

MAPLETON CITY

PLANNING COMMISSION MINUTES

August 13, 2020 via ZOOM

PRESIDING AND CONDUCTING: Chairman Jesse McLean

Commissioners in Attendance via ZOOM: Sharee Killpack
Rich Lewis
Christy Nemelka
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. Alternate Commissioner TJ Uriona was seated as a voting member for Item 4.

Item 1. Planning Commission Meeting Minutes – July 9, 2020.

Motion: Commissioner Lewis motioned to approve the July 9, 2020 Planning Commission Meeting Minutes.

Second: Commissioner Lake

Vote: Unanimous

Item 2. Request for an approval of a ham radio tower in excess of the height limit of 40' for a property located at 928 West 1700 North in the RA-2 Zone

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

Motion: Chairman McLean moved to approve approval of a ham radio tower in excess of the height limit of 40' for a property located at 928 West 1700 North in the RA-2 Zone with a revision to Condition 2 listed in the Staff Report that the tower must be reduced to 21' when not in use.

Second: Commissioner Lake

Vote: Unanimous

Item 3. Consideration of a request to rezone a five-acre parcel located at 1320 West and 2400 South from Agricultural-Residential (A-2) to Residential Agricultural (RA-1) with the Transferable Development Right (TDR-R) Overlay.

Brian Tucker, Planner, went over the Staff Report for those in attendance. **Adam Smith**, the *Planning Commission Minutes – August 13, 2020*

applicant, went over their reason for the request.

Chairman McLean opened the Public Hearing. **Kasey Beck, Brett Hanson, Chad Kofford, Fred Mostashari, Frank Nelson, Chris Vincent and Nick Glasgow** all spoke in opposition of the rezone. No additional comments were given, and the Public Hearing was closed.

Motion: Commissioner Lewis moved to recommend denial of the rezone request to the RA-1 with a TDR-R Overlay to the City Council for a five-acre parcel at 1320 West and 2400 South, with the recommendation listed below:

1. Zone to A-2 with a TDR-R be allowed giving the applicant 1-acre building lots.

Second: Commissioner Lake

Vote: Unanimous

Item 4. Consideration of an ordinance amending Mapleton City Code (MCC) section 18.28.040 to modify requirements for certain Conditional Uses allowed in the A-2 Zone and to eliminate Short-Term Residential Rentals as a Conditional Use.

Commissioner Jake Lake recused himself for this item as it was a potential conflict of interest.

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

Chairman McLean opened the Public Hearing. **Hannah Thueson** stated that she was in favor of the Reception Facility Use. No additional comments were given, and the Public Hearing was closed.

Motion: Chairman McLean moved to recommend approval to the City Council of an ordinance amending Mapleton City Code (MCC) section 18.28.040 to modify requirements for certain Conditional Uses allowed in the A-2 Zone and to eliminate Short-Term Residential Rentals as a Conditional Use.

Second: Commissioner Nemelka

Vote: Unanimous

Item 5. Consideration of an application to rezone approximately 31-acres located at 2100 East 400 North from A-2 and CE-1 to PRC-8 with a Transferable Development Right (TDR-R) Overlay.

Item continued to the August 27, 2020 Planning Commission Meeting.

Item 6. Adjourn.

April Houser, Executive Secretary

Date