vehicles is permitted.
2. *Client Visits:* The client has indicated that there will be no client visits. Staff has added a special condition indicating that client visits or use of the site as a used car lot is not permitted.
3. *Noise & Fumes:* Noise associated with auto repair activities and fumes from painting activities have the potential of impacting adjacent properties and/or tenants. Staff has included a special condition requiring the applicant to conform with the disturbing the peace and nuisance ordinances of the City.

RECOMMENDATION

Approve the application with the attached special conditions:

Conditions:

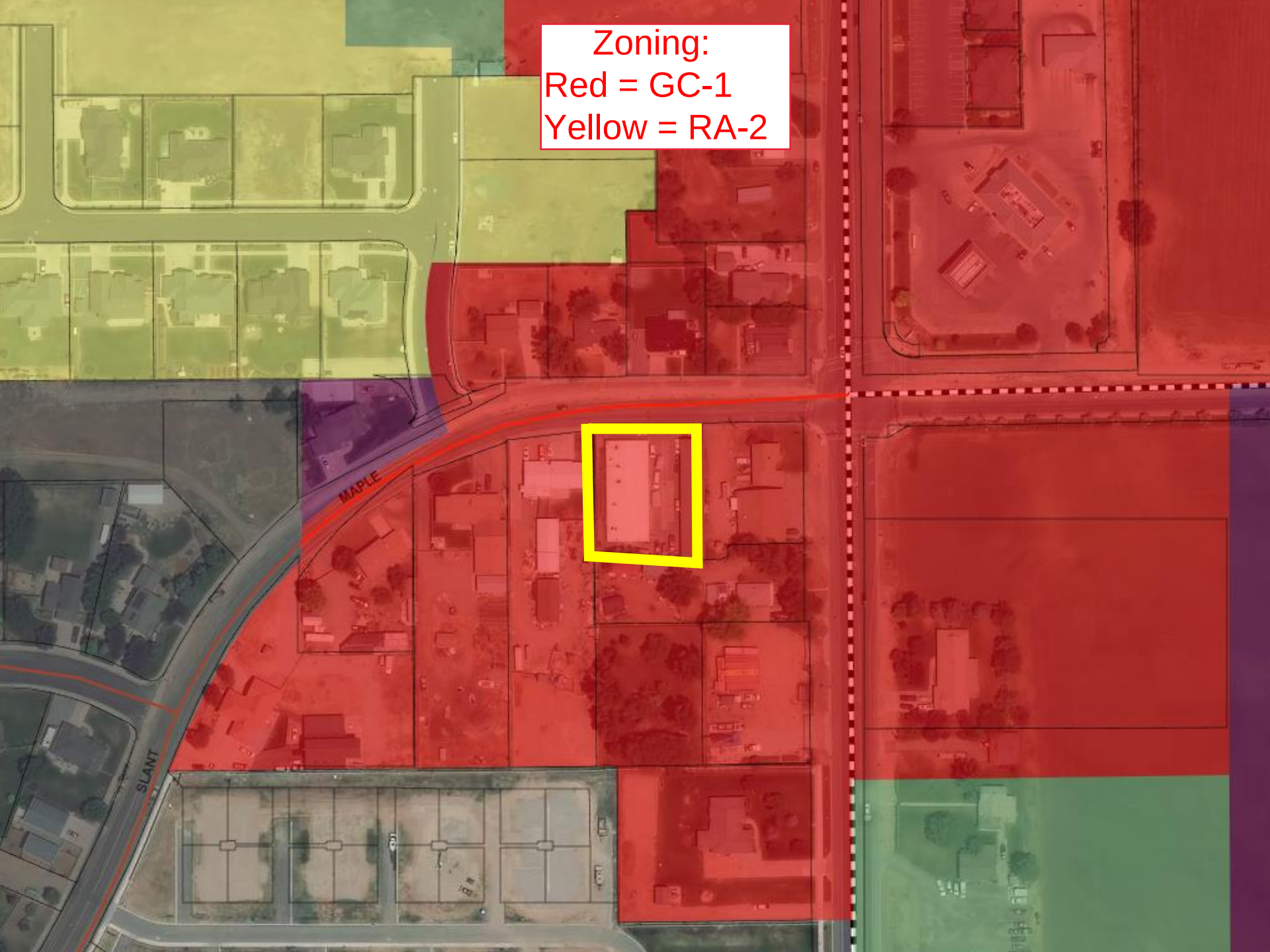
1. The applicant shall maintain a current business license with the City.
2. The applicant shall have no client visits to the site and will not use the site as a car sales lot.
3. Vehicles that are being repaired or worked on shall be stored within the structure and not stored outside.
4. The applicant shall comply with the City's disturbing the peace and nuisance ordinances.

Attachment "1" Application Information

Project Location



Zoning:
Red = GC-1
Yellow = RA-2





MAPLETON CITY CORPORATION

CONDITIONAL USE PERMIT APPLICATION

Applicant Information

Applicant: Green Light Motor Company Phone #: 801-380-0368
Address: 816 N. Main St. City, State, Zip: Springville, UT 84663
Email: greenlightmotorcompany@gmail.com Project Parcel#: _____
Project Location: 1655 W. Maple St. Mapleton UT.

Existing Use of Property: _____

Proposed Conditional Use: Carfeconditioning - lightly paint / detailing / cosmetic work
Applicant's Signature: _____ Date: 10/12/2022 no service to customer
(property owner or authorized agent) dealer use only.

Vicki Jacobson, Maple St Storage LLC

Vicki Jacobson owner

Submittal Requirements

- ☐ Cover letter including an accurate and detailed description of the project;
- ☐ Site Plan showing lot lines, location of existing and proposed structures and location of all required parking;
- ☐ Dimensioned (standard scale) drawings of any proposed structure including floor plans and elevations.
- ☐ Plans shall include one (1) 24" x 36" copy, one (1) 11" X 17" copy, and a CD with the PDF drawings.

Staff Use Only

Fees: 175.00 Date: _____ Application #: CUP-01-22

Assigned Staff Member: _____ Action: _____ Date of Action: _____

Final Decision Maker: PC ☐ CC ☐



MAPLETON CITY FIRE INSPECTION REPORT

Office 801-806-9121

Mapleton City Fire Department
305 North Main St.
Mapleton, Utah 84664

Name of Business Greenlight Motor Company

Address: 1635 W. Maple Dr.

Business Type _____

Contact Person _____

Phone Number _____

Occupancy Classification _____

Phone Number _____

Mailing Address _____

Inspector Kerry Macdellan

Date of Inspection 10/17/2022

New Business YES ☒ NO ☐

Fire Clearance Given YES ☒ NO ☐

801-358-4498

GENERAL	YES	NO	N/A	HVAC SYSTEM	YES	NO	N/A
Proper Exits/Aisles	☒			Gas Devices Vented/Adequate	☒		
Fire Resistive Construction	☒			Combustibles Remote From Fire	☒		
Smoking Control			☒	Boiler/ Appliance Safety			☒
Address on Building	☒			Smoke/Control System			☒
Fire Department Access	☒						
Evacuation Plan / Training			☒	PORTABLE EXTINGUISHERS			
Hydrant Location	☒			Current & Tagged	☒		
Fire Department Connection			☒	Placement & Type	☒		
ELECTRICAL				EXTINGUISHMENT/ALARM			
Proper Wiring/Extension Cords	☒			Fire extinguishing System			☒
Elec. Shutoff Accessible/ labeled	☒			Valves FDC			☒
				Hood System			☒
HOUSEKEEPING				Smoke/Fire Alarm			☒
Good Housekeeping	☒						
Proper Storage of Haz-Mat			☒				
Proper Storage of Rags & Paint	☒			HAZARDOUS MATERIALS			

IFC Code Violations Found and Corrections Required / Comments

Fill open spots in breaker panel.
Replace broken outlets and cover all outlets

Pass Fire Inspection

Fire Alarm Panel Location _____

FDC Location _____

Hydrant Location #1 _____

Number of floors _____

Square Footage _____

You are hereby notified to correct the violations listed above within _____ days from the date of this notice. If the corrections are not made within the time allowed, further action will be taken as the law allows. Any injury or accident caused by the violations listed is the sole responsibility of the owner/agent of listed business. **THIS IS A ROUTINE INSPECTION AND MAY NOT ENCOMPASS EVERY POSSIBLE VIOLATION OR FIRE HAZARD/S.**

Owner/Agent _____

Title _____

Date _____

Fire Inspector Kerry Macdellan

Date 10/17/22

Reinspection Date 10-18-2022



Item:

3

Date:

10/27/2022

Applicant:

Mapleton Preserve LLC

Location:

2000 S Preserve Dr

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

PRC-4

Attachments

1. Standard findings.
2. Application Information.
3. DRC Comments.

REQUEST

Consideration of a Preliminary Plat for the Preserve Plat "B" subdivision consisting of 27 lots in the PRC-4 Zone.

BACKGROUND & DESCRIPTION

In 2006 the City approved a project known as The Preserve at Mapleton consisting of 92 lots divided into 7 phases. The approval included a Planned Residential Community (PRC-4) zone for the property. Plats A, D, E, F and G have been platted and consist of 65 lots.

In 2017 the City Council approved the application of a Transferable Development Right (TDR-R) Receiving Site Overlay to the undeveloped portion of the project and a concept plan that would expand the density to 176 lots. However, a referendum was successfully filed and the approval was placed on a ballot. The residents of Mapleton then subsequently overturned the Council's decision.

The applicants are now requesting approval of a preliminary plat for the final phase of the project consisting of 27 lots. The lots range in size from 2.5 to 6.5 acres in size. The project also includes a private park approximately seven acres in size.

EVALUATION

General Plan & Zoning: The project site is designated as "Rural Residential", which is intended to maintain large lots of two acres or larger. The PRC-4 zone was adopted specifically for the Preserve project and is consistent with the Rural Residential designation. The PRC-4 zone allows a mix of lot sizes, but requires a minimum lot size of 2.4 acres for this phase with a maximum of 92 total lots. The proposed lots all exceed 2.4 acres in size and would not exceed 92 total lots for the project.

Subdivision: MCC Section 17.04.050.B outlines the review standards that shall be used by the Planning Commission when reviewing subdivision applications. These standards are shown in attachment "1".

Trail Easement: The plans in 2006 showed a trail easement to the Bonneville Shoreline Trail in this phase. The applicants have indicated that they do not want a public trail easement in this phase. They had previously offered to construct a trail at the east end of 1600 S (just north of plat "A") on property the City owns. However, when they presented this option to the City Council, there was

some opposition from the neighboring property owners as well as from the Council. The proposed trail location was also quite steep, still making access a challenge. The applicants are now proposing to offer a cash donation to the City that could be used to develop or improve trail access at another location or locations. Staff is supportive of this option and recommends that the Planning Commission just defer to the Council to address the trail topic.

Street Connectivity: The proposed subdivision will finish the road that will loop from 1600 S to Main Street through the development. MCC section 17.12.020.A states the following regarding stub streets:

"In order to facilitate the development of an adequate and convenient circulation system within the city and to provide access for the logical development of adjacent vacant properties, the city may, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the subdivision."

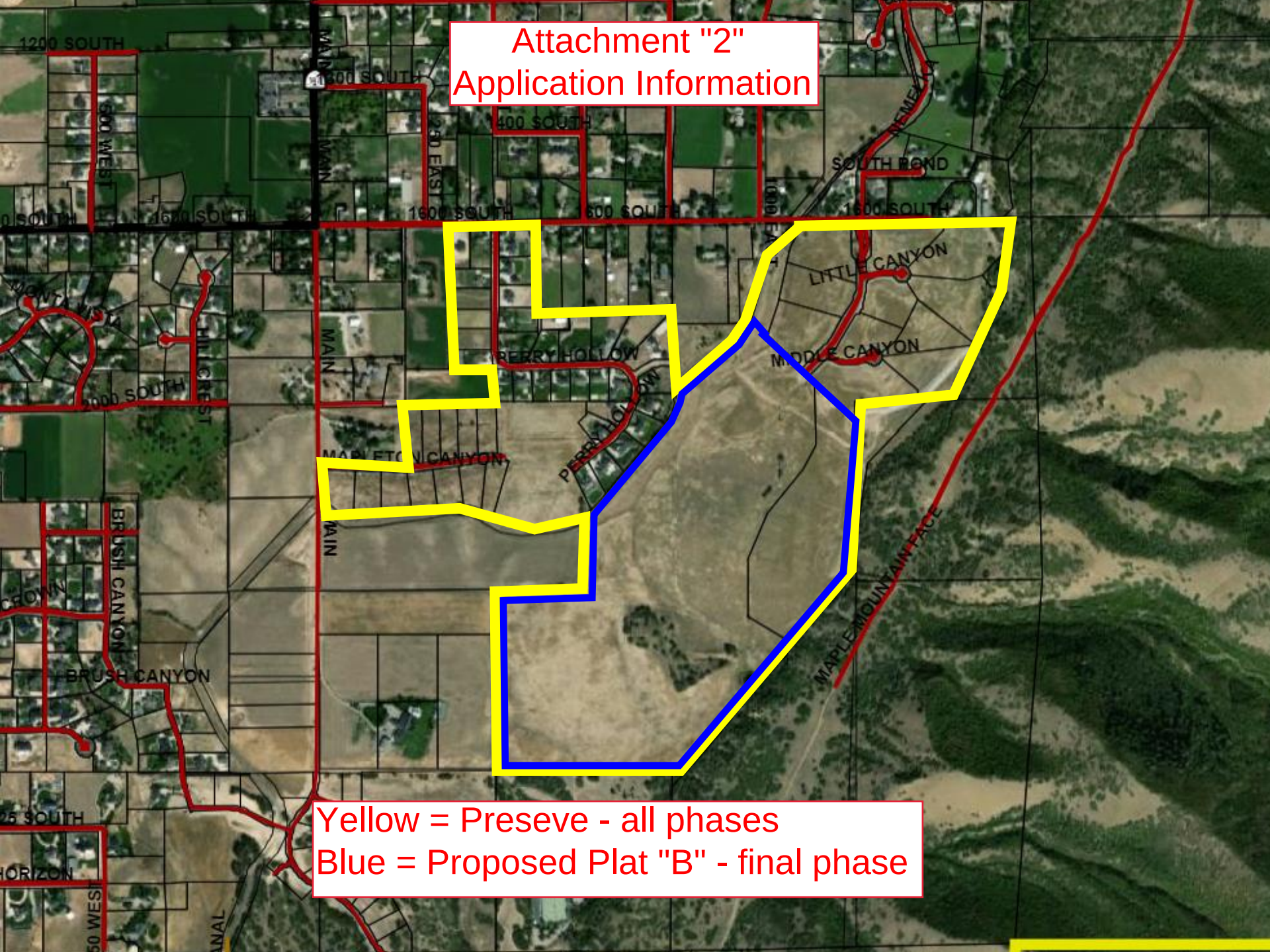
There are two large parcels that abut the south and west corners of the project. Both of these parcels have street access from other locations. Since the City has not received any development applications for these parcels, it is unclear whether additional access points will be necessary. For this reason, the proposed plat includes rights-of-way easements to these parcels that would allow future connectivity if needed. Staff is supportive of this proposal.

RECOMMENDATION

Recommend approval of the Preliminary Plat to the City Council with the condition that the applicant comply with any outstanding DRC comments.

Attachment “1” Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓

Attachment "2" Application Information



Yellow = Preserve - all phases
Blue = Proposed Plat "B" - final phase

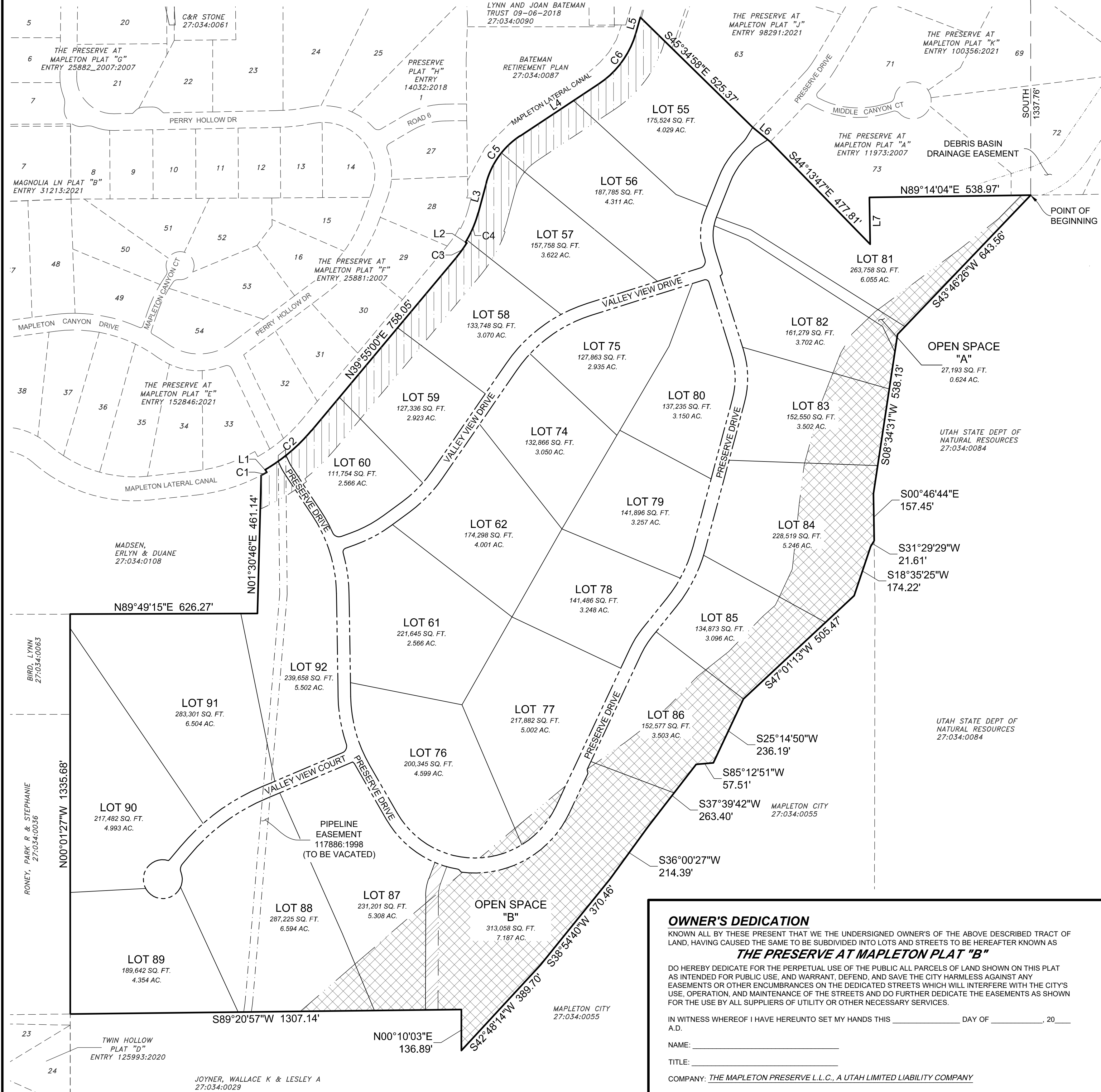
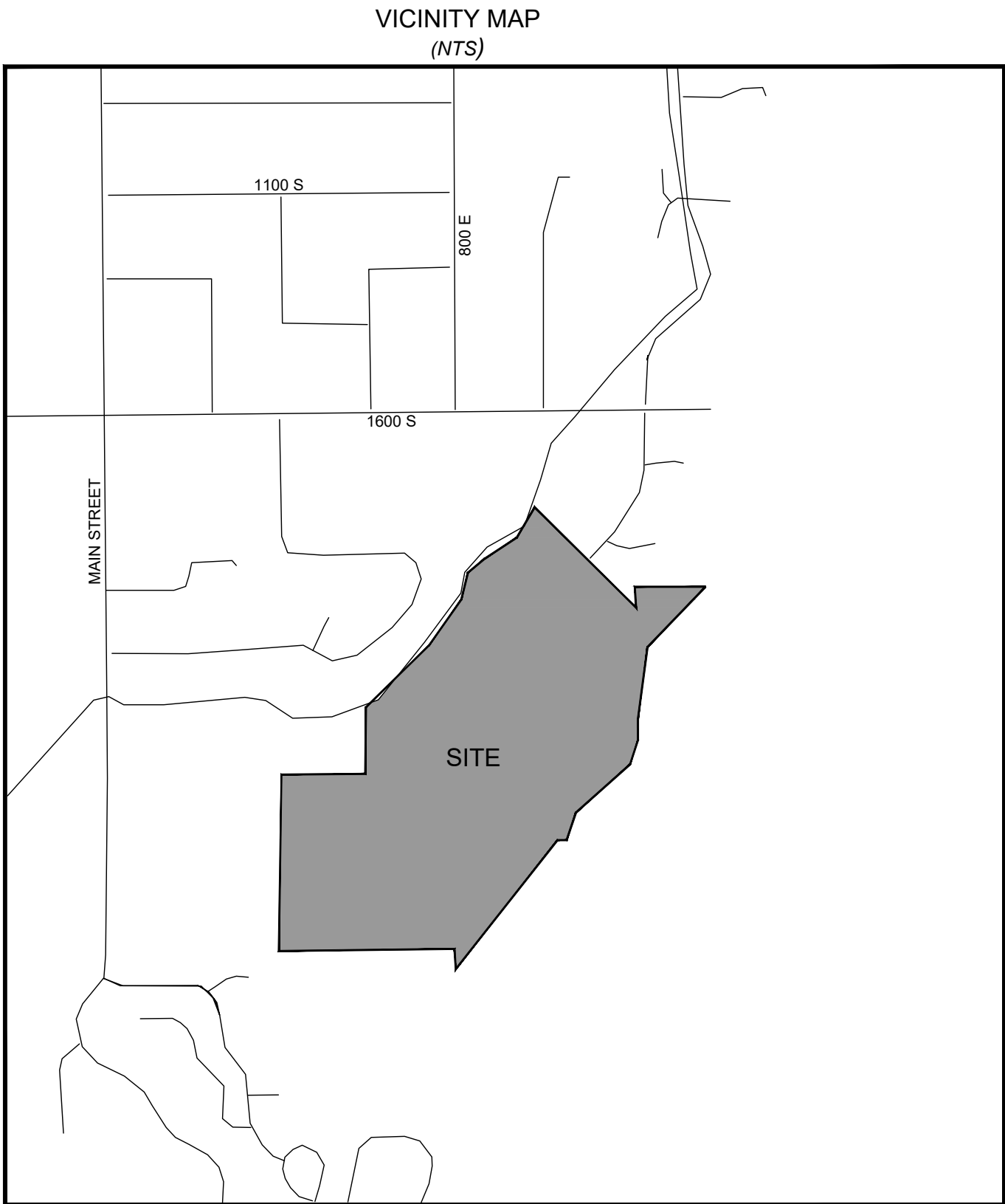
THE PRESERVE AT MAPLETON PLAT "B"

LOCATED IN SECTION 23
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
MAPLETON, UTAH COUNTY, UTAH

NORTH QUARTER CORNER SECTION 23,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND MONUMENT)

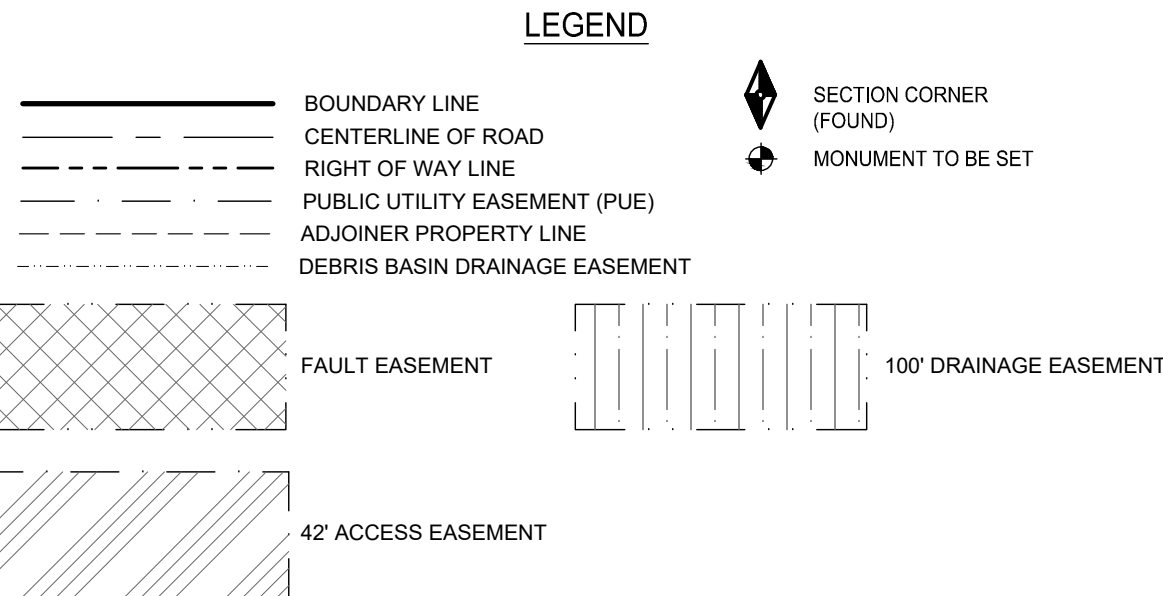
BASIS OF BEARING
S89°18'20"W 2666.74' (M)
(2666.88' R)

NORTHEAST CORNER SECTION 23,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND MONUMENT)



BASIS OF BEARING
BASIS OF BEARING BEING S89°18'20"W BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

- NOTES
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
 - RIVET TO BE SET IN THE TOP OF CURB @ PROJECTION OF SIDE LOT LINES



OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNER'S OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS
THE PRESERVE AT MAPLETON PLAT "B"
DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HANDS THIS _____ DAY OF _____, 20____ A.D.
NAME: _____
TITLE: _____
COMPANY: THE MAPLETON PRESERVE L.L.C., A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
ON THIS _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE / SHE / THEY IS / ARE THE _____ OF THE MAPLETON PRESERVE L.L.C., A UTAH LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE / SHEE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____ MY COMMISSION NO.: _____
RESIDING IN _____ COUNTY _____

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNER'S OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS
THE PRESERVE AT MAPLETON PLAT "B"

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HANDS THIS _____ DAY OF _____, 20____ A.D.
NAME: _____
TITLE: _____
COMPANY: SJM DEVELOPMENT L.L.C., A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
ON THIS _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE / SHE / THEY IS / ARE THE _____ OF SJM DEVELOPMENT L.L.C., A UTAH LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE / SHEE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____ MY COMMISSION NO.: _____
RESIDING IN _____ COUNTY _____

SURVEYOR'S CERTIFICATE

I, SHAWN R. VERNON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 8744084 DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREWITH, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; AND HAVE HEREBY SUBDIVIDED SAID TRACT, KNOWN HEREAFTER AS:

THE PRESERVE AT MAPLETON PLAT "B"

AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON

SIGNED THIS _____ DAY OF _____, 20____.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PLAT "A", THE PRESERVE AT MAPLETON, SUBDIVISION, AS RECORDED ON JANUARY 24, 2007 AS ENTRY NO. 11973:2007, MAP NO. 12074 IN THE OFFICE OF THE UTAH COUNTY RECORDER AND THE EASTERLY LINE OF THAT CERTAIN QUITCLAIM DEED BETWEEN STATE OF UTAH, DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WILDLIFE RESOURCES (GRANTOR) AND PHEASANT MEADOWS, L.L.C., A UTAH LIMITED LIABILITY COMPANY (GRANTEE) AS RECORDED ON NOVEMBER 1, 2010 AS ENTRY NO. 94350:2010 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT ALSO BEING 776.30 FEET SOUTH 89°18'20" WEST AND 1337.76 FEET SOUTH FROM THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG SAID EASTERLY LINE OF SAID QUITCLAIM DEED, THE FOLLOWING TWO (2) COURSES: (1) SOUTH 43°46'26" WEST 643.56 FEET, (2) SOUTH 08°34'31" WEST 538.13 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE, ALONG SAID WEST LINE, SOUTH 00°46'44" EAST 157.45 FEET TO THE NORTHERLY LINE OF THAT CERTAIN MAPLETON CITY PROPERTY AS DESCRIBED IN A QUITCLAIM DEED RECORDED JUNE 13, 2005 AS ENTRY NO. 62653:2005 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE, ALONG SAID NORTHERLY LINE OF MAPLETON CITY PROPERTY, THE FOLLOWING NINE (9) COURSES: (1) SOUTH 31°29'29" WEST 21.61 FEET (RECORD = 21.60 FEET), (2) SOUTH 18°35'25" WEST 174.22 FEET, (3) SOUTH 47°01'13" WEST 505.47 FEET, (4) SOUTH 25°14'50" WEST 236.19 FEET, (5) SOUTH 85°12'51" WEST 57.51 FEET, (6) SOUTH 37°39'42" WEST 263.40 FEET, (7) SOUTH 36°00'27" WEST 214.39 FEET, (8) SOUTH 38°54'40" WEST 370.46 FEET, (9) SOUTH 42°48'14" WEST 389.70 FEET (RECORD = 389.73 FEET) TO QUARTER SECTION LINE, THENCE, ALONG SAID QUARTER SECTION LINE, NORTH 00°10'03" EAST 136.89 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE, ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23, SOUTH 89°20'57" WEST 1307.14 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE, ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23, NORTH 00°01'27" WEST 1335.68 FEET TO THE BOUNDARY AGREEMENT LINE RECORDED AS ENTRY NO. 149120:2005 AND 112:2006 WITH THE UTAH COUNTY RECORDER'S OFFICE; THENCE, ALONG SAID BOUNDARY AGREEMENT LINE, NORTH 89°49'15" EAST 626.27 FEET; THENCE, CONTINUING ALONG SAID BOUNDARY AGREEMENT LINE AND ITS LINE EXTENDED, NORTH 01°30'46" EAST 461.14 FEET TO THE SOUTHERLY LINE OF 80.00 FOOT WIDE RIGHT OF WAY OF THE MAPLETON LATERAL CANAL; THENCE, ALONG SAID SOUTHERLY RIGHT OF WAY, NORTHEASTERLY 21.55 FEET ALONG THE ARC OF A 603.15 FOOT RADIUS CURVE TO THE LEFT; THROUGH A CENTRAL ANGLE OF 2°02'48", CHORD BEARS NORTH 61°03'40" EAST 21.55 FEET; THENCE NORTH 29°45'00" WEST 10.00 FEET TO A POINT ON THE SOUTHERLY LINE OF A 50.00 FOOT WIDE RIGHT OF WAY LINE OF THE SAID MAPLETON LATERAL CANAL; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE 50.00 FOOT WIDE RIGHT OF WAY OF MAPLETON LATERAL CANAL, THE FOLLOWING THREE (3) COURSES: (1) NORTHEASTERLY 203.50 FEET ALONG THE ARC OF A 591.39 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°42'57", CHORD BEARS NORTH 49°46'28" EAST 202.50 FEET, (2) NORTH 39°55'00" EAST 758.05 FEET, (3) NORTHEASTERLY 55.49 FEET ALONG THE ARC OF A 376.42 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°26'46", CHORD BEARS NORTH 35°41'37" EAST 55.44 FEET; THENCE NORTH 57°30'29" WEST 5.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF THE 40.00 FOOT WIDE RIGHT OF WAY OF THE SAID MAPLETON LATERAL CANAL; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE 40.00 FOOT WIDE RIGHT OF WAY OF MAPLETON LATERAL CANAL THE FOLLOWING SIX (6) COURSES: (1) NORTHERLY 106.70 FEET ALONG THE ARC OF A 373.17 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°22'58", CHORD BEARS NORTH 23°23'08" EAST 106.34 FEET, (2) NORTH 15°11'17" EAST 105.86 FEET, (3) NORTHEASTERLY 195.85 FEET ALONG THE ARC OF A 271.57 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°19'13", CHORD BEARS NORTH 35°50'53" EAST 191.63 FEET, (4) NORTH 56°31'17" EAST 315.04 FEET, (5) NORTHEASTERLY 214.33 FEET ALONG THE ARC OF A 301.57 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°43'15", CHORD BEARS NORTH 36°09'39" EAST 209.85 FEET, (6) NORTH 15°47'17" EAST 55.32 FEET TO THE EXTENSION OF THE SOUTHERLY LINE OF PLAT "J" THE PRESERVE AT MAPLETON SUBDIVISION RECORDED ON MAY 26, 2021 AS ENTRY NO. 98291:2021; THENCE, ALONG SAID EXTENSION AND THE SOUTHERLY LINE OF PLAT "J" THE PRESERVE AT MAPLETON SUBDIVISION, SOUTH 45°34'58" EAST 525.37 FEET, THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF AFORESAID PLAT "A" THE PRESERVE AT MAPLETON THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 50°47'27" EAST 76.22 FEET, (2) SOUTH 44°13'47" EAST 477.81 FEET, (3) NORTH 00°46'44" WEST 156.82 FEET, (4) NORTH 89°14'04" EAST 538.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 5,570,325 SQUARE FEET OR 127.877 ACRES

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MAPLETON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS _____ DAY OF _____, A.D. 20____

APPROVED BY: _____ MAYOR
ATTEST _____ CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED _____ ENGINEER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

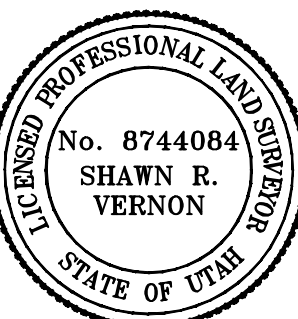
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE MAPLETON PLANNING COMMISSION.

DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

THE PRESERVE AT MAPLETON PLAT "B"

LOCATED IN SECTION 23
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
MAPLETON, UTAH COUNTY, UTAH

SURVEYOR'S SEAL CITY ENGINEER SEAL CLERK - RECORDER SEAL



PSOMAS

11456 South Temple Drive, Suite 200
South Jordan, Utah 84095
(801) 270-5777 (801) 270-5782 (FAX)

DATE: 09-27-2022	DESIGNED SRV
SCALE: 1"=200'	DRAFTED SRV
PROJECT No. 8SJMO10100	CHECKED JT



THE PRESERVE AT MAPLETON
MAPLETON, UTAH

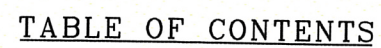
[illegible]

BROWN
TRAINING INC.

51 SOUTH 400 WEST
OREN, UTAH 84058
OFFICE # (801) 577-1790
FAX # (801) 577-1789

DESIGNED BY _____ J. BURNS
DRAWN BY _____ B. ANDREASON
CHECKED BY _____
SCALE _____
HORIZ. _____
VERT. _____
DATE _____ JUNE 12, 2006

SHEET PHASE



- | | |
|----------|---|
| PLAT "A" |  |
| PLAT "B" |  |
| PLAT "C" |  |
| PLAT "D" |  |
| PLAT "E" |  |
| PLAT "F" |  |
| PLAT "G" |  |



Development Review Committee Minutes

October 13, 2022

On September 28, 2022 plans were submitted for the Preserve Plat "B" subdivision consisting of 27 lots. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards.

Community Development Division

Sean Conroy, Community Development Director
Phone: (801) 806-9101 Email: sconroy@mapleton.org

1. Show the following additional easements on the plat
 - Standard public utility easements.
 - Debris basin and drainage easement. Are you proposing to keep this as an open ditch? What are the plans to fix the broken pipe?
2. Include notes on the final plat indicating that property owners should refer to the Geotech report prior to construction and lot owners are responsible for maintenance of storm drain basins on their property.
3. Mapleton City Code Section 18.82D.050 indicate that the setbacks for lots 55-92 are determined by the allowed building envelopes adopted in the CC&Rs. If you are intending on, or have amended the CC&Rs for these lots can you please share those amendments with staff.
4. Cross sections should show 8' planter instead of 5'.
5. Include the attached addresses on the plat.
6. If you are planning on phasing the project, you'd need to submit a full set of construction drawings for each phase prior to final plat approval for each phase.

Engineering and Public Works Division

Steven Lord, P.E. Public Works Director/City Engineer
Phone (801) 489-6253 Email: slord@mapleton.org

Engineering Reports

Notes

1. The most recent submission is missing CH107 and CG108. Update drawings to include these plan and profile sheets.



Streets

1. Provide engineering verification that the structural strength of the existing box culvert and that the new design on CU102 won't compromise the existing box.
 - a. Also clarify if the existing box will need to be lengthened in order to run under the entire proposed Right-of-Way.
2. Update reference number bubble callout on sheets CG101 & CG104.
3. Clarify linework on sheets CG103 and CG104. Are these ADA ramps?
4. At approx. stationing 49+75 (sheet CG104), update the design to show an ADA ramp mirrored on the south side.
5. A streetlight is required at every intersection. Update the intersection at approx. stationing 100+00 (Sheet CG106) to include a streetlight.
6. Streetlights are required at 600' intervals on collector streets. Update Preserve Drive to meet this streetlight requirement.
7. Update drawings to include the locations of street signs.

Pressurized Irrigation

1. Update drawings to show missing PI linework on CU105-CU109.

Culinary Water

1. Include a note on the plat indicating that homes larger than 9,400 square feet will require fire suppression sprinklers.
2. CU104 – Air Release Valves need to be located in the park strip. Update the location of this air release valve accordingly on sheet CU104 and do the same if applicable for all other situations.
3. In order to meet the fire flow requirements in the waterline in Valley View Court, the line needs to be upsized to 12".
4. CU101, CU105, CU107 & CU108 – If fittings are needed to make the turns, update the drawings to label the bends accordingly.
5. CU107 – it appears that there are two extra 11.25° bends not connected to anything.
6. CU108 & CU109 – Lot 58 needs to be updated to show a water service connection.

Storm Drain

1. The SS and SD lines running south to north between lots 61/62 and 77/78 need to be redesigned to meet the requirement that all utilities are built in the proposed roadway.
2. CU104 – Update design for SD STRC#291. It's currently not clear what flows into the structure.
3. CU108 & CU109 – The maximum allowable spacing between SD manholes is 400 feet. Update the length of SD pipe between MH47 and MH46 accordingly. Also between MH43 & MH 7.
4. CU110 – Provide information for SD MH301 on the profile view.

Sanitary Sewer

1. All sewer manholes need to be updated to have at least a 0.1-foot drop.



- a. In circumstances where the pipe connects at 90 degrees or more, the inverts need to be updated to have at least a 0.2-foot drop (MH#66).
2. Update Manhole #89 (sheet CU107 & CU108) so that the East invert connects to the manhole higher than the outfall Northwest invert. Update all connecting pipes accordingly.
3. Update the drawings to show the pipe label between MH 72 and MH 73.
4. The SS and SD lines running south to north between lots 61/62 and 77/78 need to be redesigned to meet the requirement that all utilities are built in the proposed roadway.
5. CU108 & CU109 – The maximum allowable spacing between SS manholes is 400 feet. Update the length of SS pipe between MH99 and MH98 accordingly. Also between MH95 and MH 66.

Power and Fiber

1. Include design of MCN fiber network per MCN standards.

General

(These items are intended for reference purposes only. Notice to proceed with construction will not be given until these items are either noted on the plans or discussed in a pre-construction meeting).

An excavation permit, available online at www.mapleton.org will be required for all work performed in the city right-of-way.

A 2" conduit system with services to each home will be required in the PUE. Please note such on the plans. Contractor to contact Public Works for details.

All utility crossings will be marked with etchings in the back of curb.

Public Works inspections will be required on all utilities prior to backfill. Inspections will include GPS data collection of all fittings and appurtenances.

Please follow APWA standards and specifications unless otherwise identified in the Mapleton City Supplement to APWA Standards and Specifications available online at www.mapleton.org.

A Storm Water Pollution Prevention Plan (SWPPP) permit will be required. Please contact JD Shepherd at Mapleton City Public Works with questions.

Any work on Mapleton Irrigation Company ditches will be approved by the Irrigation Company.

Any work on dry utilities including but not limited to power, gas, and communications will be coordinated and approved by the relevant utility company and must be installed within the public utility easement.

Concrete Collars will be required on all valves and manholes in the roadway.

Any work in UDOT Right-of-Way will require a separate UDOT access and encroachment permit.



Please ensure 10' separation between culinary water and sanitary sewer lines.

A maintenance plan and agreement will be required and recorded for all storm drain retention basins.

A note must be placed on the plans to identify any existing fences and/or improvements on adjacent properties. If construction requires the removal of or results in damage to these items, they must be replaced before the final development inspection can be completed.

A stamped and signed plan set will be delivered electronically to the City Engineer prior to commencement of any construction.

FYI, Prior to plat recording:

- ☐ Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- ☐ Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (see attached bond estimate) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (10% durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- ☐ Payment of impact fees of \$123,495.57 (\$4,573.91). An additional fee of \$10,089.52 per lot will be required at the time of building permit.
- ☐ Payment of engineering inspection fee of \$5,400.
- ☐ Payment of slurry seal fees of \$.18 a square foot of asphalt.
- ☐ Submit 94.5 acre feet of water.
- ☐ Pay all rollback taxes if applicable.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for \$50 per page + \$2 per lot.

**Item:**

4

Date:

10/27/2022

Applicant:

Mapleton City

Location:

City-wide

Prepared By:

Ryan Robinson
Planner

Public Hearing:

Yes

Zone:

All

Attachments

1. Draft ordinance.
2. Correspondence.

REQUEST

Consideration of an ordinance adopting Mapleton City Code section 18.84.425 governing short-term rentals within the City.

BACKGROUND & DESCRIPTION

Short-term rentals are generally considered rentals that are for less than 30 days. In 2014, the City council adopted an ordinance allowing short-term rentals as a conditional use in the A-2 zone. The City approved two short-term rentals under that ordinance, one of which is no longer in operation. In 2021, the City Council removed short-term rentals as a condition use in the A-2 zone but expressed some interest in adopting an ordinance that addressed all residential zones, not just the A-2 Zone.

The City Council again discussed short-term rentals on September 7th, 2022. The Council directed staff to prepare a draft ordinance that would allow short-term rentals on a limited basis. The purpose of this public hearing is for the Planning Commission to receive input and to make a recommendation to the City Council on whether short-term rentals should be allowed, and if so, under what circumstances.

EVALUATION

Some reasons to allow short-term rentals may include:

- Allows homeowners the ability to earn extra income;
- Generation of additional revenue through the transient room tax;
- Allows visitors to stay in the City where no other options exist; and
- Unregulated short-term rentals exist and establishing an ordinance may help limit the number of unregulated rentals.

Some of the primary concerns that arise with short-term rentals include:

- The transient nature of the occupants;
- Impacts to community character;
- Traffic and parking;
- Disturbing the peace issues that sometimes arise, particularly with larger groups; and
- If homeowners choose to rent basements or accessory units as short-term rentals rather than tradition rentals, it can reduce the City's inventory of moderate-income housing.

Goal 3 and policy 3.1.C of the Land Use Element of the General Plan state the following:

"Goal 3: Ensure land uses are compatible and/or utilize adequate buffers to enhance compatibility."

Policy 3.1.C: Ensure commercial uses that are allowed in residential zones are incidental to the main residential or agricultural use and do not negatively impact the quiet, rural atmosphere of the area."

The Planning Commission should first discuss whether allowing short-term rentals is consistent with the goal and policy stated above. If the answer is no, the Commission could make that recommendation to the City Council. If the answer is yes, the Commission could discuss the draft ordinance that has been provided.

Below is a summary of the primary restrictions proposed in the draft ordinance followed by a staff response. The restrictions are meant to balance the ability of a property owner to use their property with the goal and policy of ensuring that commercial uses in the residential zone are incidental and do not create negative impacts on adjacent land uses.

- **Short-term rental properties must be owner occupied.** According to this requirement, the owner of the property must have their primary residence on the property. This requirement would avoid investors purchasing properties with the sole purpose of operating a short-term rental full time and would help ensure that the short-term rental use was incidental to the primary use.
- **The primary dwelling or an accessory unit could be rented for no more than 90 days per year.** This requirement would allow some commercial use of the property but would keep it incidental to the main residential use. A property could be booked for 90 days, or 25% of the year.
- **Maximum occupancy.** The draft ordinance proposes a maximum occupancy based on the number bedrooms in a rental multiplied by two. For example, a dwelling with five bedrooms would be allowed a maximum occupancy of 10 people (5 bedrooms x 2). However, in no case could occupancy exceed 12 people. This would help address concerns that often come with larger groups (parking, noise, etc.).
- **Require sufficient on-site parking.** This would help ensure that cars do not need to be parked along the street or in front of other neighboring dwellings.
- **Require a two night stay minimum.** This would help avoid single night "party" groups and excessive turnover.
- **Neighbor Notifications:** Upon approval of a license for a short-term rental, the City would notify adjacent property owners of the approval, conditions of use and contact information for the applicant.

These restrictions are recommended based on research done by staff review of other communities of similar size and location as well as best practice reports regarding short-term rentals.

RECOMMENDATION

The Commission has the following options:

1. Recommend that the City Council not allow short-term rentals.
2. Recommend that the City Council adopt the ordinance as proposed.
3. Recommend that the Council adopt the ordinance with amendments.
4. Continue the application with a request for changes or more information.

Draft

18.84.425: Short-term Rentals

A. Purpose: The purpose of this section is to establish regulations that allow for the use of privately owned residential dwellings as short-term rentals while also:

1. Ensuring basic health and safety to renters, hosts, and neighbors.
2. Minimizing potential negative secondary effects of such use on surrounding uses; and
3. Preserving the residential character of Mapleton City neighborhoods.

B. Definitions: The following words, terms and phrases, when used in this Section, shall have the meanings:

1. **"Bedroom"** means a room of at least 70 square feet of conditioned space designed for sleeping that includes two means of egress including at least one door.
2. **"Host"** means an owner who rents their primary residence or accessory unit as a short-term rental.
3. **"Occupant"** means an individual that is two (2) years of age or older that is occupying a residence or accessory unit during a short-term rental stay.
4. **"Owner"** means a person or persons who permanently occupies a primary residence they own in fee title. A permanent resident shall not be a corporation, partnership, limited liability company, or similar corporate entity.
5. **"Owner Occupied Primary Residence"** means the owner's usual place of return for housing as documented by at least two (2) of the following: motor vehicle registration; driver's license; voter registration; or tax documents showing the residential unit as the owner's residence for the purposes of a home owner's tax exemption. A person may have only one (1) primary residence.
6. **"Short-term rental"** or "STR" means a portion of a primary residence that is used for a temporary stay for a period of less than thirty (30) consecutive days by a renter. An STR shall not be a place that hosts events, parties or activities.
7. **"STR stay"** means the entire period of time, including both days and nights, a renter stays within an STR.

C. Requirements: The following requirements apply to short-term rentals:

1. The primary residence on the lot or parcel must be owner occupied.
2. No more than one (1) short-term rental is allowed per each lot or parcel.
3. If an attached or detached accessory unit is proposed to be used as a short-term rental, the accessory unit must comply with the requirements of section 18.84.410.(D)(E) of this title.
4. The primary residence or an accessory apartment may be rented for a maximum of ninety (90) days per calendar year. The applicant shall provide to the City, upon request, with penalty of perjury documentation verifying compliance with this section.

5. The maximum occupancy allowed in the short-term rental shall be determined by multiplying the number of bedrooms by two (2). However, in no case shall the maximum occupancy exceed twelve (12) occupants. For example, a short-term rental with four (4) bedrooms, would be allowed a maximum occupancy of eight (8).
6. The short-term rental lot or parcel must provide off-street parking at a minimum rate of one (1) parking space per four (4) occupants. If the parking calculation results in a fraction, the required parking shall be rounded up to the next whole number.
7. The short-term rental must be rented out for at least two consecutive nights per stay.
8. The occupants shall comply with Mapleton City's disturbing the peace ordinance (MCC section 9.12).

D. Application and Review Process: The application process shall include the following:

1. Property owners desiring to establish a short-term rental shall submit a Mapleton City Business License application to the Community Development Department.
2. The Community Development Director, or his or her designee shall review the application for compliance with this section.
3. A building and fire inspection shall be required. A checklist of inspection items will be provided with the business license application form maintained by Mapleton City.
4. Upon completion and satisfaction of the building and fire inspections, and a determination that the application complies with subsection "C", the Business License shall be approved by the Community Development Director, or his or her designee.
5. The Community Development Director, or his or her designee, may refer an application to the Planning Commission if there are unique circumstances or questions regarding compliance with the required standards.

E. Neighbor Notifications: Upon approval of a business license to operate a short-term rental, the Community Development Department shall mail a notice to all property owners within 100 feet of the applicant's lot or parcel. The notice shall include:

1. Indication that a short-term rental has been approved at the subject location and a summary of the conditions of the license.
2. The name and phone number of the applicant.
3. Mapleton City contact information and process for filing a complaint.

F. Appeals: An applicant may file an appeal of any final decision by the Community Director, his or her designee, or the Planning Commission in accordance with section 18.84.460 of this title.

G. Violations: Violations of this section may be subject to the penalties described in section 18.88 of this title. If a property owner is cited more than two (2) times within a calendar year, the business license may be revoked for a period of one (1) year.

DRAFT

Attachment "2"
Correspondence

We are strongly opposed to allowing short-term rentals in Mapleton. We have lived in Mapleton for 7.5 years and have seen many changes, some of them not for the better. We live in a single-family home in Harvest Park. Next door to us is a renter. The owner lives out of state. The occupants are nice enough, but it isn't the same as owner occupied. There is no pride of ownership. The landscaping is unkempt. Even the sprinklers aren't set correctly and go on mid-day, every day, for a long time. The renters don't care. And why should they? They are doing their part by paying rent. The tenants have come and gone since we moved here, but the impact on us is the same. Allowing short-term rentals would be a mistake. Air B&Bs, VRBOs and Vacayo would detract from the what we hoped would be a small town, family-oriented community. Our quality of life would be diminished. Property values would suffer. Security would be a concern. Additional foot and vehicle traffic, noise, and parking problems would negatively impact us as transient visitors would come and go. Crime would likely increase as well. City services such as EMT, ambulance and fire would need to be increased. News accounts tell of loud and raucous parties with drugs and alcohol held in short-term rentals. Many times too many bodies are packed into a unit, exceeding sensible capacity. You can't throw a rock without hitting a city that is moving toward aggressive regulation of short-term rentals. Mapleton City needs to protect our citizens and our quality of life by strictly banning short-term rentals and fining those property owners who violate this code.

Jayme Blazian
Randy Blazian

Sent from my iPhone

Hi,

I'd like to voice some concern over the restrictions to short term rentals being proposed in the draft ordinance 18.84.425. I believe that property owners should have the right to make use of their property in any way that they deem appropriate. Obviously if it affects the safety of others then restrictions may be needed.

With today's economic climate more and more individuals require additional opportunities to keep up with inflation and soaring costs. The city should be looking for ways to cut regulations instead of implementing more of them.

Why is there a 90 day per calendar year limit? If someone has a place available and can rent it for 180 or 300 days wouldn't that show that there is a need for this service? Why have a limit? Why not just let the market decide instead of imposing an arbitrary limit? Right now it appears that there are no hotels or motels to stay in within the Mapleton city limits.

I also do not understand the occupancy restriction based on bedrooms. It seems like a better approach would be to base it off of square footage. For example, if you have a 2000 sq ft basement with only 2 bedrooms, but also have a sofa with a pull out bed and perhaps some built in bunk beds I don't see why it would be an issue to have 10 people occupy that space if it complies with the building and fire inspection.

There are 5 people in my family and we run into restrictions with some hotels because they limit you to 4 individuals. They want you to rent 2 rooms thereby doubling the cost. If your family consists of more than 4 people then oftentimes a short term rental is the most cost effective way to stay somewhere.

Thank you for your time.

-Sebastian Jakins

Hello,

I have a question about the proposal on short term rentals. Is there something that explains the difference between short term and long term rentals?

Comments: People use rentals to help subsidize the costs of home ownership. In this economic environment, I think we should be accommodating to that so that people can afford their homes. The current environment is going to put pressure on married children returning home to live with parents for a while as well as others who may be in a similar situation but don't have the same benefit of having family close by. Why would we prevent them from doing so?

I have rented a place to a family that lost their house to a fire and needed a place to stay for a few months. Following that, I had a couple that was awaiting their house to be built and needed a place for a couple months. Another man had just lost his wife to sickness and needed to move. He needed a place to stay while he figured that out.

Reading the new code I am not sure if that is ok or not under the description and it seems a shame that we would limit those people's option for residence.

Thank you,
John

Social Media Post and Comments

Mapleton City

6d • 🌐

? What are your thoughts on short-term rentals? ?

Short-term rentals have become very popular for travelers as an alternative to traditional hotels, as well as for property owners as an opportunity to earn extra income. However, they also have the potential of negatively impacting existing neighborhoods. The Planning Commission will be reviewing a draft ordinance considering the conditions short-term rentals could be allowed within the City on Thurs., October 27 at 6:00pm at the City Building. Main proposed restrictions include:

- 🏠 Rental must be owner occupied
- 🏠 May be rented for no more than 90 days per year
- 🏠 Occupancy based on the number of bedrooms, but in no case may exceed 12

If you have thoughts, ideas, or suggestions on whether the City should allow short-term rentals, and if so, under what conditions, please email the Community Development Department at sconroy@mapleton.org or attend the meeting on October 27 and speak during the public hearing. We look forward to your feedback!

Check out the full draft ordinance here [!\[\]\(ab38aa34d7fd9612c4ea4d0692132800_img.jpg\)](#)

All comments ▾



Angela Euller Silva

So, are we basically saying that 1/4 of the year, a residential property could become a commercial property? Are there restrictions for home businesses that would apply to this? What if the home owner also has a home business? At what point do we dilute residential zoning so much that it's hard to tell the difference between commercial and residential in a town that values a "rural feel"? And, the ordinance needs to say that neighbors of applicants are informed before the business license is approved, not subjected to a done deal afterward.

6d Like Reply 1



Jesse Schumacher

Yes, I always say nothing preserves a rural feel like zoning regulations.

5d Like Reply



Write a reply...



Kevin Woodworth

I like the 3 proposed restrictions above. They seem to make sense. I also think there should be an off street parking requirement...similar to long term rentals.

6d Like Reply 2



Alicia S. Hone

I spoke with a woman who had used an air bnb here and she said Mapleton was a nice place to stay, but it was too quiet for her...no places to eat and no shopping.

6d Like Reply 1



Staci Stewart

This is very concerning. We live in a small neighborhood and we weren't aware there were plans for townhomes. We were told there would be a couple of duplexes and a park. Now we have three duplexes and two sets of townhouses- no park. This wouldn't necessarily be an issue except people are always parking in the street and the streets are narrow. Half the time we have to stop to take turns driving through. Had we known the poor planning we wouldn't have moved here.

6d Like Reply 1



Karim Abdou

In today's market, this is already commonplace - with or without municipal permission. Allowing short term rentals will allow room for safer practices and professional screening to be done protecting surrounding neighborhoods and the community as a whole.

6d Like Reply 1



Melissa Judd Johnston

Thank you for the heads up and for allowing citizens to weigh in on this issue.



Marsha Fuller

I would add adequate off street parking must be available

5d Like Reply



Dan Barton

I agree with these three proposed restrictions.



5d Like Reply



Crystal Snyder

[Casey Snyder](#)

3d Like Reply



M Claude Cobia

Let's be honest about it. It is not going to significantly impact the city to have them. It will significantly impact those who need the cash to be able to afford to stay in their homes. Those of us who do not belong to the upper echelon have to get by by cheating or lying if we choose to do short term rentals. It's no different than accessory apartments. Stop controlling what we do with our own property, While pretending to be conservative valued citizens. Mapleton is kind of like a giant homeowners association but fortunately they don't prosecute.

5d Like Reply



Annie Murdock Hansen

[Alyssa Allridge James](#) in case you want to go

6d Like Reply



woodyrxguru Simple- NO!!!!

6d Reply



jeannebrown5799 🙌🙌🙌

4d Reply



poly_platform ✓

6d Reply



sean.sibbett Here's my take on short term rentals. The city shouldn't have a say on what the owner does with their house. You keep building and building here in Mapleton and don't seem to care about the amount of traffic that causes for us. If an owner wants to rent out their basement or house then it's the owner's choice.

6d 2 likes Reply



woodyrxguru @sean.sibbett I don't think that is the question

6d Reply



sean.sibbett @woodyrxguru what do you mean?

6d Reply



woodyrxguru @sean.sibbett first I agree that the city has allowed the area to be overbuilt. But I think they are referring to 'Airbnb'. I tried to follow the link to the proposed ordinance, but couldn't. I am





sean.sibbett @woodyrxguru I don't think government should have a say in what people do with their houses. If they want to limit new builds then I'm all for it but why do you think city officials should have a say at all in what people do with their homes? It sounds like they are trying to overstep.



6d Reply



woodyrxguru @sean.sibbett this is too long a discussion for IG



6d Reply



brittanyallred1 @sean.sibbett yep; let people do what they want; don't go back and change something now. If you want that in a new area of Mapleton then fine, people can be aware of that before they purchase. But existing homeowners shouldn't have restrictions placed on them, it's ridiculous.



6d 1 like Reply



sean.sibbett @brittanyallred1 you couldn't have said it any better! I agree 100%. I personally don't think they should have any say in the first place but that's just me. If they want to limit something....limit the amount of new construction going on all over



6d Reply