



MAPLETON UTAH

PLANNING COMMISSION MINUTES

September 8, 2022

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: Jesse McLean
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 Commissioner TJ Uriona was seated as a voting member this evening.

Item 1. Planning Commission Meeting Minutes – August 25, 2022.

Motion: Commissioner McLean moved to approve the Planning Commission Meeting Minutes for August 25, 2022.

Second: Commissioner Uriona

Vote: Unanimous

Item 2. Consideration of an 8-lot subdivision located at approximately 1370 West 800 North in the RA-2 Zone. The applicant is Richard Hjorth.

Ryan Robinson, Planner, went over the Staff Report for those in attendance. This property is currently 2 separate parcels, which will be combined to create the 8-lot subdivision. This request is in line with the current Zoning and General Plan. The road could possibly connect to 1200 North in the future as the surrounding properties develop.

Motion: Commissioner McLean moved to recommend approval to the City Council for an 8-lot subdivision located at approximately 1370 West 800 North in the RA-2 Zone. The applicant is Richard Hjorth with the condition that all Development Review Committee (DRC) requirements are met prior to plat recording.

Second: Commissioner Uriona

Vote: Unanimous

Item 3. Consideration of an amendment of Mapleton City Code Section 17.12.050.G regarding cul-de-sac standards.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The city currently allows cul-de-sacs when they are no longer than 500 feet. Our

Mapleton Fire Department does not feel this is an issue if there is a fire hydrant they can access if needed, and a turnaround that is sufficient from emergency vehicles to turn around. Staff is recommending that the cul-de-sac lengths be removed from the ordinance. The 30-lot maximum would still stay in place when allowing a cul-de-sac.

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

Commissioner Uriona mentioned some possible breezeways through cul-de-sacs to connect to other streets in the area. Pedestrian connectivity could be required if the Commission or Council wanted it, which could be determined on a case-by-case basis.

Motion: Commissioner Uriona moved to recommend approval to the City Council for an ordinance amending Mapleton City Code Section 17.12.050.G regarding cul-de-sac standards.

Second: Commissioner McLean

Vote: Unanimous

Item 4. Adjourn.

April Houser, Executive Secretary

Date