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**MAPLETON CITY PLANNING COMMISSION AGENDA**

Thursday, November 13, 2014 at 6:30pm

125 West Community Center Way (400 North), Mapleton, Utah 84664

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**The order of agenda items is subject to change at the discretion of the Planning Commission Chair.**

6:30 p.m. Call to order: Pledge, Invocation, and Introductions/Announcements.

**Minutes**

1. Planning Commission Meeting Minutes – October 23, 2014.

**Public Hearing**

2. *(Continued 9/25/14)* Consideration of an application to operate an “Iron Art” fabrication business as a Home Occupation at 10 South 800 West in Mapleton Utah.
3. Consideration of an improvement waiver request for the Edmunds Estate Plat A, located at approximately 2005 East 400 North in the Agricultural-Residential (A-2) zone.
4. Consideration of an amendment to Mapleton City Code Chapter 18.28.040 that would allow a wedding reception facility as a conditional use in the Agricultural-Residential (A-2). The applicants are Mark and Lori Sheranian.
5. Consideration of recommendations to the City Council on a request to amend the general plan and rezone approximately 60 acres of land from A-2 to RA-1, to place a Conservation Easement on approximately 18 acres and to approve a Concept Plan and Development Agreement for a 53 unit development. The applicants are L. Douglas Smoot and M. Duane Horton.
6. *(Continued 10/23/14)* Consideration of an ordinance amending Mapleton City Code Chapter 18.76.070.B to allow the use of Transferable Development Rights within previously platted subdivisions.

**PUBLIC COMMENT MAY BE ACCEPTED AT THE DISCRETION OF THE CHAIR**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting/hearing should notify April Houser at the Community Development Office, at Mapleton City, 125 West 400 North, Mapleton UT 84664, or by phone, (801) 489-6138, giving at least 24 hours notice. Signature on this document certifies that it was posted in the City Office and faxed to the Daily Herald on 11/5/14.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE  
*(Last Modified November 5, 2014)*

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April Houser, Executive Secretary