



# MAPLETON

## UTAH

### PLANNING COMMISSION MINUTES

September 10, 2020

---

**PRESIDING AND CONDUCTING:** Chairman Jesse McLean

**Commissioners in Attendance:** Jake Lake  
Rich Lewis  
Christy Nemelka  
Lewis Nuttall  
TJ Uriona

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

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

---

Chairman Jesse McLean called the meeting to order at 6:00pm. Alternate Commission Lewis Nuttall was seated as a voting member this evening.

**Item 1. Planning Commission Meeting Minutes – August 27, 2020.**

**Motion:** Chairman McLean motioned to approve the August 27, 2020 Planning Commission Meeting Minutes.  
**Second:** Commissioner Lake  
**Vote:** Unanimous

**Item 2. Consideration of a request to amend a Project Plan approval for building #1 of the Harvest Park Commercial development located at 768 South 1600 West in the GC-1 Zone. The applicant is also requesting approval of a Conditional Use Permit to allow six residential apartments on the upper floors of the building.**

**Motion:** Chairman McLean moved to approve the Project Plan amendment for building #1 of the Harvest Park Commercial development located at 768 South 1600 West in the GC-1 Zone. The applicant is also requesting approval of a Conditional Use Permit to allow six residential apartments on the upper floors of the building, with the Special Conditions listed below:

1. The residential units shall comply with the requirements of MCC Section 18.64.040.

2. The applicant shall construct the remaining 42 parking stalls for the Harvest Park Commercial project as shown on the site plan.
3. The trash enclosure shall be constructed of materials consistent with the proposed building. The enclosure wall and gate shall be a minimum of 12” taller than the trash receptacle bin.

**Second:** Commissioner Lake  
**Vote:** Unanimous

**Item 3. Consideration of a request for a rezone of approximately 0.40-acres located at 2069 West 325 South from RA-1-C and A-2 to RA-2 and approval of the 2-lot South Hollow Subdivision Plat B.**

**Brian Tucker**, Planner, went over the Staff Report for those in attendance. One lot is part of the South Hollow Subdivision and the other parcel is a remnant lot. The property owner would to reconfigure the layout of these lots to gain one new buildable lot. The construction work is complete on Slant Road in this area. The General Plan and Zoning would need to be changed slightly in order to allow this happen. The RA-2 Zone would only allow for a single-family home. The City feels it’s reasonable to approve this request, so the property isn’t left as a remnant parcel, therefore approval is recommended. **Commissioner Nemelka** asked if any concerns were expressed by the neighbors. Brian stated that he talked with one neighbor, but when they found out it was only for 1 new additional single-family home, they did not have an issue with it. **Commissioner Uriona** asked if this request is within the allowances of a rezone, which Staff stated that it was. The Commissioners felt this was a reasonable request.

The applicant, **Steve Rawlings**, had no comments to add and felt that Staff had adequately covered his request.

**Chairman Jesse McLean** opened up the Public Hearing. No comments were given, and the Public Hearing was closed.

**Motion:** Commissioner Lake moved to recommend approval to the City Council of a rezone of approximately 0.40-acres located at 2069 West 325 South from RA-1-C and A-2 to RA-2 and approval of the 2-lot South Hollow Subdivision Plat B with the Special Condition that any outstanding issues raised in the Development Review Committee (DRC) minute shall be addressed prior to plat recording.

**Second:** Commissioner Nemelka  
**Vote:** Unanimous

**Item 4. Consideration of an ordinance amending Mapleton City Code Section 17.16 to require new subdivisions to install conduit for fiber internet.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. The City is looking in to whether or not it makes sense to provide fiber internet. This proposal would add the installation requirement to new developments. The hope is to reduce the cost if, and when, the City has a fiber internet service. **Commissioner Lake** felt it was a no-brainer to have this installed during construction instead of after the fact.

**Chairman Jesse McLean** opened up the Public Hearing. No comments were given, and the Public Hearing was closed.

**Motion:** Commissioner Lewis moved to recommend approval to the City Council for an ordinance amending Mapleton City Code Section 17.16 to require new subdivisions to install conduit for fiber internet.

**Second:** Commissioner Lake

**Vote:** Unanimous

**Item 5. Adjourn.**

---

April Houser, Executive Secretary

---

Date