

# MAPLETON CITY

## PLANNING COMMISSION MINUTES

July 9, 2020 via ZOOM

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**PRESIDING AND CONDUCTING:** Chairman Jesse McLean

**Commissioners in Attendance via ZOOM:** Rich Lewis  
Christy Nemelka  
TJ Uriona

**Staff in Attendance:** Sean Conroy, Planning Director

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

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Chairman Jesse McLean called the meeting to order at 6:00pm via ZOOM. Alternate Commissioner TJ Uriona was seating as a voting member this evening.

**Item 1. Planning Commission Meeting Minutes – June 25, 2020.**

**Motion:** Commissioner Lewis motioned to approve the June 25, 2020 Planning Commission Meeting Minutes.

**Second:** Commissioner Uriona

**Vote:** Unanimous

**Item 2. Consideration of a Preliminary Plat application for the Maple Fields subdivision consisting of 25 lots located at approximately 1900 West 1600 South in the RA-2 Zone.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. The property is about 11.5-acres and was rezoned to RA-2 last November. Lots range from a 1/3 to ½ acres in size. The larger lots are on the south and west, with the smaller lots on the interior of the development. There would be a continuation of the trail through this development that is located in their area coming in from Spanish Fork. **Commissioner Nemelka** asked if there was a concern with traffic on 1600 South where there is no turning lane being showed coming into this development. Sean stated that it is a UDOT street, so the applicant will need to get approval through them and widening of the street will likely be required. **Doug**, the applicant, stated that they will do whatever UDOT requires of them. **Commissioner Lewis** felt this was consistent with what was required from the applicant last November. The larger lots adjoining the surrounding ones seemed to be met per the requests of those neighbors previously.

**Motion:** Commissioner Uriona motioned to recommend approval to the City Council for the Preliminary Plat application for the Maple Fields subdivision consisting of 25 lots located at approximately 1900 West 1600 South in the RA-2 Zone with the conditions listed below:

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1. The applicant shall comply with all outstanding Development Review Committee (DRC) comments prior to final plat approval.
2. A note shall be added to the plat alerting potential buyers that neighboring properties have animal rights.
3. A note shall be added to the plat indicating that none of the lot within this subdivision have animal rights.

**Second:** Commissioner Nemelka

**Vote:** Unanimous

**Item 3. Consideration of an ordinance amending Mapleton Code Section 18.28.040 to modify and or eliminate certain Conditional Uses allowed in the A-2 Zone.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. The A-2 Zone has a list of what uses are permitted and conditional. Conditional Uses in the past have typically been quite controversial in these areas. In 2019 the Planning Commission appointed a small sub-committee to determine the Conditional Uses in the A-2 Zone, and what concerns were arising in these areas. This committee included Sean Conroy, Therin Garrett and Sharee Killpack. There was a survey done on this topic which was part of the presentation this evening. After the General Plan was updated, and with all the feedback the City has been receiving, Staff would recommend removed Reception Centers and Short-Term rentals from the Conditional Use allowances in the A-2. The City is trying to look at this regarding consistency with the updated General Plan, and do not feel these two requests mesh with these goals. There are a number of options the Planning Commission could recommend to the City Council which Sean went over for the commissioners. There were a couple letters that had been sent over to the Planning Commissions stating the request to continue the allowances of Reception Centers in the A-2 Zone. **Commissioner Lewis** asked what this does to facilities that are already up and running. Sean stated that they would continue to operate under their approved permit so this would not affect them. If you have an application pending there would be some questions as to how this would impact the requirements of the proposed ordinance. **Commissioner Uriona** stated that when there were rare issues at the previously rented Nemelka home it was hard to get issues addressed when they took place. However, he did state that issues were rare at that location. There are 3 approved Reception Centers at this time, and only 1 requested short-term request for Broadbent, sense the Nemelka property has been sold and occupied as a single-family home now. **Commissioner Lewis** agrees with the short-term rental being eliminated. He is open for discussion regarding Reception Centers.

**Chairman McLean** opened the Public Hearing. **Hannah Thuesen** stated that people love using her parents barn, which has always been free of charge. It is not a business, and her parents do not make money off events taking place there. Their barn has been used for dances, City functions, rehearsals, and a number of other events. If they are able to monetize the barn, they feel that Mapleton City and its citizen will benefit. As residents they understand the importance of maintaining the rural peaceful feel. The unique Amish style setting makes for a very sought-after place. If the Conditional Use were granted the impact would be minimal. They are looking to do 1 event per week at most, which is half of what would be allowed under the current ordinance. **Karen Thuesen** stated that Hannah covered everything. If the permit is granted, they would get with Maple Mountain High School to help with scholarship to raise money for concert tours and

arts, as Mrs. Thuesen has a great love for these areas. **Commissioner Lewis** asked if the City Hall and Harvest Park Clubhouse would still be available for rent if the proposed changes were approved. Sean stated that they would. No additional comments were made, and the Public Hearing was closed.

**Chairman McLean** agreed that short-term rentals did not really fit with Conditionals Uses in the A-2 Zone. He did not feel that Reception Centers would need to be removed from the proposed uses. Sean went over the restrictions that need to be met in order to qualify for a Conditional Use. There are some considerations that could be put in place to address any previous issues with the Reception Centers and add them into this proposed ordinance amendment. The Commission felt that vacation and short-term rentals could be eliminated but was in favor of keeping some form of Reception Facilities as a possible Conditional Use. Most complaints that are currently received are the impact to the nature and content of the A-2 Zone. **Commissioner Uriona** asked if there was a limit on how many times a Reception Center in a commercial zone can be rented like there is in an A-2 Zone. Sean stated that there is not. There was a concern with allowing 8 events every month, and that tapering it down may be more conducive. The suggestion that maybe upping the acreage requirement may help mitigate these issues. Ordinance amendment are a legislative decision, so they are able to be amended with the Planning Commission and/or City Council approval. **Commissioner Uriona** felt that 1 event per week would not be noticed as much as 2 events. Cutting back a little might be appropriate to meet the desires of residents in the area. It would need to remain incidental to the main use of the property.

**Motion:** Commissioner Lewis motioned to continue an ordinance amending Mapleton Code Section 18.28.040 to modify and or eliminate certain Conditional Uses allowed in the A-2 Zone until the August 13, 2020 Planning Commission Meeting with a request that Short-Term Rentals be removed and staff brings back some proposed amendments to the Reception Facility Use.

**Second:** Commissioner Uriona

**Vote:** Unanimous

**Item 4. Adjourn.**

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April Houser, Executive Secretary

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Date