

MAPLETON CITY

PLANNING COMMISSION MINUTES

May 28, 2020 via ZOOM

PRESIDING AND CONDUCTING: Chairman Jesse McLean

Commissioners in Attendance via ZOOM: Sharee Killpack
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 via ZOOM.

Item 1. Planning Commission Meeting Minutes – April 23, 2020.

Motion: Commissioner Lewis moved to approve the April 23, 2020 Planning Commission Meeting Minutes.

Second: Commissioner Killpack

Vote: 4:0:1 with Commissioners Lewis, Killpack, Nemelka and McLean voting aye and Commission Lake abstaining having a vested interest in Item 2 on the agenda.

Item 2. Consideration of a revision to the planter strip and sidewalk cross section for the Northridge Estates Subdivision located at 875 East 1600 North.

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

Motion: Commissioner Lewis moved to recommend approval to the City Council of an ordinance revision to the planter strip and sidewalk cross section for the Northridge Estates Subdivision located at 875 East 1600 North, with the condition that the trees shall be preserved by the new owners.

Second: Commissioner Killpack

Vote: 4:0:1 with Commissioners Lewis, Killpack, Nemelka and McLean voting aye and Commission Lake abstaining having a vested interest in Item 2 on the agenda.

Item 3. Consideration of a recommendation to the City Council regarding the updated Land Use and Parks and Recreation Elements of the General Plan.

Planning Commission Minutes – May 28, 2020

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. **Lisa Benson**, with Landmark Design, did a brief presentation for those in attendance. They have had extensive public involvement on this item. There have been surveys, open houses, and public meetings in order to receive as much public comment as possible regarding this topic. Keeping the City rural with more recreational abilities was largely preferred by those participating in these events for feedback. The proposed Park Distribution Map is not set in stone. The areas for parks can be located in other areas if these properties are not developed any time in the semi-near future. Staff will be bringing back ordinance options for review moving forward to both the Planning Commission and City Council. **Commissioner Lake** asked who would pay for the conservation area maintenance in the future. This would need to be figured out prior to recording these developments and figured into the parks system. There should be clear layouts for funding assigned when reviewing developments.

Chairman McLean opened the Public Hearing. No public comment was given, and the Public Hearing was closed. **Commissioner Killpack** stated that it is obvious Mapleton is all about the citizens and has definitely taken their thoughts and recommendations into consideration. Chairman McLean thanked Landmark Design for all their hard work on this. They did a great job taking into consideration all the suggestions and recommendations given by the citizens of Mapleton.

Motion: Commissioner Killpack moved to recommend approval to the City Council for the updated Land Use and Parks and Recreation Elements of the General Plan.

Second: Commissioner Lewis

Vote: Unanimous

Item 4. Consideration of an ordinance regulating Wind Energy Systems in Mapleton City.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. There could potentially be negative impact to neighboring views from those with smaller lots.

Steve Painter, the applicant for this item, went over his request this evening. The best height for clean wind is a 40' Wind Energy Conservation Systems (WECS). They have never had a problem with engineering on these types of units. Tower heights have typically been recommended to be as far off the property line as the tower is tall. This is to ensure they fall onto the property owners land if that were to happen. The 45' foot mentioned is to the center of the fan. There are then 7' wings in addition to that height. **Commission Nuttall** asked if the City currently allows for anything like this? **Sean Conroy** stated that there is an ordinance for telecommunications and ham radios. Currently there is no ordinance addressing wind turbines at this time, which is the reason for this ordinance recommendation at this time. **Chairman McLean** asked if Mapleton is conducive for wind turbines. Mr. Painter stated that there are lots of different factors that help to determine how logical it would be depending on location. The individual who wants to install the wind turbine lives in the Walter Farms development. **Commission Killpack** asked how this turbine would compare to a flagpole height. Most of the Commission felt it would be rare to have

a flagpole that tall.

Chairman McLean opened the Public Hearing. No comments were given, and the Public Hearing was closed. **Commissioner Nemelka** asked if anyone who lives by the property owner desiring this wind turbine had been notified of this request. Sean stated that they had not since this currently would just be the creation of an ordinance for the City in general. Commissioner Nemelka felt that this would be extremely large in that are of the City, as most of the lots are smaller in size. The Commission felt that these types of wind turbines should be allowed in larger lot areas, but not directly in the middle of town where the wind would not be as extensive. Sean felt that standards should be discussed on where they should be allowed, and if they make sense in certain areas more than others. **Commissioner Lewis** felt there should be a minimum lot size in place in order to qualify to have one. The item could also be tabled until there is more interest for these types of units.

Motion: Commissioner Killpack moved to recommend that the City Council table the ordinance request regulating Wind Energy Systems in Mapleton City.

Second: Commissioner Nemelka

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date