



PLANNING COMMISSION MINUTES

December 8, 2022

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: Jesse McLean
TJ Uriona

Staff in Attendance: Sean Conroy, Community Development Director

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 – October 27, 2022

Motion: Commissioner McLean moved to approve the October 27, 2022, Planning Commission Meeting Minutes.

Second: Commissioner Uriona

Vote: Unanimous

Item 2. 2023 Planning Commission Meeting Schedule.

Motion: Commissioner McLean moved to approve the 2023 Planning Commission Meeting Schedule.

Second: Commissioner Uriona

Vote: Unanimous

Item 3. Consideration of a Home Occupation Permit for a small dog grooming business located at 231 North 1900 West.

Motion: Commissioner McLean moved to approve the Home Occupation Permit for a small dog grooming business located at 231 North 1900 West with the special condition that the business shall not operate as a kennel as defined in Mapleton City Code Section 18.08.010 and that no animals are kept overnight.

Second: Commissioner Uriona

Vote: Unanimous

Item 4. Consideration of an ordinance amending Mapleton City Code Section 18.84.380 regarding Home Occupation requirements.

Sean Conroy, Community Development Director, went over the Staff Report for those in

attendance. The City Code regarding Home Occupations is to allow for modest home businesses. This amendment is trying to streamline the system, along with addressing some issues that have came up in the past. Sean covered the amendments being proposed. The number of students allowed for preschools would be capped at 10 students, allowing the Commission to lessen the allowed amount based on classroom size, etc. If someone is proposing to utilize their garage for their Home Occupation, it would not be able to take up the 2 required enclosed parking stalls. Anything outdoors, with more than 2 visits per hour, will come to the Planning Commission for review. All previously approved Home Occupations would be grandfathered into the requirements they were given at time of approval.

Chairman Rich Lewis opened the Public Hearing. No comments were made, and the Public Hearing was closed. **Commissioner Uriona** had some questions on how these changes would affect agricultural uses. Sean stated that these types of uses typically come with exemptions based on their agricultural zoning.

Motion: Commissioner Uriona moved to recommend approval to the City Council for an ordinance amending Mapleton City Code Section 18.84.380 regarding Home Occupation requirements.

Second: Commissioner Lewis

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date