

# MAPLETON CITY

## PLANNING COMMISSION MINUTES

June 25, 2020 via ZOOM

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**PRESIDING AND CONDUCTING:** Vice-Chairman Rich Lewis

**Commissioners in Attendance via ZOOM:** Lewis Nuttall  
TJ Uriona

**Staff in Attendance:** Sean Conroy, Planning Director  
Brian Tucker, Planner

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

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Vice-Chairman Rich Lewis called the meeting to order at 6:00pm via ZOOM.

**Item 1. Planning Commission Meeting Minutes – May 28, 2020.**

**Motion:** Commissioner Uriona motioned to approve the May 28, 2020 Planning Commission Meeting Minutes.

**Second:** Commissioner Nuttall

**Vote:** Unanimous

**Item 2. Consideration of a request for a Home Occupation Permit to operate an internet ATV/UTV Sales business with a small-scale machine shop at 1230 West 1500 North in the RA-2 Zone.**

**Brian Tucker**, Planner, went over the Staff Report for those in attendance.

**Motion:** Commissioner Uriona motioned to approve the Home Occupation Permit to operate an internet ATV/UTV Sales business with a small-scale machine shop at 1230 West 1500 North in the RA-2 Zone with the conditions listed below:

1. The applicant shall obtain a Business License prior to opening for business.
2. The storage of vehicles being repaired or awaiting repair must be within the garage.
3. The business and storage associated with the business cannot utilize more than 500 square feet of the garage.
4. The storage of vehicles awaiting repair must be within the garage.
5. The repair work must be conducted wholly and completely within the garage.
6. Completed vehicles to be sold cannot be displayed outside of the garage.
7. Hours of operation must be limited to 7am through 10pm.
8. The repair work cannot utilize hazardous materials or chemicals that

- increase the fire hazard and Fire Department approvals are required.
9. The repair work cannot create smoke, noise, fumes or other nuisances that are discernable outside of the garage.
  10. No signs shall be placed on the property without a sign permit.
  11. Mapleton City Police approvals are required.
  12. Violations of the terms of this Use Permit or other ordinances of the City may constitute ground for revocation of this permit and associated business license by the Planning Commission.
  13. If the proposed use is abandoned for a period of six months or more, the Use Permit will become null and void.

**Second:** Commissioner Nuttall

**Vote:** Unanimous

**Item 3.** **Consideration of an application to rezone approximately 55 acres located at approximately 800 North and 800 West from Agricultural-Residential (A-2) to Planned Residential Community (PRC-7) including zoning text with a transferable Development Right Overlay (TDR-R) and review of a Development Concept Plan for the property.**

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

**Dave Simpson**, the applicant, spoke regarding their proposed development.

**Vice-Chairman 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 of an application to rezone approximately 55 acres located at approximately 800 North and 800 West from Agricultural-Residential (A-2) to Planned Residential Community (PRC-7) including zoning text with a transferable Development Right Overlay (TDR-R) and review of a Development Concept Plan for the property with the recommendations listed below:

1. The subdivision application that is submitted shall be generally consistent with the concept plan as presented to the City.
2. The PRC-7 zoning text shall be approved in conjunction with the preliminary subdivision plat and shall identify the maximum density and the total number of Transferable Development Rights (TDR's) required.
3. Upon recordation of the first plat, the applicant shall dedicate the 12.4-acre open space parcel to Mapleton City.
4. The applicant shall install all necessary irrigation improvements to ensure that the open space parcel can continue to be used for agricultural purposes.
5. One lot should be eliminated from lots 18-19, 47-50 and 54 to 56 allowing for larger lots as a transition to existing lots on the adjacent

developments. The three lots that are eliminated may be added somewhere on the interior of the proposed development.

6. The subdivision plans shall retain the stand of mature trees along the eastern border of lots 47-50.

**Second:** Commissioner Uriona

**Vote:** Unanimous

**Item 4. Consideration of an ordinance amending Mapleton City Code Section 18.28.040 to modify and or eliminate certain Conditional Uses allowed in the A-2 Zone.**

Item continued to the July 9, 2020 Planning Commission Meeting.

**Item 5. Adjourn.**

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April Houser, Executive Secretary

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Date